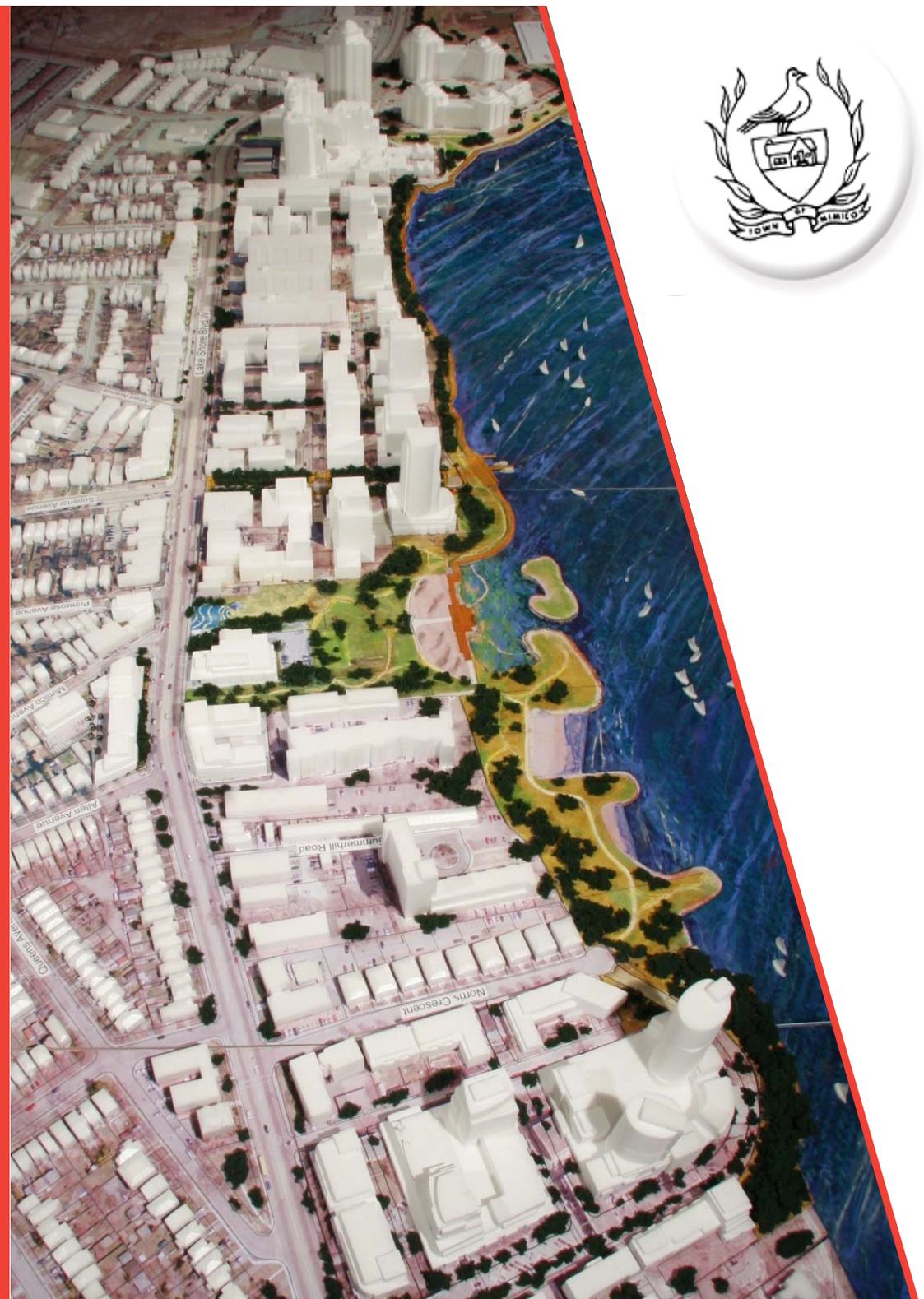


Mimico 20/20: Revitalization Action Plan

Planning & Design Charette

Proceedings Report
September 2009



**URBAN
STRATEGIES
INC**



E. B. A.
Architects Inc.

*Focus
Consulting
Inc.*

Mimico 20/20 Revitalization Action Plan

Proceedings Report

September 2009

**URBAN
STRATEGIES
INC**



E.R.A.
Architects Inc.

