



**HUMBER BAY SHORES
CONDOMINIUM ASSOCIATION**

88 Palace Pier Court, Suite PH404 Toronto, Ontario M8V 4C2 % Jay Perry

Monday, November 26, 2012

Honourable Laurel Broten
Member of Provincial Parliament Etobicoke Lakeshore
701 Evans Avenue, Suite 100
Etobicoke, ON M9C 1A3
November 5, 2012

Dear Minister Broten,

RE: Christie's Bakery Site Closure and Mondeléz Canada request to re-develop for residential use

With the news of the impending Christie Bakery closure at 2150 Lake Shore Blvd W, the Humber Bay Shore Condominium Association wishes to express its concern and dismay over the prospect of losing a landmark industrial/employment site and the announcement that Mondeléz Canada wants to have the site re-zone the site for residential purposes.

Humber Bay Shore Condominium Association was established in 1997, and currently represents eighteen member residential condominium corporations in the immediate land occupied by Christie's Bakery. Ten additional condominium developments are under construction or nearing completion in the Humber Bay Shores community directly across from the Christie's site on Park Lawn Road and Lake Shore Blvd. West. The rush of residential development in our community has strained and outpaced infrastructure resources including transportation, traffic, hydro, storm and sewer drainage, etc. We have already expressed our concerns to our Councillor regarding increased density, building tower heights and infrastructure deficiencies along Lake Shore Boulevard West/Park Lawn Road. We have been supportive of wisely-conceived community planning but Toronto-wide developer needs seem to successfully override the concerns of those who actually live and work in the community.

We support our Councillor's request that the Province exercise its authority as per Section 23.1 of the Ontario Planning Act, which allows for the Minister of Municipal Affairs and Housing to propose that this site be protected in the official plan and maintained for employment purposes. Until there is a process to incorporate community based planning with input from organizations such as HBSCA into the plans of these lands, we oppose any further residential tower developments.

We would be happy to meet with you, the Minister of Municipal Affairs and Housing, our local councillor to express our views, and to discuss a process for substantive consultation.

This opinion/request expressed herein was unanimously passed by the Board of the Humber Bay Shore Condominium Association.

Respectfully Submitted,

James Reekie
President, HBSCA

Copy:
Councillor Mark Grimes
Ward 6 Etobicoke-Lakeshore