

Mimico-By-The-Lake Revitalization Initiative

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To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward No. 6 – Etobicoke Lakeshore
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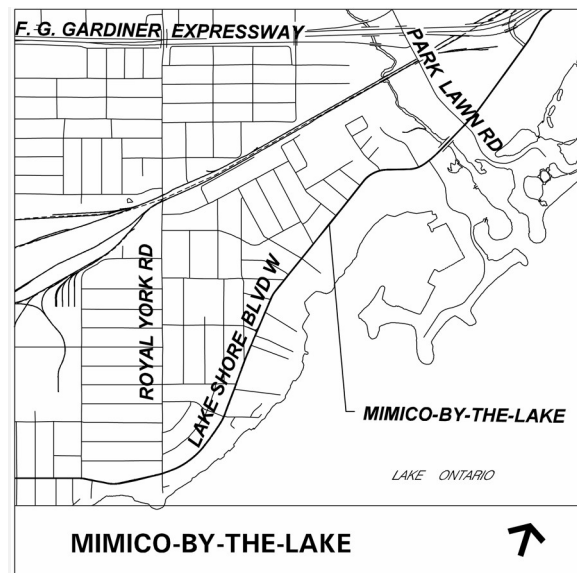
SUMMARY

On September 13, 2006, Etobicoke York Community Council (EYCC) requested the City Planning Division to report on the next steps involved in moving the “Mimico by the Lake Project 20/20: A Perfect Vision for our Community” document forward. The Mimico 20/20 document is an initiative originating from Councillor Mark Grimes.

Staff reported on February 13, 2007 and Community Council directed that a wider initial public consultation process based on the Mimico 20/20 document be undertaken. This report presents the results of a community consultation workshop held on June 16, 2007, and outlines the next steps in proceeding with an implementation strategy for the Mimico-By-The-Lake Community revitalization initiative.

The workshop identified several key areas of future study which can be categorized as follows: Land Use Considerations; Parks and Recreation (Waterfront Renewal); Housing; Economic Development; Transportation; Infrastructure; and Social Services.

The findings contained in facilitation consultant Sue Cumming’s report entitled “MIMICO 20/20 Workshop Report and Recommendations For Next Steps” (Attachment 1) clearly indicate a desire for a continued process that includes public



participation to advance this initiative to the implementation stages. Staff intend to host a public meeting in the first quarter of 2008 to discuss a Planning Framework Terms of Reference prior to initiating work.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On September 13, 2006, Etobicoke York Community Council requested the Director, Community Planning, Etobicoke York District to report on the next steps involved in moving the “Mimico by the Lake Project 20/20: A Perfect Vision for our Community” initiative forward. The Mimico 20/20 document was brought forward to initiate a formal community revitalization process following discussions between Councillor Mark Grimes and area residents. It preliminarily identified some of the opportunities, challenges and potential implementing mechanisms to secure revitalization of the Mimico apartment strip and surrounding area. The document also proposed broad participation from all stakeholders throughout the process.

On February 13, 2007, Etobicoke York Community Council directed Planning staff to facilitate a wider initial public consultation process, followed by a report to Council on the results and recommendations for an implementation strategy.

ISSUE BACKGROUND

On June 16, 2007, Planning staff organized a day-long, broadly-based consultation workshop attended by over 100 local community stakeholders/participants. Led by professional facilitator Sue Cumming, Cumming+Company, the workshop obtained broad public input to: affirm a vision for the community; identify ideas and opportunities for revitalization; and provide input to assist in identifying the necessary next steps towards implementing a revitalization strategy for the Mimico-By-The-Lake community.

The results of the workshop including suggestions for future activity are contained in the consultant’s report entitled Mimico 20/20 Workshop Report and Recommendations For Next Steps (Attachment 1).

COMMENTS

Drawing from the input received, the consultant’s Workshop Report identified a ‘vision’ for the community as follows:

“Mimico-By-The-Lake is a historic Toronto Community that is known for its unique lakeside location within Toronto’s waterfront. It has exemplary public spaces and connections to and along the waterfront with trails, parks and places for community gathering and play; an attractive and vibrant main street that supports a mix of shops, services and community activities and is a draw for residents and others outside the area;

housing choices and opportunities for renewed rental and ownership; and inclusive participation with active community life which celebrates its history, diversity, arts and culture.”

The workshop process has identified a number of opportunities and challenges to overcome if this vision is to be achieved. Those opportunities and challenges generally fall into the following areas:

1. Housing – How to maintain a mix of housing that meets existing and future needs, including an exploration of options to upgrade current rental housing stock;
2. Parks and Recreation - Opportunities to expand and improve existing parks and recreational facilities with a focus on waterfront locations, including the completion of the Waterfront Trail Linear Park;
3. Infrastructure – Needed improvements and beautification measures on public lands including roads, sidewalks, lighting, utilities and signage;
4. Business - Economic development/business promotion, attraction and marketing on local and regional levels and the establishment of a community identity;
5. Land Use - Establishment of principles to guide future development with a particular emphasis on the waterfront, the Apartment Strip, key sites and major streets (eg. Lake Shore Blvd. “Avenues” designation);
6. Transportation – Examine transit connections, parking, bike lanes, pedestrian movements, and traffic; and,
7. Social Services – Develop a community assessment to identify needs.

Planning staff propose to table these topic areas for discussion at a public meeting. The meeting should explore a consensus on these areas of study and identify priorities for future work. That input will inform the drafting of Terms of Reference for a Planning Framework. The Framework should also identify a revitalization and implementation strategy.

The approved City Planning Division 2008 Capital Budget identifies funds for Growth Studies. A consultant team will be retained to undertake the Planning Framework. Staff will report with Terms of Reference for that work following the public meeting.

In addition to the apparent public demand and enthusiasm for this initiative, Planning staff is of the opinion that proceeding with this initiative now is timely for the following reasons:

1. Completion of a Study that includes land use principles and other implementation tools will enable staff to take a proactive approach in the development review process as future applications come forward;
2. The Framework will identify opportunities to extend the Mimico Waterfront Linear Park and integrate/connect this project into the wider community and continue the process of waterfront revitalization;
3. This process will advance work on implementation of the “Avenues” designation in the Official Plan for this portion of Lake Shore Boulevard West;
4. The life cycle stage of the rental housing supply in the Apartment Strip is generally at a point where rehabilitation and renewal may be required; and
5. The study can identify opportunities to integrate future Transit City – Light Rail expansion along Lake Shore Boulevard West into the community streetscape and character.

CONCLUSION

This report identifies the next steps of the Mimico revitalization initiative. Planning staff intend to build upon the input and recommendations contained in the appended consultant’s Workshop Report by hosting a public meeting in the first quarter of 2008. The meeting will assist in establishing a Terms of Reference for a Planning Framework Study. Funds are available in the Division Capital Budget to undertake this work. Planning staff will report to Community Council with more detailed Terms of Reference for the study in the second quarter of 2008.

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ATTACHMENTS

Attachment 1: Mimico 20/20 Workshop Report and Recommendations For Next Steps

Attachment 1: Mimico 20/20 Workshop Report and Recommendations For Next Steps



MIMICO 20/20 Workshop Report and Recommendations For Next Steps



This report has been prepared by the independent facilitator. It is not intended as a verbatim account and is provided here as a record of the input.

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Community Workshop for Revitalizing the Mimico by the Lake Community June 16, 2007



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EXECUTIVE SUMMARY

This report prepared by the independent facilitator captures the discussion with the community held on June 16th highlighting ideas for revitalizing the Mimico by the Lake Community and actions to be considered for how to move forward. There is a clear direction from the over 100 community representatives who attended of what they would like to see happen for the community. Mimico by the Lake has many assets to build on not the least of which is its lakefront location, historic context, juxtaposition to downtown Toronto, vibrant arts community and strident community volunteerism. Notwithstanding these, the participants feel that much needs to be done to enhance its waterfront location through opening up views and access, through redevelopment of key sites, mainstreet regeneration and for creating more public amenities including a community focal point.

