

MIMICO 2020
status update
WELCOME

Mimico
by the lake

PROJECT HISTORY

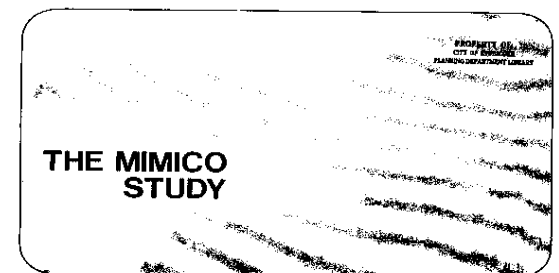
September 2006

Etobicoke York Community Council (EYCC) direction for staff to move forward with a revitalization initiative for Mimico-by-the-Lake

March 2007

City Council directs wide-based community consultation be undertaken to determine issues, needs and objectives as initial step and identified the basis of the study rationale:

-No major planning work has taken place since “The Mimico Study” in 1983, which identified many issues still relevant today



- Blocked public waterfront access and views
- Dilapidated appearance of apartment and commercial strip
- Need for parkland enhancement
- Need for public infrastructure improvements
- Opportunity to implement the 'Avenues' Official Plan policies for Lake Shore Boulevard
- Build on momentum from construction of new Mimico Waterfront Linear Park
- Study completion allows City Planning staff to take a proactive vs. reactive approach to new development applications
- Anticipated strong desire for community participation

Project History

June 2007

1-day community workshop with facilitator

Report identifies broad range of revitalization goals, opportunities, challenges, vision and study area priorities

January 2008

Results of workshop reported to EYCC identifying:

- preliminary Vision Statement and Study Area Priorities
- need for more public consultation prior to preparation of the terms of reference and hiring of consultants for a formal planning / implementation study



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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MIMICO 20/20 Workshop Report and Recommendations For Next Steps



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



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Cumming + Company
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February 2008

Open house and questionnaire to solidify Vision Statement, Study Area Priorities and seek feedback on hiring of future consultants

July 2008

City Planning Report to EYCC with open house and questionnaire results, and terms of reference outline

Vision Statement and Study Priority Areas presented

VISION STATEMENT

“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 accessible, attractive and vibrant main street that supports transit and a mix of shops, services, employment opportunities 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 from an active mixed income community which celebrates its history, diversity, environment, arts and culture.”

STUDY PRIORITY AREAS

Parks, Recreation and Waterfront

Housing

Land Use/Built Form

Transportation

Business/Economic Development and Promotion

Infrastructure/Public Realm

Social Services

Fall 2008

Hiring of Urban Strategies Inc. initiating the “Vision” to “Implementation” phases

January 2009

consultant-stakeholder interviews

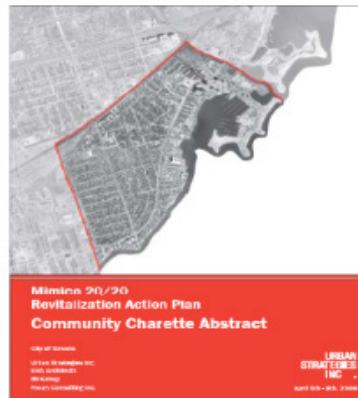
April 2009

4-day Charette

Mimico 20/20 Revitalization Action Plan

1 Context: The Mimico 20/20 Charette

A major component of this current study process was the Mimico 20/20 Revitalization Charette, which took place over four days between April 6th and April 9th, 2009, at the Mimico Adult Centre. The charette was a major community event with almost 20 separate sessions on various community-building themes. The format of the event was extensive and included round table discussions, workshops, invited guest speakers, on-going scale modeling and hands-on design sessions.



- 4 days and 3 nights
- 15 targeted workshops & working sessions
- 3 public Open House events
- Guest speaker series
- 2 guided walking tours
- 1 on-going modeling area

October 2009

EYCC directs staff to conduct community consultation meeting regarding the “**Mimico-by-the-Lake Implementation Action Memo**” and “**Mimico 20/20:Revitalization Action Plan Proceedings Report**” prior to presentation of Final Report for Council decision.

“**Proceedings Report**”: detailed results of first phase work including Charette



“Action Memo”: conclusion of first phase work that establishes the general implementation policy framework

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Mimico-By-The-Lake Implementation Action Memo September 23rd, 2009

1.0 Introduction

The *Mimico 20/20: Revitalization Action Plan* project was launched by the City of Toronto in December, 2008. The project was led by Urban Strategies Inc. and supported by ERA Architects, IBI Group and Focus Consulting. The primary goal of the *Mimico 20/20: Revitalization Action Plan* was to advance the established Mimico Vision (2007) and the seven supporting Community Priorities through the creation of a flexible long-term development framework for this waterfront community. This study will result in a long term revitalization plan for Mimico-By-The-Lake that builds on the area’s strengths and creates new opportunities for positive change along the Lake Shore Boulevard corridor.

