

April 29, 2025

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EY22.1 - 21-25 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval

MLCN (the Mimico Lakeshore Community Network), is an organization of local groups and individuals, closely following changes in South Etobicoke, including the development proposal at 21-25 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street. Back in 2017, MLCN had Party status for the Ontario Land Tribunal Hearing for Official Plan Amendment 331 - the Mimico Judson Secondary Plan, which relates to this development proposal. The Mimico-Judson Secondary Plan is a revitalization framework for employment and residential population growth for lands' close to the Mimico GO Station. The Secondary Plan provides land use certainty for businesses that wish to continue their operations in the area and requires all new development in mixed Use Areas include an employment component on-site or within the same block.

While MLCN supports higher density near the Mimico GO station in order to mitigate Toronto's housing shortage, MLCN also supports having the Elisa House, a woman's shelter completely rebuilt and enlarged since the number of homeless, like everywhere in the City, is dramatically increasing. MLCN is also pleased to see supportive affordable housing, a day care centre and a new public park being proposed at the development site. While MLCN supports these objectives, it has some concerns about how these modifications will be implemented. Those concerns include the lack of proper government oversight for the existing businesses at the site to ensure that they can operate effectively and expand in the future without objections from the residents at the surrounding site. Queen's Pasta and Portuguese Cheese, both long-time business operators in Mimico, have requested uncongested access on the side streets to easily access their loading docks. In the Secondary Plan, residential and other sensitive land uses will be required to include any mitigation measures to ensure their compatibility with permitted employment uses. The developer, DIA DEZ MIMICO LP, in response to questions from City staff concerning the Portuguese Cheese issues, has answered that "It is our position, that operational aspects of the Portuguese Cheese operation do not form part of the application process for the subject development and need not, be addressed." Contrary to that opinion, City staff has requested an Updated transportation Study which would include mitigations to deal with the Queen's Pasta and Portuguese Cheese access issues. Part of the Secondary Plan says that "new development will locate loading docks away from public streets to minimize conflicts.

Portuguese Cheese is defined by the Planning Act as a specified person holding an environmental compliance approval to carry on cheese manufacturing in an area of employment. Portuguese Cheese has also participated in the OLT hearings seeking approval of Official Plan Amendment 331- the Mimico Judson Secondary Plan. Because the vehicular loading entrance for Portuguese Cheese, which is located at 4-4 Buckingham Street, it abuts 18 Buckingham as well as 21 and 23 Windsor Street as well. Portuguese Cheese is located beside a planned pedestrian entrance to one of the proposed buildings on Windsor Street, which gives rise to an incompatible land use relationship which would put Portuguese Cheese in non-compliance with environmental rules.

Concerning affordable housing, the resubmission for the site replaces 55 affordable ownership housing with 182 affordable rental co-op housing units in a co-op building. According to the developer, the new plan provides a far greater number of affordable housing units than the previous submission. The co-op housing units will be delivered in collaboration with the Co-op Housing Federation of Toronto (CHFT), which will own and operate the 14-storey building on Buckingham Street after the applicant constructs the

building and conveys the building and land to the CHFT. However, this co-op plan is contingent on federal co-op funding made available through the Federal Co-op Housing Development program. If the funding is not given by the federal government, the affordable ownership housing would then revert back to 5% affordable ownership housing. According to the developer, the proposed development also includes tower heights 6 to 10 storeys taller than surrounding towers. This increased tower heights ensures that affordable and supportive housing are economically feasible. Any reductions in tower height would impact the affordable housing quota. What MLCN would like is some clarity on whether and when the federal affordable housing money will be made available and if that money is given and co-op housing is built, does that reduce the need for increased tower heights since affordable ownership housing would not be implemented. If the affordable housing is rental, how long is that in force?

As stated in our opening paragraph, the Mimico Lakeshore Community Network (MLCN) does support higher density near the Mimico GO station to help remedy Toronto's housing shortage and also supports the rebuilding and enlarging of woman's shelter, while bringing in new affordable housing options at the site as well as a childcare centre and a new park. However, MLCN requests that approval for the Official Plan and Zoning By-law Amendment Application for 21-25 Windsor Street, 18 Buckingham Street, 60 Newcastle Street and 95 Portland Street be delayed until the outstanding issues such as operational concerns for Queen's Pasta and Portuguese Cheese as well as the uncertainty of affordable housing and corresponding tower heights is resolved.

Yours,

Les Veszlenyi,
Co-Chair
Mimico Lakeshore Community Network (MLCN)