The City of Toronto Planning Division in holding the workshop was intent on learning from the broad based community representation suggestions for implementing change for moving forward with the revitalization of the community. Workshop participants identified ideas and opportunities for revitalization, challenges to be overcome and questions to be addressed leading to a list of actions and suggested next steps to be considered. This significant input will be used by City staff and Councillor Grime's office to develop a planning framework to implement the community's vision for revitalization. That vision is characterized as follows:

Mimico by the Lake is a historic Toronto Community that is known for its unique lakeside location within Toronto's waterfront. It has exemplary public spaces and connections to and along the waterfront with trails, parks and places for community gathering and play; an attractive and vibrant main street that supports a mix of shops, services and community activities and is a draw for residents and others outside the area; housing choices and opportunities for renewed rental and ownership; and inclusive participation with active community life which celebrates its history, diversity, arts and culture.

From the workshop discussion a number of frequently mentioned ideas and suggestions were noted as follows:

1. Establish and promote a community identity for Mimico by the Lake that will position it within the City and to outside visitors building on the history of the area, lakeside location and established arts community;
2. Develop a central community space/square/centre as a multi-destination focal point for community life in Mimico;
3. Accentuate public connections to the Lake with more access points, new public amenities and innovative architecture;
4. Open up views to the Lake through redevelopment of key sites including the Mimico Apartment site strip, strengthening vistas at the end of key streets and securing land and access through new development;

5. Upgrade current rental housing stock with an emphasis on maintaining a mix of housing that meets existing needs (low income and seniors). Explore incentives for improvements in existing rental housing /retrofit and redevelopment to maximize access to the water. Look both at options to replace the tenant housing on site and/ or replacing housing in another location;
6. Complete the Linear Park - move forward with Phase II;
7. Expand Amos Waites Park for children's uses, splash pad, play structure, and improve the pool;
8. Create opportunities for spontaneous community gathering building on the village atmosphere with wider sidewalks, new parkettes, benches, information kiosks, permanent tables for chess, children's areas, etc.;
9. Promote the location of new destination uses to increase the draw to the community - art gallery, aquarium, sports complex, water park;
10. Offer incentives to redevelop/revitalize the retail strip;
11. Beautification through area clean-up, streetscape improvements, landscaping and lighting (including night scaping) along the street and waterfront;
12. Promote active transportation infrastructure and services -TTC streetcar and bus service, rationalization of parking with increased parking at GO Stations, increased pedestrian connections and cycling lanes.

To move forward with revitalization, many challenges were noted including the City's financial position and funding; land ownership issues along the waterfront, resolution of a plan for the Mimico Apartment Sites, obtaining new community, service and retail uses and agreement on the next steps to be undertaken. There is a demonstrated need to put in place a planning framework that will meet the community's expectations while being implementable in a reasonable period of time. There are many ideas and initiatives that could be undertaken with the resources that currently exist - volunteer commitment being high on this list. There are other actions that will require financial commitment, City of Toronto staff resources and land use policy changes.

The suggested actions are detailed in Section 5 of the report and in Appendix A, Part 4. A key aim of holding the workshop was to identify key inputs to the "planning framework and strategy for next steps". Following are consultant recommendations for how to move forward in the short term given the context of the City's fiscal situation and the need to do something tangible in the community so that it can realize its potential and strengthen the area as a great place to live, work and visit.

The following consultant recommendations could be implemented over the next six to twelve months:

1. Communicate outcomes from the community dialogue through posting this workshop report on the City's web site and notifying workshop participants and community of its availability;
2. Review short term deliverables that are underway by the various City staff departments that are responding to area clean-up, beautification and infrastructure, parks planning and business improvement over the short term. Communicate these to the community via the Councillor's newsletter and other community bulletins;
3. Develop terms of reference for creating a Planning Framework for implementing the vision for revitalization and change in the community drawing from input from the June 16th workshop. The Planning Framework should address land use, parks, waterfront connections, community uses, built form and public realm along the main arterials, social services, housing and affordable housing focusing on the Mimico Apartment Strip sites, transportation looking at transit connections and services, and marketing and economic development. The planning framework should be presented to City Council to shore up resources for what is possible over the next 2 to 3 years;
4. Develop a communications plan that would be based on ongoing regular communication with the community. Identify cost effective means of ensuring community dialogue through existing groups, newsletters and information. Create a web presence for the project and begin updating the community monthly this fall;
5. Hold a follow-up community workshop in the winter/spring 2008 to overview the "Planning Framework" and use as recruitment event for community participation;
6. Establish an inclusive community based implementation committee with broad representation to lead the revitalization. Identify representatives from key staff departments that could participate regularly or as needed;
7. Proceed with actions for the following three key areas:
 1. Develop a work plan for addressing the future of the Mimico Apartment Strip including the north side of Lakeshore Boulevard considering rental housing protection in the context of the Official plan and vision for the community;
 2. Work with Waterfront Toronto, Toronto Region Conservation and City Parks and Recreation to complete the Linear Park, Phase II and devise a plan for improvements to Amos Waites Park;
 3. Identify policy changes and lands use tools and other strategies to create a community focal point and work with community organizers to identify a location for a square, centre and community gathering place;

8. Encourage residents association, BIA and community organizations to organize events i.e. “A Celebrate Mimico” event to engage people in the revitalization;
9. Review opportunities to support Business Improvement Area (BIA) related concerns - festivals, façade improvements, business image, business retention and promotion.

City of Toronto MIMICO 20/20 Workshop Report and Recommendations for Next Steps

1. CONTEXT FOR THE WORKSHOP

On September 13, 2006, Etobicoke York Community Council requested the Director, Community Planning, Etobicoke York District to report on the next steps involved in moving the “Mimico by the Lake Project 20/20: A Perfect Vision for our Community” initiative forward. This document was brought forward to initiate a formal community revitalization process following discussions between the local Councillor and area residents. The document preliminarily identifies some of the opportunities, challenges and potential implementing mechanisms to secure revitalization of the Mimico apartment strip and surrounding area. The document also reiterates a desire in seeking broad participation from all stakeholders throughout the process. On February 13, 2007, Etobicoke York Community Council provided direction for Planning to facilitate a wider public consultation and participation process.

The purpose of the June 16th workshop was to obtain broad community input to build on ideas and options and to determine what the next steps should be for implementing short and longer term actions. The workshop is an opportunity for residents to provide input that will help plan the next steps towards revitalizing the community. The preparation of comprehensive solutions cannot be done without input from a cross section of the community members and the general public living and working in the area. Key themes discussed included opportunities for improving the area as a place to live both within the context of the existing residential housing and potential for redevelopment, improving access and views to the waterfront and parkland, and main street revitalization.

Over 100 people attended the community workshop held at the John English Junior Middle School. Notice for the workshop was undertaken through:

- Direct distribution to 1000 households and businesses in the community north and south of and along Lakeshore Boulevard;
- Placement of invitation in lobbies of apartment buildings along Lakeshore Boulevard in the Mimico Apartment Strip;
- Placement of invitation on local community bulletin boards and at City owned facilities;
- Distribution to retail and commercial property owners through the BIA;
- Emails /fax / Mail outs to targeted community organizations and stakeholders;
- Notification through the area Councillor’s newsletter.

The June 16th workshop was facilitated by Sue Cumming, Cumming+Company who led the participants through an interactive session focusing on key ideas and opportunities that they would like to see explored for Mimico, challenges to be overcome and questions that need to be addressed in order to move forward and a discussion of

actions and next steps. The participants were also asked for their ideas on how the City could engage people and businesses in the community in this discussion. A number of communication materials were used at the workshop, the first being a participant guide which each person was provided with as a tool to assist with the table discussions. The second was a general comment form entitled, “Things I didn’t get a chance to say” which provided an opportunity for further individual comments. To stimulate “out of the box” thinking and to look at examples from community revitalization around the world, Toronto based renowned architect Mark Sterling, gave an overview presentation on ideas that could be considered for the Mimico Community.

