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Etobicoke York Community Council. Item 29.3

Re 327 Royal York Ave.

We at the Mimico Lakeshore Community Network (MLCN) note with interest that the application for a zoning amendment for 327 Royal York is up for consideration at the Wednesday, Feb. 18 EYCC meeting.

This involves a property our group has followed ever since the original developer submitted plans for a single 21-storey building. We have watched over the years as the project has grown to two towers at 43 storeys each. All the while, community benefits have been whittled down and down and the idea of the Mimico GO station being reconstructed and made fully accessible has come and gone. We are also dismayed by the lack of affordable housing, which is a major need in this area. We note too that the project is still directed largely at investors.

Furthermore, MLCN is concerned about the planned access road off Royal York that will be built in the first phase of the project. Royal York Rd. in that area is already very congested and not just at rush hours. Sometimes traffic is backed up for blocks. People trying to turn off Cavell often need to wait for a kind person to let them in.

There has already been one person killed at the Royal York-Judson intersection. The proposed road would only add more vehicles to the mix. MLCN is well aware that the idea behind Transit Oriented Communities is that those occupying the buildings will not need cars, but that is overly optimistic. Cars proceeding north routinely swing around those seeking to turn onto Judson and will quickly face those turning into or off the new road. The arrangement will also impact the Royal York bus whose stop is on the other side of Royal York and likely would be close to the new road opposite.

It is, as one of our members stated, a recipe for disaster.

Angela Barnes and Les Veszlenyi, Co-chairs of MLCN