*Focus
Consulting
Inc.*



Contents

* Image of Mimico Crest button courtesy of Spacing Magazine

- 1 Project Context**
- 2 Vision & Priorities**
- 3 Mimico: Past & Present**
- 4 Current Policy Context**
- 5 A Flexible Framework**
- 6 The Mimico Opportunity**
- 7 Implementation**

Appendices*

- a. Creating A Village Presentation**
- b. Digital Images of Feedback**
- c. Session Presentations**

*provided in electronic format only

The Team

To help prepare the Mimico 20/20 Revitalization Action Plan, the City of Toronto retained a consultant team, led by Urban Strategies Inc. and supported by ERA Architects, IBI Group and Focus Consulting, with roles as follows:



City of Toronto

City Planning; Economic Development; Parks + Recreation; Transportation; Community Services



Urban Strategies Inc.

Urban Planning + Design; Community Engagement



ERA Architects

Architecture + Heritage



IBI Group

Movement + Transportation



Focus Consulting

Housing Economics

Project Context



Mimico
by the lake

1



1 Context: This Is About Mimico's Future

Following a successful series of community visioning workshops and open houses, the City of Toronto is bringing forward the next phase of the Mimico-By-The-Lake Visioning exercise.

Presented as *Mimico 20/20: A Revitalization Action Plan*, this report summarizes the key outputs from the latest phase of work to realize a stronger future for Mimico.

The goal of the initiative is to advance the Mimico Community Vision and seven Community Priorities through the establishment of a flexible planning and development framework for the area. The *Mimico 20/20 Revitalization Action Plan* provides a long-term revitalization strategy for Mimico that builds on the area's strengths and creates new opportunities for positive incremental change along the Lake Shore Boulevard corridor between Royal York Road and the Mimico Creek.



1 Context: This Is About Mimico's Future



An Evolving Village



Mimico will evolve...

...but change will be incremental.

There is no singular 'quick fix'. This project is about understanding how the different components of the Mimico-By-The-Lake community (social, physical, environmental, cultural and economic) can work together to create a stronger future for the area as a whole. Areas of consideration need to include:

- Housing quality & tenure mix
- Parks & open space provision
- High quality design and beautification
- Business support & economic development
- Land use diversification
- Transportation & movement
- Community support





1 Context: Project Objectives

The goal of this project is to advance the agreed Mimico Community Vision and seven Community Priority Areas through the establishment of a flexible planning and development framework that can be realized incrementally over both the short and longer term. This study:

- > Builds on the community's work to date and current momentum;
- > Inspires positive change for Mimico-By-The-Lake;
- > Develops a flexible physical development framework that can guide the longer term evolution of the community;
- > Identifies specific projects that can be used to begin implementing the Vision in the short and medium term;
- > Defines implementation tools capable of realizing the Vision; and
- > Identifies champions to move the Vision forward.

1 Context: Study Evolution

The ***Mimico 20/20 Revitalization Action Plan*** project process was initiated by Councillor Mark Grimes in 2005 in consultation with the Mimico Planning Action Council (MPAC) to discuss the local waterfront area, conditions of rental housing and the make-up of the business district in Mimico-By-The-Lake.

The group met several times, including a half-day visioning conference conducted with developers, land owners, City Staff, resident's association members, BIA Executives, and architect Jack Diamond (April 2006).

From this event, the '*Mimico-By-The-Lake: Project 20/20 A Perfect Vision of our Community*' document was prepared that identified some of the opportunities, challenges and potential implementing mechanisms to revitalize the Lake Shore Boulevard area.