This report has been prepared by the facilitator. The views and ideas expressed in this report serve to provide significant value in understanding the important directions that the public would like to see incorporated into the project. Continued public interest and involvement in the project is appreciated and encouraged. The



main body of the report includes a synthesis of the key points that were frequently noted through the workshop discussions. The synthesis was put together by the facilitator to highlight these key ideas. To ensure transparency in the reporting of the input received at the workshop, Appendix A contains all of the ideas transcribed from the table discussions.

This report will be utilized by the City of Toronto City Planning Division to recommend a suitable implementation process for developing a planning framework for revitalizing the Mimico by the Lake Community. Some of the ideas expressed

are outside of the scope of what may be considered as City initiatives and are important initiatives that could be community led or undertaken through local volunteer efforts.

2. KEY IDEAS AND OPPORTUNITIES

A key aim of the workshop was to learn from the public key ideas and opportunities - what they would like to see explored to revitalize the Mimico by the Lake Community. The following identifies ideas and opportunities that were frequently noted as synthesized by the facilitator. The full list of ideas from the workshop discussion is found at Appendix A, Part 1.

- a) **Accentuate public connections to the Lake** with more access points, new public amenities and innovative architecture, better lighting and more opportunities for social interaction;
- b) **Open up views to the Lake** through redevelopment of key sites, vistas at ends of streets and securing land and access through new development;
- c) **Upgrade current rental housing stock** with an emphasis on maintaining a mix of housing that meets existing needs (low income and seniors). Explore incentives for improvements in existing rental housing /retrofits and redevelopment. Look both at options to replace the tenant housing on site and/ or replacing housing in another location. Some of the ideas noted include:
 - Keep housing on south side/ renovate north side of Lakeshore
 - Upgrade existing units to minimize disruption and displacement;
 - Redevelop low-rise apartment buildings to take better advantage of the lakeside location for the community and replace units elsewhere with new housing and careful transition;
 - Balance issues of ownership vs. rental accommodation vs. community access to the Lake in assessing development/redevelopment options.
- d) Encourage all new development projects to maintain affordable housing by **providing a living environment with balance**, including affordable rentals, condo, homes for seniors, disabled, and families;
- e) **Build on the village atmosphere and lakeside location** with the addition of places for spontaneous social gathering - parkettes, benches, information kiosks, permanent tables for chess/checkers and children's activities;
- f) **Develop a central community space/square/centre** as a multi-destination focal point for community life in Mimico - to accommodate a weekly farmers market, community gardens and events. Some locations suggested include: Amos Waites Park and Lakeshore Blvd./Superior intersection;
- g) **Create a destination use** - art gallery, aquarium, sports complex, waterpark;
- h) **Develop and promote a community identity** for Mimico by the Lake that will position it within the City and to outside visitors by:
 - Playing up the historic aspect of Mimico;

- Creating visual identity and visual destination - branding for the area building on its European culture, its ethnicity, waterfront recreation and strong arts community;
 - Use the new community focal point(s) as a draw with festivals (celebrate Mimico day) and events and informal activities for all ages all day;
 - Find ways to connect to the adjacent areas to eliminate perceived isolation;
 - Promote local shopping;
 - Create a visual destination building on strong arts community as Mimico's identity;
 - Hold contests to raise the community's profile;
 - Introduce welcome sign and other community identifiers.
- i) **Complete the Linear Park;**
- j) **Expand Amos Waites Park** for children's uses, splash pad, play structure, and remedy the condition of the pool;
- k) **Beautification of Mimico by the Lake Community** with:
- Cleaner streets (remove graffiti, remove gum, litter control);
 - Streetcaping with lamp posts, benches, more trees and flowers in existing planters, burying of overhead wires, lighting, nightscape lighting and uniform landscaping of buildings;
- l) **Increase retail attractiveness** of Mimico by the Lake as an area for shopping to meet community needs and as a draw to the area by:
- Increasing the versatility/ mix of retail uses along Lakeshore Blvd. West;
 - Creating more uniform signage and coordinated look for rental/commercial units;
 - Creating better transition at street level and more interaction along the street - outdoor cafes with sidewalk seating, community focal points, sidewalk vendors, street life etc;
 - providing incentives to retailers and to retail developers to encourage improved and new retail;
 - Promoting more community patronage of existing retail stores and restaurants;
 - Support arts incubators (café) etc.
- m) **Strengthen local employment** through more use of employment centres for postings and access to employers;
- n) **Expand youth activities** with a skateboard park, skating rink, improved pool and basketball park and tie in with improved condition of area schools and use of facilities for after hour programming and activities;

- o) Encourage and promote Mimico by the Lake as a leader in “**green infrastructure**” with a focus on using green buildings, green technologies in new development, sustainable practices and walkable green spaces;
- p) **Improve safety** with a greater presence of police and enforcement along Lakeshore, the waterfront and parks and community areas and eradication of undesirable uses and activities;
- q) **Better transportation** with improves TTC streetcar and bus service , more parking at GO stations, increased pedestrian connections and improved safety, cycling lanes, increase public linkages to the waterfront, parking strategies and traffic calming along Lakeshore in key areas (more specific ideas and opportunities noted in Appendix A, Part 1 under heading Transportation).

3. CHALLENGES TO OVERCOME

In moving forward with the revitalization, there are some notable challenges that were identified as needing to be overcome. To ensure full transparency in the reporting of the input received at the workshop, Appendix A, Part 2 contains the transcribed notes from the table discussions which include all of the challenges that were identified at the workshop. The following highlights key challenges that were identified by workshop participants as synthesized by the facilitator:

- a) Starting!
- b) Determining a definitive action plan to implement change based on a common vision;
- c) Wherewithal to move forward to implementation namely - how to get all levels of government to invest now in our future;
- d) Obtaining funding for the revitalization in view of the City’s financial position;
- e) Land ownership issues including “hold outs” i.e. how to get hold out landowners to sell waterfront lands for Phase II of Mimico Linear Park;
- f) Resolving apartment strip - replace rental housing on site or elsewhere and redevelop without unfairly displacing people, dealing with landlords;
- g) Realizing transportation improvements given fiscal realities of City;
- h) Changing mindsets and perceptions in view of costs and expectations - residents, landlords, tenants and retailers;
- i) Obtaining new business and retail to serve current and future demographics;
- j) Creating incentives to attract new destination uses, new retail and community uses;
- k) Current zoning - flexibility on the one hand to facilitate change and control on the other to ensure mix of uses, built form and appropriate density. Perception of too many contradictory by-laws with OMB

- Decisions overriding community interests;
- l) Controlling bad architecture and protecting the integrity of the community (i.e., protection of private developer from construction a “doesn’t fit” building);
- m) Increasing community involvement and inclusively within a cultural diverse community and building long-term community capacity for revitalization;
- n) Timing for change: will we see it!
- o) Feeling of not being heard.