The core study area is located between Louisa Street and Miles Road stretching from the water’s edge to just north of Lake Shore Boulevard. The wider context area considered extends west from Mimico Creek to Royal York Road and north from the water’s edge to the rail corridor.

2.0 Mimico 20/20 Revitalization Charette

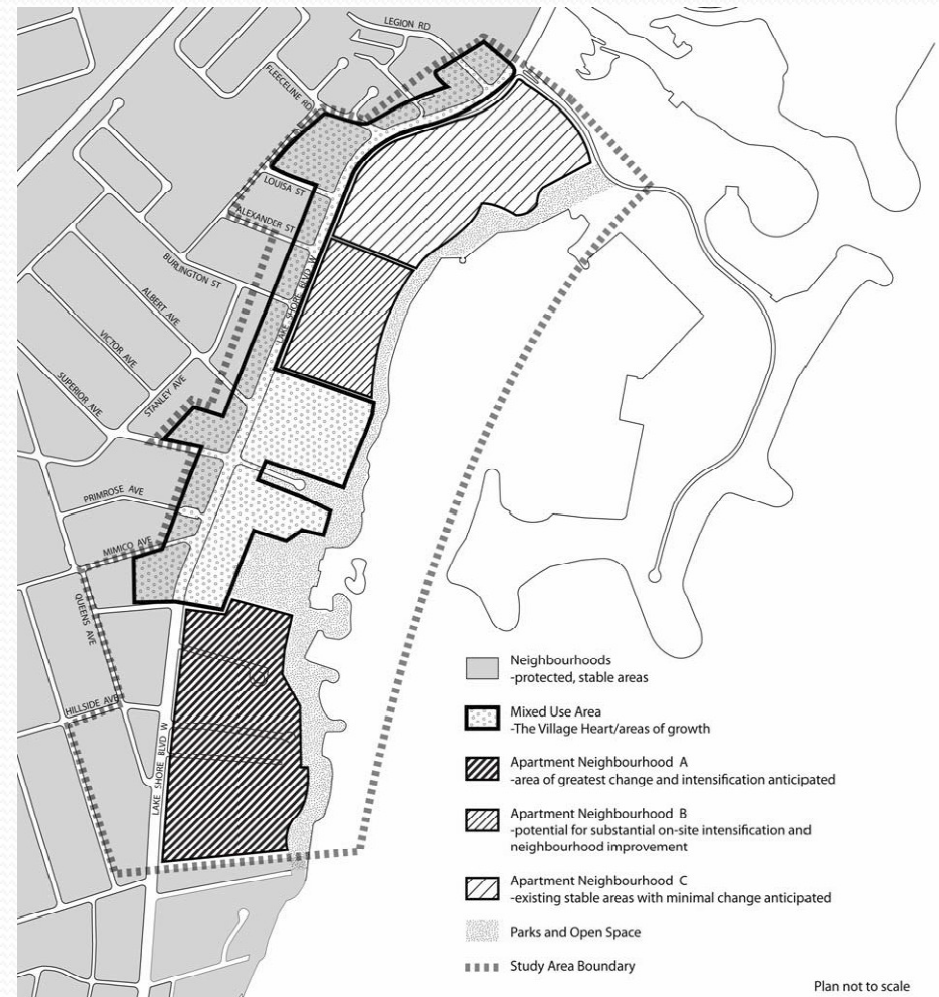
An essential component of the vision process was the Mimico 20/20 Revitalization Charette, undertaken in April, 2009. The Charette was a major four-day community event, offering almost 20 separate educational sessions on various city-building themes. The format of the event was diverse and included round table discussions, workshops, invited guest speakers, on-going scale modeling and hands-on design sessions. Sessions were open to the public, and attracted over 200 participants, including residents, community groups, politicians, City staff, agencies, land owners and businesses.

During the Charette, participants identified targeted strategies to direct future change across Mimico-By-The-Lake and created a large scale model that explored potential future development opportunities. The scale model was a physical interpretation of the community’s vision and acted as the conceptual framework plan for future redevelopment and revitalization opportunities within the study area. A supporting report was prepared, *Mimico 20/20: Revitalization Action Plan Proceedings Report*. The report traced the evolution of the Mimico visioning process, presented the development framework and articulated a series of supporting revitalization initiatives to be implemented across the study area. The report concluded with a series of implementation recommendations.

3. A Conceptual Development Framework for Mimico-By-The-Lake

The vision for Mimico-By-The-Lake assumes incremental evolution over a long period, not wholesale change. Instead, future change needs to be contained and directed towards those locations best positioned to bring forward wider revitalization priorities and enhance the quality of the neighbourhood.

The development framework recognizes that the most successful places are those that are able to adapt and change over the years as market conditions and user requirements alter. Currently Mimico-By-The-Lake is highly constrained due to limited availability of infrastructure across the study area, complex land



Plan not to scale

Early 2010

staff identifies further work required to develop the general policy framework under the “Action Memo”

Summer 2010

Request For Proposals issued for hiring of final Implementation Phase consultants

Fall 2010

USI re-hired for final Implementation Phase