The City of Toronto Planning Division responded to the Vision document in January 2007 with a Staff Report that requested direction from the City on the next steps necessary to formalize and bring forward the *Mimico-By-The-Lake Project 20/20: A Perfect Vision for our Community*.

The recommendation was that the City's Planning Division facilitate a wider public consultation and participation process, leading to a public workshop convened in June, 2007.

The goal of this workshop was to engage residents and stakeholders in discussions regarding community issues, needs and objectives and collect ideas for short and longer term actions for the revitalization of Mimico-By-The-Lake. Key themes discussed included redevelopment opportunities, improving access and views to the waterfront and parkland, and main street revitalization.

A key output of this session was the development of a community vision statement (refer to Section 2) which has formed the foundation of this current study. The day-long workshop was attended by over 100 local community stakeholders/participants.



To help provide further clarity to the workshop outputs and to begin to prioritize community goals, City Planning staff organized another event in February, 2008, in the form of a Community Information Session. This session was held under the theme “*Moving Forward: Process, Priorities, Participation*”. Through a questionnaire, respondents were asked to affirm their agreement with the future “Community Vision” statement and provide feedback on the next steps of Project Mimico 20/20, namely the preparation of a study/action plan Terms of Reference.

As a result of this session, the seven priority areas were reaffirmed and a minor modification to the vision statement was agreed to reflect a desire to include transit accessibility, local employment, and environmental values.

This successful series of community visioning workshops and open houses led to the next phase of the Mimico-by-the-Lake Visioning exercise – **The Mimico 20/20 Revitalization Action Plan.**

Toronto STAFF REPORT
INFORMATION ONLY

Mimico-By-The-Lake Revitalization Initiative

Date:	December 18, 2007
To:	Ethiopia's York Community Council
From:	Director, Community Planning, Ethiopia's York District
Ward:	Ward No. 6 – Ethiopia's Lakeshore
Reference Number:	File No. 07 103514 SITE 30 TM

SUMMARY

On September 11, 2006, Ethiopia's 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 a initiative emerging from Councilor 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 Consideration, Parks and Recreation (W/Inclusive Elements), Housing, Economic Development, Transportation, Infrastructure, and Social Services.

The findings contained in this consultation “Mimico 20/20 Workshop Report and Recommendations For Next Steps” (Attachment 1) clearly indicate a desire for a continued process that facilitates public



Staff Report For Information – Mimico-By-The-Lake Revitalization Initiative 1

Toronto

**MIMICO 20/20
Workshop Report and
Recommendations
For Next Steps**



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

It has been prepared by the
facilitator. It is not intended
with account and is provided
as a record of the input.

Information contact:
Ilop, Manager, Community
Job/office York District
07101033
4-8218

cumming
a company

Sue Cumming, MCP, RPP
Cumming + Company
Tel: (905) 881-3719
Email: cumming@telnet

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**



The Charette Model

A charette is a focused session that takes place in a concentrated period of time, in order to define planning principles, balance diverse objectives and create design concepts that can guide positive change in a particular area.



A charette provides an open and accessible venue to generate discussion and collect ideas from a full spectrum of interests. It harnesses the talents and energies of all interested participants - including residents, community groups, the City, agencies, land owners, businesses and professional designers and planners - to create a plan that represents transformative community change.



Through the charette process, local input influences the direction of the study as it unfolds and moves from visioning to project specific opportunities.

The Mimico-By-The-Lake planning and design charette was completely open to the public and involved almost 200 members of the community, City Staff and agency representatives.