4. QUESTIONS TO BE ADDRESSED

A key aim of the workshop was to learn from the public what questions need to be addressed in order to move forward. The following highlights questions noted by workshop participants:

- a) How do we get more support/build momentum? What do we need to do to make our community a priority - 1st study in 1983 - 24 years ago? Is there political support beyond local councillor’s office? Can we get a physical City staff office in Mimico to coordinate the revitalization?
- b) What else do we need to know before we go ahead? What research has already been done that we can use? What traffic studies are done before development occurs?
- c) What are the funding sources for things we want to do?
- d) What planning mechanism/tools will assist with moving all these ideas forward? How do we ensure creativity in planning?
- e) How to revitalize and upgrade the neighbourhood without causing stress/fear in existing tenants and residents? (i.e.: balance homeowners and tenant objectives, security and safety, access to lake)?
- f) How can regulations such as building codes/standards, planning process, taxation, process taxation meet community needs? (current and future)?
- g) How can we involve more community members in the planning process? How do residents take part in decisions, learn about by-laws that govern development influences? What parts of the community do we need to reach out to hear from? How does community get engaged with planners and developers?
- h) How do we maintain/create public access to the Lake when development happens?
- i) How can we resolve the land hold out issue and move forward with the Mimico Linear Park, Phase II?
- j) What public infrastructure is needed (i.e. transportation, water quality, sewage discharge)?

- k) Who decides the equation for the number of affordable housing units, condo units, retail and/ or parks? How will affordable housing be protected?
- l) How do we encourage mixed use/income development?
- m) Are we attracting the right kind of retail - chain vs. small business, small business incubation? How are we going to deal with existing retail properties? Need strong, clear direction and encourage redevelopment?
- n) How can we get people out of their cars?
- o) What ideas does the City have for reducing litter in our community?

5. ACTIONS AND NEXT STEPS TO BE UNDERTAKEN

A key aim of the workshop was to identify potential actions and next steps to be considered for revitalizing the community. Appendix A, Part 4 contains the transcribed notes identifying the actions and next steps put forward. All of the ideas are relevant to the revitalization. The following highlights the actions noted frequently by many of the participants as synthesized by the facilitator:

5.1. How to get started:

1. Set out a vision for the community based on the June 16th Community Workshop Discussion and use it to frame the next steps strategy;
2. Develop an action plan for what specific activities should be undertaken to implement the revitalization ideas and opportunities noted;
3. Identify appropriate guidelines and incentives for revitalization and funding that could be utilized to support the action plan initiatives;
4. Create a realistic timeline starting with the present and seeing implementation over a 10 year period of time;
5. Prioritize projects - short-term and long-term - identify some short term early successes and do these while the action plan is being developed;
6. Leverage local resident association and community interests to create capacity for revitalization;
7. Monitor/measure the implementation on a continuous basis and keep the community engaged;
8. Examine zoning and regulatory rules to determine feasibility of revitalization initiatives;
9. Assess how regulations (i.e. building codes/standards, planning process, taxation) meet community needs and future needs;
10. Develop a work plan for dealing with redevelopment of the Mimico Apartment Strip. Involve and inform tenants about their rights, their opportunities; assess various options; address the issue of the displacement of the existing community;
11. Start the planning process for creating a secondary plan for the neighbourhood;
12. Seek outside expertise - bring in world-renowned architect to work with community;

13. Be creative in funding; develop a strategy involving partnerships. Find a sponsor for an international design competition;
14. Shore up government support within the City and at other levels through advocacy and community will. Create a forum to engage all levels of government;
15. Develop a plan for beautification and streetscaping;
16. Develop a marketing strategy to brand the area;
17. Utilize existing studies (work with what we have) and undertake specific research to support revitalization:
 - Engage “Project for Public Spaces” to undertake a study for public areas;
 - Survey residents or hold focus groups on their needs for housing, transportation, recreation, entertainment;
 - Engage outside sources (i.e. Schools of Architecture, Landscape Architecture and/or Planning) to use Mimico by the Lake as a studio project.

5.2. Creating capacity in the Community to get this done:

- a) Maintain the process of revitalizing Mimico in the hands of the entire community (i.e. not a small group);
- b) Distribute the workshop report;
- c) Hold a follow-up community workshop to overview next steps strategy and use as recruitment event for community participation;
- d) Keep up regular and better communication with the community; Use many vehicles: website/email, Mark Grimes’ community vehicles, Guardians, community meetings, resident associations;
- e) Hold regular scheduled meetings as needed (often!!)
- f) Get all the stakeholders at the table - Identify key stakeholders (developers, community - homeowners, tenants, BIA, arts, residential association, and property owners - city, province, federal government);
- g) Seek community organization to host an ongoing public education speaker series (bimonthly?) or seminars expounding on successful or even unsuccessful procedures;
- h) Create a storefront information centre (possibly with the BIA and City staff resources) for people to come to see this process and offer their perspective;
- i) Place materials in the schools on keeping the neighbourhood clean/not littering and importance of revitalization;
- j) Form a revitalization subcommittee comprised of all stakeholders in the community.

5.3 Specific Projects/Initiatives identified to initiate the revitalization:

- a) Secure a community hub, like a farmers market to draw people together (near the “planning info centre” so people naturally find information to support the vision or offer ideas;
- b) Clean up streets/litter, etc. Hold a community clean-up day!
- c) Create a community identity starting with a “Celebrate Mimico” Day!

- d) Hold more community events (arts in the park, concerts, etc) to get people getting out together and interacting as a community;
- e) Start off with placing flower baskets or seasonal decorative plantings along main streets to show that change is happening;
- f) Install public art;
- g) Focus on one area - revitalize Amos Waites Park as a visible first step. Open up access to Amos Waites park - advertise the existence of the pool;
- h) Obtain ownership of two waterfront lots and proceed to complete phase II of the Mimico Waterfront Linear Park;
- i) International Design Competition to raise profile of area and discuss ideas (with community guidelines) - Mark Grimes could be our advocate/voice. Establish competition for development and showcase the public the possibilities of community (create interest - generate brilliant ideas);
- j) Publicize green development projects;
- k) Identify projects that could connect north and south Mimico;
- l) Seek property enforcement for residential apartments and commercial strip.

6. INDIVIDUAL COMMENTS FOR CONSIDERATION

In addition to the structured discussions at the workshops, it was also important to ensure that attendees had the opportunity to provide individual comments on the workshop sessions, public open house and the overall project. The individual comments in this Section were extracted from the Workshop Participant Guides and a separate comment form entitled, 'Things I Didn't Get A Chance To Say'.

6.1. About the workshop:

1. Thank you Mark Grimes for initiating this workshop!
2. Good event - lots of good ideas and strategies.
3. Appreciated the input of Mark Sterling at the beginning - international expertise.
4. Liked the small group format.
5. The whole meeting was very well conducted! Great facilitator!
6. Thank you for having this meeting and allowing me to take part in the process.
7. Wow! Big Turnout! Thanks for everything today!
8. Consultation good - keep it up - be sure to use it!
9. This was a great workshop, very pleased with the direction of the planning department and staff.
10. Better facilitation at table needed to ensure voices are fairly heard.
11. A bit long, but good discussion.
12. I would like to receive a copy of the community report and be a part of discussion/forums/work, etc. moving forward Recap today's discussion

6.2. About next steps:

13. We need change - big or small;
14. Is this realistic and attainable?
15. We really need to make things happen not just keep talking about them!
16. Do something innovative.
17. Make this a community / joint effort - everyone has to be engaged.
18. While building out this bigger vision, please don't stop making smaller changes - do what is doable - get small wins too! For example:
 - Flower baskets hanging from posts along main streets (small and tactical, but still makes people feel like there is change happening!)
 - Clean up streets/litter, etc.
 - Safer community - greater police presence (foot, bike, horse patrols)
 - More stop signs/traffic to get drivers to slow down
 - Improve grounds of school (John English) - ex, James Horner looks so much cleaner and nicer!! Why can't John English?
 - More community events (arts in the park, concerts, etc) to get people getting out together and interacting as a community.
 - Keep the playground equipment at Lake Crescent/Royal York in good operating condition and empty garbage cans regularly.

