

Planning and Housing Committee,
Toronto City Hall,
100 Queen St. W.,
Toronto M5H 2N2.

Attn: Nancy Martins.

Re Item PH27.13 .

To Whom It May Concern.

We at the Mimico Lakeshore Community Network (MLCN) have watched with dismay over the years as South Etobicoke's employment lands disappear. And yet the applications for conversions to mixed use just keep coming. A case in point is the application for 350-364 Evans Ave. and 14-16 Arnold Street.

Should that application be successful, it would likely lead to similar requests for neighbouring properties. Residential and employment lands usually do not mix well as we have seen many times in Toronto.

We acknowledge the need for housing but not at the cost of yet even more employment lands in this area. Industrial properties in Toronto are taxed at 2.5 times the residential rate and if education taxes are added into the mix, then the ratio climbs to three times.

Imagine the uproar if homeowners were expected to make up the difference if businesses were to disappear. Even relatively small increases in residential property taxes generate a fuss. Remember the reaction to the 9.5 per cent hike in 2024 and then 6.9 per cent bump last year..

Les Veszlenyi, Angela Barnes. Co-chairs of the MLCN