1 Context: The Charette Schedule

Monday 6 th Mimico as a Village: Building an Identity			Tuesday 7 th Supporting the Village Heart			Wed 8 th	Thursday 9 th Making the Vision Happen: Implementation								
Room A	Room B	Model Area	Room A	Room B	Model Area		Room A	Room B	Model Area						
setup			setup			Team Working Day - Visitors Welcome!	setup								
Welcome - 1pm			Welcome - 1:30pm				Welcome - 9:30pm								
Heart of the Village Site Tour			The Neighbourhoods Site Tour				<table border="0"> <tr> <td style="vertical-align: top;">6A Facilitating Change Round Table: Tools, Incentives & Regulatory Revisions</td> <td style="vertical-align: top;">7A Round Table: The Role of Arts in Revitalization 10:00-11:15am</td> <td style="vertical-align: top;">4C Setting the Principles (continue)</td> </tr> <tr> <td colspan="2" style="vertical-align: top;">7B Round Table: Community Services & Amenity 11:15-12:30pm</td> <td style="vertical-align: top;">Modelling Continue</td> </tr> </table>			6A Facilitating Change Round Table: Tools, Incentives & Regulatory Revisions	7A Round Table: The Role of Arts in Revitalization 10:00-11:15am	4C Setting the Principles (continue)	7B Round Table: Community Services & Amenity 11:15-12:30pm		Modelling Continue
6A Facilitating Change Round Table: Tools, Incentives & Regulatory Revisions	7A Round Table: The Role of Arts in Revitalization 10:00-11:15am	4C Setting the Principles (continue)													
7B Round Table: Community Services & Amenity 11:15-12:30pm		Modelling Continue													
Mimico-By-The-Lake: Creating a Village			4A The Role of the Apartments Strip in Mimico				Lunch: 12:30-1:30pm								
2A Lakeshore Boulevard: Village Street vs. City Avenue	2B The Water as an Economic Development Tool	2C Setting the Principles Modelling Kick-off	4B Creating a Sustainable Mimico				Principles, Priority Projects & Early Actions								
Speaker Series Creating a Thriving Waterside Village: The Port Credit Experience			4C Setting the Principles				Closing Remarks								
Dinner break: 6:00 - 6:30pm			Speaker Series Culture-Led Regeneration: The Brantford Arts Block Success Story				Community Open House: 3:00 - 4:30pm								
3A The Village Public Realm	3B A Waterside Opportunity	Modelling Public Realm Structure	5A Building Typologies: Renewal Challenges				Open House 5 - 8pm								
Community Drop-In: 7pm onwards			5B Building Connection: Access, Movement & Transportation												