6.3. On ensuring community inclusivity:

19. Trust is a big issue for a number of us. A transparent open public consultation process is vital. All stakeholders have equal voices.
20. No discussion of linkages with Faith Communities, who provide services to the community.
21. Involvement of schools - Middle School and St. Leo's (John English should be torn down and a new one built - Kingsway Lambton Original Mimico High School must be almost 100 years old)
22. Schools and churches are an integral part of community.
23. Let's make sure we are also including those who do not have a voice here (children, youth, teens, seniors, new residents, people with disabilities, visible minorities, etc.)
24. Please don't forget that there are people who live on the South side of Lakeshore between Burlington and Norris Crescent.
25. Also remember a lot of people in this area may be disabled, elderly, illiterate, addicted or otherwise.
26. All associations should have an opportunity to "plug" membership, as did the Mimico Residents Association.

6.4. On transportation and traffic concerns:

27. As I look ahead to TTC Rapid Transit Right of Way, we need to make sure it can be used (and the streetcars now too) to encourage movement in the lakeshore and not just funnel people downtown. An example would be a "Lakeshore Pass" that is good for travel in the area and cheap or free.
28. Transportation/Connectivity: Complete the Lakeshore Blvd "Avenue Study" from Islington to the Humber. Expand the study parameters to look at transit time from Longbranch to Younge Street, consider the possibility of Express and local LRT services. Consider asymmetrical/irregular R.O.W within designated avenue.
29. Do not waste tax dollars building a park lawn streetcar loop on our parkland. Clean up Humber Loop, make it pedestrian friendly, light it and put in security cameras and give people clean safe access and THEY WILL USE IT.
30. What impact will all this have on Summerhill Road (Private Rd)?
31. Focus was on Lakeshore Blvd. What about Royal York Rd, which is our main artery North and South - Discussion about development on Royal York.
32. Will there be public access to the Lake from Summerhill Road?
33. Traffic lights put in where there are crosswalks, cameras on corners every ¼ mile.
34. Concerns about transit and traffic on Lakeshore Blvd between Superior and Parklawn?

6.5. On completing the Linear Park Issues:

35. Revisit the decision to create Phase II of the Linear Park.
36. Get it done! Linear Park Phase II is important.

37. I'd like to know more about what's happening with Linear Park - how long will this take to build!! Integration of city parks? Future of Amos Waites pool? Town Hall needed to give more information

6.7. On housing:

38. Add landfill along the Apartment Strip (Burlington to Superior).
39. Build condos on landfill on the condition that the owners of these lots renovate the rental housing. "The Brown & Storey proposal"
40. Do not let the uncertainty created by this process provide an opportunity for property owners to neglect their properties and cause the community to deteriorate. Enforce property standards now.
41. Include affordable housing in any redevelopment plans

6.8. On environmental issues:

42. Be proactive in building a tree canopy to take into account that many of our existing (50+year) trees won't last past another 10 years - these trees make a huge visual, aesthetic, and environmentally positive impact. Stop planting these 'mini' tree/shrubs! Plant trees that have greater stature!
43. Now children seem to be exposed to numerous "trashing" types of games and videos. Investing in schools "environmental" programs might help again or maybe they are still in place.
44. I am trying to establish a community garden for Etobicoke-Lakeshore, possibly to combine the finished harvest with a market:
<http://groups.google.com/group/lakeshorecommunitygarden>. If this site can be publicized in anyway, please tell me how I can prove it.
45. Organize events like this in a more environmentally responsible way - don't use so much throw away stuff - i.e. Ask people in the promo flyer to bring their own mugs and water containers.
46. I did get to say: (But not enough)
 - Area cleaner when children taught in schools respect and love for environment, birds, and animal (i.e.: not littering)
 - Trashing Lakeshore Rd. lowers attraction to those people passing through (i.e.: commuters in cars - gum spots on sidewalks are particularly off-putting)

City of Toronto Mimico 20/20 June 16th Community Workshop

APPENDIX A Transcribed Notes from Workshop Discussion

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PART 1: Key Ideas and Opportunities

Transcribed Notes from Workshop Discussion

The following items are transcribed from the flipchart notes from the table discussions. The comments noted are verbatim from the notes and provide important detail for developing the next steps for Mimico 20/20.

Question 1: Key Ideas and Opportunities

Creating Identity

- Create a central public/retail focal point (i.e.: Amos Waites Lakeshore Superior)
- Recreation: destination (sense of place, “town square”) and programming
- Celebrate our successes!
- Connect to the adjacent area and eliminate perceived isolation and create a visual destination
- Encourage the arts community in the neighbourhood - make that the definition of Mimico by the Lake’s identity
- Play up the historic aspect of Mimico, strip away the facades
- Contest to raise profile
- Village Identity= destination “Welcome to Mimico”
- Create a theme for the community (i.e.: sailing)
- Create visual identity/ brand with committee to protect identity
- Great opportunity to create arts based community!
- Destination of choice - shop and visit
- Need focal area/thing (town square, Amos Waites) Open Spaces
- “If you build it they will come.”
- Destination kiosks
- Image ability (i.e.: “European Beaches”, gathering place, destination area
- Create Mimico as a destination
- Celebrating ethnic community of Mimico
- Bring the community to the street

Waterfront Access, Views and Open Space

- Open up views to the Lake; Establish views to the Lake;
- More access points and connections to the Lake and waterfront for all the community; Interconnection to Lake - park connection by trails - East/West and North/South; Community needs easy access to Lake; Access to water -to swim in the Lake; Accessibility to water (i.e.: open to water, now apts create wall to water); Connect Norris Crescent to Col. Sam Smith Park; Bringing the Lake up to the Lakeshore (solar pumps to bring water to Lakeshore); Accentuate public connections to Lake with innovative architecture
- Clean Shoreline & Waterways & General Area of Mimico; Clean up water to make sustainable
- Need improvements to waterfront like benches, garbage cans, clean, flowers; Public Space improvements (i.e.: widen sidewalks, parkettes, more green and blue space, remove parking at rear of building, recreational centre, access to Lake); Food and art

pier into Lake; Small parkettes with benches instead of large park - a system of small parkettes

- Complete Phase II of Mimico Waterfront Linear Park; Gateway to Linear Park - Landscaped entrance; Finish the Linear Park!; Linear Park - create a Linear Park off shore to bypass the private residences and create a Lake between existing shore and Linear Park with beautiful bridges to connect them; A condition of development on the waterfront should be the developer dedicate the waterfront portion to the TRCA - this will get rid of fences between us and the Lake; !Linear Park connection cleaned up - now drunks hang out there
- New public uses needed: Public marina where you can launch canoes, catamarans, boats, and store boats
- Increase Amos Waites Park; Fix pool at Amos Waites put in playground equipment and a splash pad; Expand Amos Waites Park; Make Amos Waites like Kew Gardens; Create a focal point - revitalize Amos Waites Park;
- Developers cannot own a public access corridor next to the Lake; New development needs to consider access to Lake (public vs. private)

Community Uses

- New Community centre; pool, sports, etc.; Community Centres, library, arenas, schools - keep the existing and increase services available, Mimico Adult Centre, etc. recreation services, accessibility; Pool; improve the pool;
- Get people there through some attractions, work places, etc.
- Licensed vendors (food, music)
- New destination uses: Art gallery, museum, aquarium, or petting zoo; Sports Complex - Water park;
- School improvements; Schools: JEJMS needs to be replaced
- New community recreational uses: fitness trail, youth facility; public washrooms; watersports (Canoe, Kayak, Kids Play; Winter -Ice Rink/Path);Other recreation facilities (i.e.: skateboard park, basketball court, open the schools more, community centre);
- New community activities/events: Local theatre, arts, events, parades; Festivals (Arts and Culture);Dog Park - Leash-free ; Community garden and marketplace
- Farmers Market ; Paved public space for Farmers and Art Market - Green!
- Create a central community space/square/centre - multiple destination places?
- New youth activities: Mixed use skateboard park with children's playground structures - multiple use or with a skating rink; Skating Rink
- Build boating docks
- Fishing area

