

TORONTO FORESHORE : LAKE COUNCIL LAND GRAB

Lake Macquarie is intrinsic to our lakeside communities and who we are. The Foreshore gives us access. Between the Yacht Club and the Wharf, Toronto has less public Foreshore than any other Township. Council's own planners say so.

Then why is Lake Macquarie Council making a land grab to build 6-storey prime apartments on the Foreshore below Toronto Hotel and the old Station?

As population grows, the short, narrow strip of public land on Toronto Foreshore is becoming more precious year by year. Forecasts are that population growth will accelerate.

Council has budgeted for a Toronto Foreshore Master Plan in 2019.

So why has Council allocated \$1 MILLION to design 6-storey apartments for the Foreshore before the Foreshore Planning has even begun?

Why will the Foreshore Plan exclude the proposed apartment site, even though it is Council land?

Council is allowing this commercial use on the basis of a 35-year-old zoning that did not dedicate this site as public space. But 35 years ago Toronto's population was much smaller with no medium-density zoning.

Why has Council not updated its Planning instruments before deciding to alienate precious Foreshore for high-rise development?

Owners who sold their foreshore land and houses to Council did so on the basis of assurances that it would become public open space.

Did Council deceive reluctant sellers as to its intention to develop that land?

Six stories exceeds even Council's height limit yet councillors are willing to use a loophole to waive that restriction.

Why are councillors not applying Council's own planning rules?

Recently Council declined to extend the Foreshore by acquiring land beside the Public Wharf from Hirecraft Marine, even though \$4 million budget had been set aside. Development Application has now been lodged for 4-storey units.

Why did Council decline to extend the Foreshore and provide a buffer for the Wharf and Playground? Has this budget been allocated to the 6-storey project?

Where will people park? Access to Toronto Foreshore is already difficult and will become more so, especially when there are events on the Foreshore. Parking along Victory Parade is very limited. Wharf Road will be parked out if 4-storey units go ahead at Hirecraft Marine. A big redevelopment has been approved for Cary/Bath Streets. Now 6-stories on the Foreshore!

Why is Council not taking an integrated approach to Traffic and Parking around the Town Centre and Foreshore that assesses community access needs?

The community had no warning of Council's proposal to redevelop its Foreshore land. We have been told that there will be 'consultation' when the Development Application is lodged. But by then there will be only a single option on the table and Council itself will be the Developer as well as the Approving Agency, a clear conflict of interest.

Why did Council not consult bona fide with our community and prepare an Integrated Masterplan before rushing through this 6-storey Foreshore grab?

It all looks a lot like what has been happening in Newcastle with the community being sidelined and treated with contempt by UrbanGrowth and the Property Council.

Why has Lake Macquarie Council's agenda suddenly become property driven without regard to sound planning and community needs?

Toronto has less Foreshore and worse access than any other town on the Lake. With growing population, we need more open space, not less. We do not deserve to be treated with contempt.

Is this Foreshore Grab a one-off for Toronto or will it set a precedent for 6-storey developments elsewhere around the Lake?

Can Lake Macquarie Council still be trusted to be transparent and above-board in its dealings with the community or is it now subverting sound planning for the sake of vested property interests, including itself ?

CONTACT THE MAYOR KAY FRASER AND COUNCILLORS AND TELL THEM WHY YOU ARE ANGRY. DEMAND THAT THIS 6-STOREY LAND GRAB BE REVERSED AND THAT THE TORONTO COMMUNITY BE GIVEN A FAIR GO.