Vision & Priorities

2 Vision and Priorities

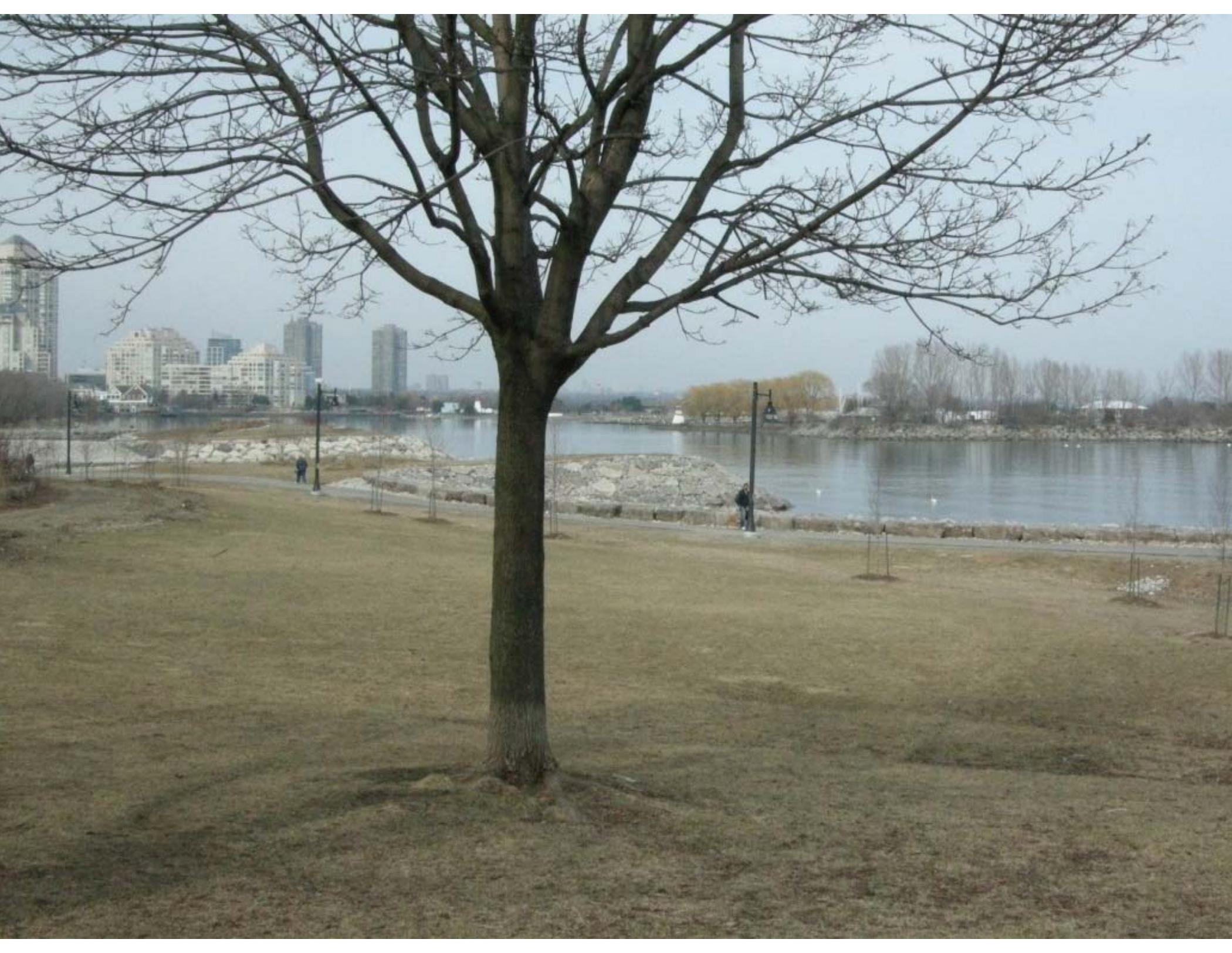
In February 2008, the community defined the following Vision Statement:

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** & **connections to 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.**



Once the Vision was articulated, the following local priorities were identified by the Mimico-By-The-Lake community, in priority sequence:

1. **Housing:** Maintain a mix of housing types & tenures and explore options to upgrade current rental housing stock.
2. **Parks:** Expand and improve existing parks and recreational facilities with a focus on waterfront locations.
3. **Beautify:** Undertake beautification measures on public lands including roads, sidewalks, lighting and signage.
4. **Economic Development:** Support local businesses & promote the unique assets of the area more aggressively.
5. **Land Use:** Establish principles to guide future development.
6. **Transportation & Movement:** Ensure that movement systems for all types of users operate effectively.
7. **Social Services:** Identify and provide for community needs.