Beautification

- Uniform landscape of buildings
- Park Lighting
- More trees and planters on sidewalk
- Permanent tables/chairs (checkers, etc)
- Village Atmosphere Street furniture, landscape, lighting, parking
- Beautify the neighbourhood (i.e.: more plants, clean garbage frequently, remove all graffiti, clean gum off sidewalks
- Innovative lighting for the night scape

- Beautifying - clean up streets
- Plant more flowers in existing containers, gardens, use permanent, perennials, native species if gardens can't be maintained or consider community gardens
- Guerilla gardeners
- Promote collective responsibility for litter, gardens
- (<http://groups.google.com/group/lakeshorecommunitygarden>)
- Streetscape features (e.g.: lamp posts, baskets, street sign names, welcome sign)
- Streetscapes
 - Bury overhead wires
 - Trees, planters, garbage cans, good lighting, benches, no litter, art
 - Plant more trees when all the silver maples die we won't have a canopy
- Promote façade improvement program

Transportation (TTC, GO, pedestrian, auto, bike)

- Pedestrian crossing improved between LBW. Stoplights between Parklawn, and Palace Pier, Burlington
- Streetcar- transit - make it a wave so it goes below traffic and level with traffic Transit (better service, more frequent, more enjoyable, metro pass not parking); Make streetcar free on Saturday so people can shop easily along the street; Cheap monthly pass for L.S. Loop
- Transportation (i.e.: rapid transit Longbranch to Downtown, bike paths and racks, parking, wheelchair accessible, right away for streetcars to Longbranch, no transfer at Loop, Express to Downtown and Local)
- Infrastructure (more bike lanes/paths/connections, bike friendly)
- Reduce parking (put underground, stackers, landscape, metro pass)
- Good bike lanes; Bike lanes where waterfront trail ends
- Keep autos off local streets - use one way streets
- Water transport ferry to downtown
- Any new developments should have underground parking to maximize waterfront for people, parks and pedestrians
- Dramatically increase parking at Mimico and Longbranch GO Stations and Kipling, Islington, and Royal York TTC to allow people to actually park and take transit
- Promote underground parking
- Narrow the street along Lakeshore - extend sidewalks at crosswalks
- Make Lakeshore Blvd an actual boulevard
- Pedestrian bridge from Superior to Humber Bay Park
- Increase public linkage from Lakeshore Blvd. West to the Lake
- Pedestrian friendly
- Safer street-crossings
- GO Parking increase, "Kiss n Go", re-locate to Parklawn
- Boulevard on Superior Ave (trees, slow traffic, bike path)
- Traffic calming Superior and Stanley (i.e.: traffic circle) Four way stop at Queens and Superior is encouraged
- Parking: Reduce requirements

Inclusively/Diversity

- Need involvement of the community re: development
- Changing needs of teenagers
- Room for everything

- Focus on people - who's your neighbour? Lifestyle/quality? So they don't have to live - seniors
- Informed meeting space
- Information/data - basic action
- Local input: Community Council, ownership, partnership

Housing

- Upgrade rental housing
- Incentives for improvements in existing rental housing retrofits, etc.
- Maintain or increase affordable rental units
- Replace affordable housing and redesign park space
- Keep housing on South side/ renovate North side of Lakeshore
- Replace the tenant housing on site (add new rental buildings on site - move tenants to new rental building)
- Retain rental housing: transitional
- Tenant input - how?
 - Mixed/accessible housing - make process just and fair
 - Upgrade existing units to minimize disruption
 - How to get landlords to co-operate
 - Landlord Licenses?
 - Private sector - risk takers
 - Redevelop low-rise apartment buildings to take better advantage to the lakeside location
 - All developments must have a percentage of rent geared to income units
 - Retrofit - not displacing people
 - Increase number of Co-op residences - Non-profit Co-ops

Planning Issues (Density, Zoning, Mixed Use, etc.)

- High Rise Limits!
- Multiuse High Rise Limits!
- Offer incentives to encourage revitalization
- Innovative architecture
- Mimico Ave/ Centre Streets - revitalize
- Initiate a secondary plan (not just an avenues study)
- Height for space -Limit building footprint - transparency
- Integrate high/low income families (i.e.: St. Lawrence Market)
- Mirror other successful communities (i.e.: Port Credit, Bloor West, St. Lawrence)
- Maintain mixed income demographic
- Individual building will have a demographic and tenancy mix
- Density and height important to generate money
- Mixed use keeps money in Mimico
- Mixed Use Density
- Pay some taxes as Kingsway (look at this so businesses will open here)
- Make sure by-laws retain character, reform administrative process
- Zoning - need density target and cap on height
- Making new development OMB Proof
- Strong community support and political strength
 - Land assembly to create larger lots to share resources

- New developments should be open to public access not gated
- Mixed income housing in all developments and redevelopments
- Put a cap on building size, scope, footprint
- Cohesive, design plan including a “palette” of colour and materials recommended for public and private development for this area
- Zoning flexibility as a tool
- Access for retail to spill on sidewalk
- City/School surplus lands - future uses

Retail/Commercial

- Increase versatility of the retail uses along Lakeshore Blvd. West
- Bring retail to the street
- Arts incubators (café) etc. outdoor patios (reduce parking requirements)
- Promote local shopping
- Streetscape policy for businesses and incentives to retrofit
- BIA proactive in development - new retail and streetscapes
- Improve commercial facades and the quality of the stores
- Give incentive to retailers that support community
- Incentives for retail development
- Promote current changes to encourage more change (i.e.: bring in diverse retailers/developers)
- Build beautiful, relevant shops, services, including restaurants.
- Retail that makes sense based on community needs
- How do we encourage existing property/retail owners to develop more (esp. money for rentals, etc.)?
- Places to eat, nice stores - no more Dollar Stores, nail salons and cash shops
- Replace and move storefront - Humber and Old Plaza
- Motel strip is cut off from rest of community
- Better retail/economic development
- More cafes with sidewalk seating - cafes on the waterfront trail
- Better transitions at street level - retail at street - mall?
- Shopping - upgrade quality/mix
- Commercial -93cents

General Comments

- Create a More Inviting Community
- Geography impacts accessibility and visibility
- Building “community” and not just buildings important
- We would like to see a community like Port Credit
- Policy, Leadership Advocacy
- Active community space to draw residents to the area
- On the web - all meetings should be on the web per Ward - so we can see them
- Increase the number of residents/population
- Marriage of old and new
- Keep small town feel

Employment

- All developments are required to post jobs locally or have all a local hiring plan/go through local employment centre, etc.
- Increase job opportunities in the neighbourhood. More people working here
- All developments must provide access to employment, job postings, etc. Keep it in the community

Environmental

- Everything built should be green and sustainable
- Redevelopment to follow “Green Standards”
- Use Green technologies
- Streetscapes - increased green spaces
- More open space
- Permeable paving that allows rainwater to the soil - storm water management made easy
- Green buildings
- Get garbage off peoples porches, punish littering

Policing

- Want lots of traffic to keep waterfront safe
- Storefront police for crime
- Eradicate prostitution, drugs, and “massage parlours”
- Safer community (more police: by bike, horses) Greater presence

PART 2: Challenges to Overcome

Transcribed Notes from Workshop Discussion

The following items are transcribed from the flipchart notes from the table discussions. The comments noted are verbatim from the notes and provide important detail for developing the next steps for *Mimico 20/20*.