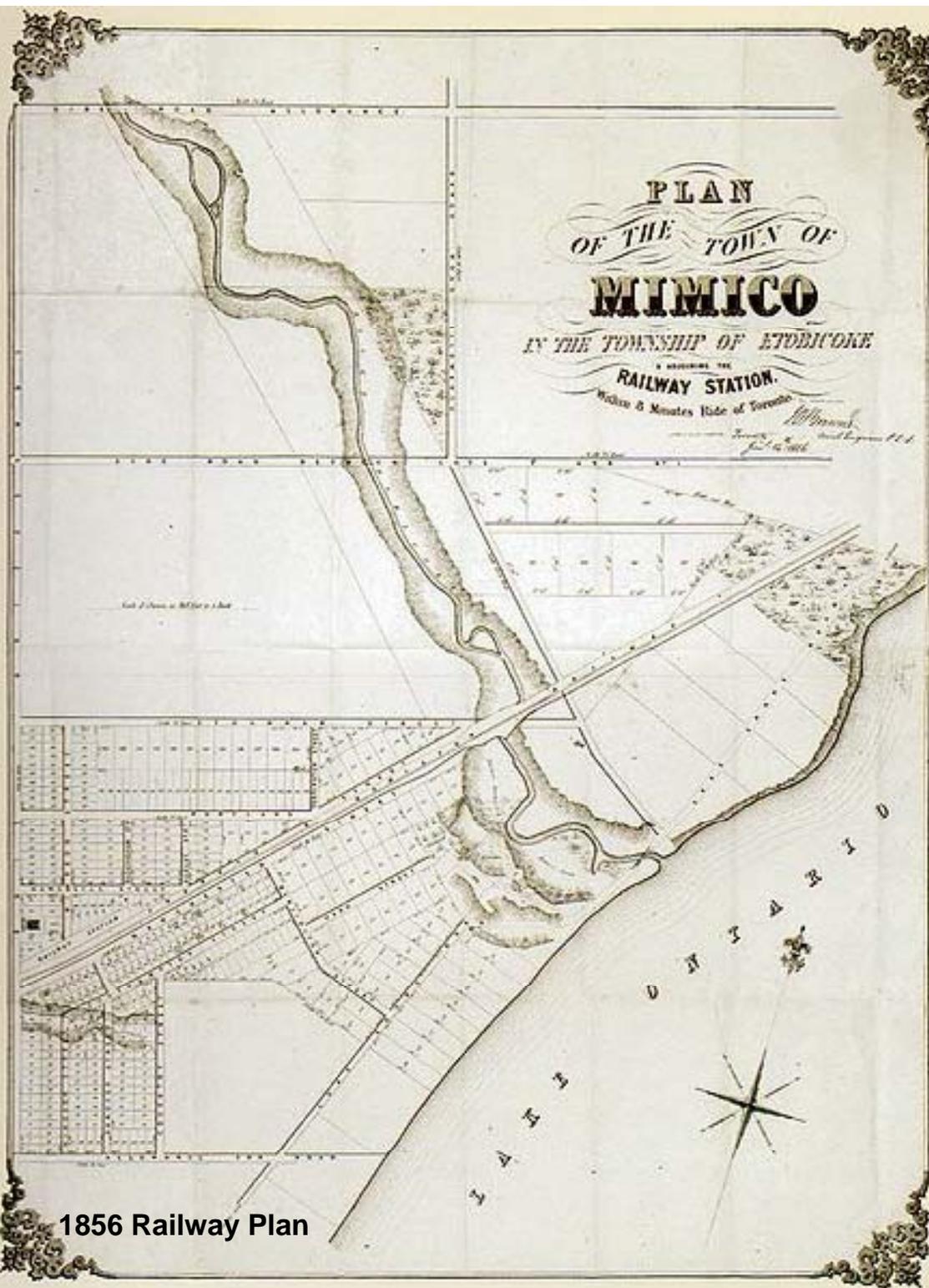
Mimico: Past & Present

3. TIMELINE MIMICO YESTERDAY

From Estates to Village

The Mimico we recognize today traces its roots back to three large estate areas (former farms): Stock Estate (North of Portland), Hendry Estate (between Royal York and Queens Ave) and Van Every Estate (between Royal York Rd and Dwight Ave). These farming estates were on very large parcels and supported only minimal roads and other infrastructure.

The restructuring of Mimico from an Estate-based planning system to a Village Plan community began in 1855 with the opening of the Mimico Rail Station. Coupled with the rail station development, a new subdivision plan for a 'Town of Mimico' was also introduced at this time.





1890 Goad's Plan

By 1890 some of the large farm Estate's had been severed into smaller parcels and Mimico began to stretch towards the water south of what we know today as Lake Shore Boulevard.

It is interesting to note that as early as 1890, a waterfront walkway was planned consisting of The Parade at the bottom of Superior Avenue and Marine Parade starting at the bottom of Royal York Road. By 1911, however, this plan had disappeared from record.