Question 2: Challenges to Overcome

Transportation

- Improve traffic flow and provide underground or multistory parking - it is costly where do we get funds
- Transit
- Transit Connections (ok to downtown, but difficult elsewhere)
- The City desperately needs to increase parking at Mimico, Longbranch GO Stations and Kipling, Islington, and Royal York Subway Stations - this will improve traffic problems.
- How does the City work with the Province to improve GO Service, less express trains
- Underground parking
- Cars parked on Lakefront
- Traffic Impact Study - Legion Road? Lakeshore and Parklawn
- Lakeshore Blvd is a main thoroughfare - narrowing the streets
- Lakeshore Rapid Transit Line - funnels people out of the community
- Traffic - slow it down when to have light or a cross walk
- Parking - public parking
- Road Capacity - ability to absorb new development

Funding

- How will all the changes be funded? The City is approaching bankruptcy
- Funding!
- How do we pay for it? Other gov'ts?
- Money/Budget to Pay for This
- Federal Gov't must make commitment to improve public space - MONEY
- Money/economic (Money from Developers)
- Finding sources of funding to pay for the improvements

Need for Action

- Get it done!
- Resistance for "hold-outs"
- Community consultants like today must be adhered to!
- Implement linear park extension to achieve destination concept (Stop being so nice and put pressure on owners refusing to sell.)
- Getting hold out landowners to sell waterfront land for Phase II of Mimico Linear Park
- The spark - the community wants to do something good!
- City needs to put quality of life ahead of developer greed
- Lots of talk- We need an ACTION Plan to implement change

Aesthetics & Beautification

- Control of Bad architecture

- Architectural Competition
- Coordinated image - retain and rehab
 - Signage
 - Garbage bins in full view - by-law enforced
- Cleanliness and getting people not to drop their garbage
- We want to see the Lake
- No long term vision that takes aesthetics in mind

Planning & Politics

- Bureaucracy! Municipal, Provincial, Federal
- Compartmentalism of City plans and lack of communication to the Public
- Getting dedication of Lake front
- Development Industry has too much say
- Building density without exceeding heights of six stories
- If community doesn't like a development proposal they should have a stronger say!
- More bullet proof plans
- Continue to look to future by remembering the past
- Checks and Balances
- Accountability
- Regulatory Reform
 - Make innovative change easy
 - Common language easily understood
 - Committee of Adjustments more accessible
 - When is the layering of bylaws going to be reviewed/streamlined
- Reparation rights of property owners along the Lake
- Managing water resources appropriately and proactively (e.g.: open sewers)
- Control/guide built form (i.e.: wider sidewalks, street lighting, street car tracks, streetscape, trees, hanging baskets)
- Development Charges

Housing

- Retain mixed housing - affordable housing
- Increase residential taxes to balance Business tax base
- How to replace affordable housing
- MYTH- new condos will make community better (i.e.: Motel Strip)
- Balance rental affordable and luxury housing for seniors, disabled and newcomers
- Stopping the "Condo Wall" (4-6 floors)
- Apartment Strip
- Mixed Use - low-rise with retail - Brownstones on Evans Ave.
- Rental community - long-term residents
- Low income residents
- Maintain affordable housing stock (anticipate not displace)
- "Affordable" = diversified
- Traffic density
- Private property ownership
- How to deal with rental housing and maintain affordable housing stock.

Crime

- Crime - Youth need a place to go (i.e.: Community Centre)

- Safety - visible perception
- Crime (i.e.: prostitution, massage parlors, drugs and alcohol, petty crime, and vandalism)
- Zero tolerance - start with small crimes
- Policing: prostitution, drug dealing

Environment

- Green space
- How to capitalize on new green technologies?

Communication / Community Involvement

- Use “Etonicoke Guardian” and “Lakeshore Villages”
- Other ways of communication: public information boards integrate the community websites, community calendar. Who do you go to if want to post? Person, place, flyers in stores.
- Citizen involvement/participation/buy-in of stakeholders (from businesses, politicians, residents)
- Lack of communication between the many different groups in the community
- Allow for transparency
- On going community input from all stakeholders
- WHO champions the vision?
- Roots for the rootless - how? Engagement!
- Risk averse behaviour - courage, collaboration, partnership
- Put the “community” back into the Community Council - reverse the “economy of scale”. Engaging City to manage effectively the process
- Affordable daycare
- Organized social events for specific groups (Red Hat Society)

Retail/Commercial

- How do we attract restaurants, cafes, and quality stores? We don’t want more Dollar Stores or Money Marts! Attracting more quality stores
- Infrastructure (schools, parks, community centres)
- Mindset - merchants and residents - critical mass
- Attracting people and businesses to the neighbourhood
- More activities in the neighbourhood to discourage the things that go on at night

Creating Identity

- To find a destination place (used to be roller rink, hotel, and bowling alley). Someplace to attract people from out of the area too
- Lack of cultural inclusion/celebration of diversity
- Public Art - lack of development of good local talent
- Keep community! Small neighbourhood feel and history and culture by maintaining old village feeling

Employment

- Unemployment in the area (and underemployment) also needs employment support so jobs can fit people not vice versa.

PART 3: Questions to be addressed

Transcribed Notes from Workshop Discussion

The following items are transcribed from the flipchart notes from the table discussions. The comments noted are verbatim from the notes and provide important detail for developing the next steps for Mimico 20/20.

Question 3: Questions to be addressed

- How do you widen sidewalks to include trees, benches, planters, patio space for cafes, restaurants and room for people, especially with strollers, and seniors with scooters and planters?
- If you redevelop the affordable housing, where do the people live in the meantime?
- Are populations of seniors, disabled, and newcomers here today?
- How does the community work in partnership with developers to realize our vision for our community?
- What kind of traffic study is done prior to developing an area?
- Why do we wait to fix traffic problems for example, the lights at Legion Road until after developments are built, when we have problems now?
- How do we build momentum, get support?
- Why does the City not include planning for libraries, schools, recreation centres, etc, when redeveloping areas? We end up with areas like Humber Bay Shores that have 110 amenities!
- How do residents learn about the by-laws that govern development and influence? (i.e.: committee of adjustments for renovations/monster homes)
- How do we access funding for services? (i.e.: grants, builders)
- How do residents participate effectively?
- How do we ensure all developments (new and retrofit) have a percentage of rent geared to income housing?
- How can we increase access to the Lake and the sunshine?
- How do we promote and support the arts/culture/recreational events and activities? (Things that make us want to live here)
- Green - environmental sustainability of new landfill and waterfront development. Residents should know about the green home programs, eco-energy, downspouts, and environmental days. Is this a reality? Politically? Financially?
- What is our vision for Mimico? Who leads? City, MRA, community and carries the ball = responsibility and authority? Timeline, Objectives, and Priorities? Community investment?
- How does community get engaged with developers and planners
- Resources - physical office? To sustain effort?
- Connectivity to the rest of Lakeshore/Etobicoke/Toronto?
- What do the property owners who would not sell to the TRCA for Phase II of the M.W.L.P want?

- How to revitalize and upgrade the neighbourhood without causing stress/fear in existing tenants and residents? (i.e.: balance homeowners and tenant objectives, security and safety, access to lake)
- How will revitalization affect retail?
- What do we need to do to make our community a priority? (First study done in 1983 - 24 years ago!)
- How can regulations such as building codes/standards, process taxation meet community needs? (Current and future)
- Will the City Forestry Department plan for an on-going urban canopy? (No more ornamental trees. Plant now as large silver maples are dying)

PART 4: Actions and Next Steps

Transcribed Notes from Workshop Discussion

Question 5: Actions to be considered

- Long Term Plan (summarize priorities) - vision, aesthetics in mind
- Involve residents in brainstorming and communicating ideas
- Preserve history and character of Mimico
- Create Lakeshore community culture
- Linear Park Completion - Apply Pressure
- Clean up housing stock - that will stay - and get funding
- Take down blue lights on Lakeshore
- Improve TTC Service
- Improve GO Train infrastructure
- Bring in retailers
- Shuttle bus between Condos, etc.
- Garbage Clean Up
- Mimico Adult Centre Become Community Centre
- Control Lease Rates on Lakeshore
- Youth & Seniors Programs
- Gov't grants to attract optimal retailers
- More police presence on Lakeshore
- Plant trees/green space
- Lamp posts
- Amos Waits Park & pool improvement
- Improve density plans to open space
- Sponsor for International Design Competition
- Engage "PPS" (Project for Public Spaces) - to undertake study for public areas
- Survey residents/focus groups on their needs- housing, transportation, entertainment, etc.
- Develop plan and monitor/measure implementation continually
- Inform tenants about their rights and opportunities
- Connect North and South Mimico
- Keep all residents informed and included in initiatives
- Proactive enforcement of property standards by-laws, apartments and retail
- Complete linear park through expropriation
- Ensure work plans/employment opportunities factor into redevelopment
- Harmonizing (reducing) commercial property taxes to attract new businesses
- Create forum to engage all levels of gov't to benefit Mimico
- Set out vision/blueprint for community
- Bring in world-renowned architects to work with community, NOW!!!
- Prioritize projects - short-term and long-term
- DO IT! Find Funding and Partners
- Look at motel strip secondary plan, Look at 1973? Mimico study/plan
- Consultation on the Humber Loop with TTC
- Bring in the traffic studies for the area
- Not enough green/park space

- All these ideas to be captured and made public
- Have a vision - without constraints that we can work towards and use as a guideline. Who should decide upon vision? Residents? Workers? Anyone?
- All studies should be combined, used - not piecemeal
- Condos, etc. should have access to all information perhaps through tenant associations
- Another consultation to bring these ideas back together
- Obtain the ownership of the two water lot properties that were not purchased for Phase II of the M.W.L.P - negotiate with property owners
- Install public art - have a design competition
- Open up access to Amos Waits park and pool and advertise the existence of the pool
- Continue/expand planting program along Lakeshore Boulevard (BIA & City)
- Reduce city bureaucracy required to implement improvement programs
- Marketing plan for the neighbourhood/BIA
- Create some commercial developments in the neighbourhood - more office space
- Narrow the street by expanding the sidewalk at the lights/crosswalks
- Update previous community services and facilities studies to update recommendations from those - make the recommendations happen!
- Provide more senior level of government funding for maintaining and improving buildings (commercial and residential)
- More enforcement of property standards and by-laws for apartment owners
- Have a "celebrate Mimico" day - create a theme for Mimico and make it a destination
- Emphasize the various ethnic communities in the neighbourhood
- Redevelop the apartments on the South side of Lakeshore between Superior and Grand Harbour - retain existing low-income housing
- Focus on one area - revitalize Amos Waites Park and area - it will act as a catalyst for change
- Implement Wet Water Flow (management/master) Plan
- Create a pedestrian bridge from Superior to Humber Bay Park West
- Create a "Secondary Plan" Part II Plan for Mimico
- Address the property tax issue for small business owners (tax incentives) to attract a stronger retail
- Reduce parking requirements - create appropriate zoning regulations for the area (i.e.: Queen Street West)
- Consider more creative alternatives - provide TTC passes - mandatory investment in public transit by developers
- Integrate artistry into the planning and design process - so its more symbiotic relationship
- Implement first item (Amos Waites Park) to create momentum and work on addressing property tax issues
- Advocate for green buildings create power - green roofs - use lake to cool new developments
- Modify usage of Amos Waits Park and adjoining buildings!
- Revitalize and extend usage of Store Front building
- Extend community involvement and reach others
- Storefront Information centre and website - for "info" on this process
- Bring back "Lakeshore Social Planning" Council
- Honest, obvious, transparent -inclusion of the community in this planning process!
- Local and municipal groups should be working together (BIA)

- Use surveys and data that had been gathered! (e.g.: recreation study)
- Secure a hub, like a farmers market to draw people together (near the “planning info centre” so people naturally find information to support the vision or offer ideas!
- Fix sidewalks
- Specific plan must be developed to ensure no one is “displaced”
- Must have neighbourhood “sense of place” planning (see New York examples)
- Community must be considered a priority in communications regarding events, changes

Question 6: Next Steps

- More community consultations
- Community political leadership/ support all levels
- Regular scheduled meeting as needed (often!!)
- Start the planning process for creating a secondary plan for the neighbourhood
- Summarize the results of the community workshop
- Act on items that can be done before changes in the official plan are finalized. Make it happen, not just more Planning!
- Create an Implementation Committee that can act on the recommendations of this workshop
- Force landlord or “encourage” landlords with grants to upgrade rental units and beautify parking lots
- Ensure vision maintains key points presented today by all groups
- Assurance that process remains transparent (i.e.: No Back Room Deals!)
- Precondition/guarantee replacement of affordable rental housing
- Obligation of local councilors to keep community informed at all stages
- Estimate of cost!
- Environmental impact must be a consideration
- Work for consensus for one shared vision
- Lots of well advertised public meetings and HO surprises
- Set up City website with feedback link and current information
- The City should buy and maintain rental properties within the common vision
- Encourage participants from today’s workshop to share and take information back to their neighbours and organizations
- Use public service announcements, flyer, radio, internet, local newspapers, etc
- Involve students in the process (i.e.: 11 and 12 grade and college students for community service hours)
- Demonstrate how a common vision may benefit all parties
- Motivate by appealing to higher values (i.e.: duty, future health, balance with nature)
- Better and equal access to our city counselor
- Follow up from this process, with reasonable time frame - Mid-September
- Better communications (e-mail, paper, community stakeholders - MRA, LAMP)
- Better notice and timing of public meetings (shame!)
- Gather today’s data, review it, analyze it and summarize it... and publish and distribute... perform special outreach to additional communities groups not present at today’s session (e.g.: apartment dwellers, ethnic groups, business groups, tenants from condos and single moms) to match the needs of the groups.

**City of Toronto Mimico 20/20
June 16th Community Workshop**

**APPENDIX B
Acknowledgements**

The following individuals provided input at the workshop and are commended for their continuing involvement and interest in strengthening their community. The facilitator regrets if any of the names listed below are incorrectly spelled as these were taken from the sign-in sheets and contact sheet of attendance.

Ola	Natalie Fiola	Iveta May
Monianne	John Fletcher	Diana-Lyn Melnyk
Joan Aaron	Mervyn Francois	Blake Messaros
Grace Allen	Liana Franciosi	Jennifer Miller
Brian Bailey	Andrea Fresolone	Rob Milne
Tom Barlow	Marcela Fresolone	Larry Moore
Dana Beatson	Len Gauthier	C. Moulder
Rose Bene	Carole Goyette	Don Mustard
Faye Bitner	Chrisa Groisboeck	Helen Mutch
Maureen Boulter	Dave Hallett	Susan Nagy
Melanie Boyd Brown	Bruno Harlin	Tony Pagington
Meghan Buck	Maureen Henderson	Berta Pavlov
Pamela Bullard	Buddy Herald	Bob Polden
Richard Buttery	Trevor Howard	David Poborsa
Jem Cain	Graham Howes	David Pritchard
Khristine Campbell	Craig Hunter	Kevin Sambrano
Kelly Charnetski	Glen Huws	William Shields
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Coleman	Sandy Jene	Helen Simon
Jennifer Conron	Michaela Jones	Patrick Smiley
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Dorothy Cirka	Louis Kovacs	Terry Smith
Richard Cuipa	Milla Krytrik	David Spence
Norm Davis	Barbara Laidlaw	Michelle Ready
Ted Dickson	Dino Longo	Cynthia Reason
Gino DiPaolo	Jean MacKinnon	Horst Richter
Astrid DePaolo	April MacDonnell	Kimiko Tokawa
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Klaus Dunker	Ann Malone	Tim Troke
Marjut Dunker	James Maloney	Barbara Wallace
Molly Elliott	Mr. & Mrs. Mandziak	Debbie Wagdin
Leanne Faber	Helen Marquis	Dorothy Wheeler
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City of Toronto

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