In 1911 Mimico was formally recognized as a village and by 1917 Mimico had become a Town.

By 1925, the 'Village Heart' was becoming well-established and clustered around Superior Avenue and Lake Shore Boulevard. New development began to slowly spread east and west from Superior Avenue along Lake Shore Road, severing the parcels and taking the form we recognize today.

3.
TIMELINE
MIMICO YESTERDAY

1925



By the 1950s the incorporation of Mimico's independent streetcar system into the wider TTC system brought a wave of new residents to the Lake Shore where several large homes were built along the waterfront. New apartments were also introduced on the former farm estates lots south of Lake Shore Boulevard at the east end of Mimico.

In 1967, the Town of Mimico merged with two other lake shore communities (the Town of New Toronto and the Village of Long Branch) and the Township of Etobicoke to form the Borough of Etobicoke.



1937

1906 - Mimico Train Yards looking along Drummond Street from Royal York Road



Source: CN Rail

3.
TIMELINE
MIMICO YESTERDAY

1927 - Looking east along Lake Shore Boulevard



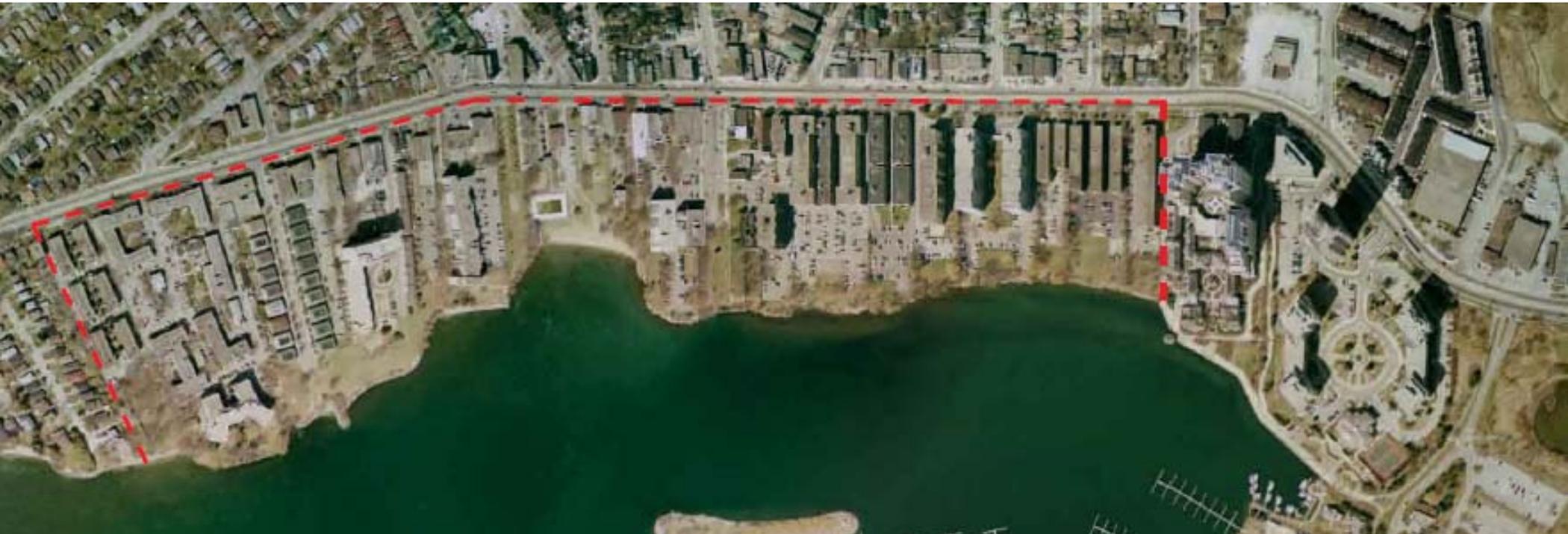
Source: TTC



Current Parcelization

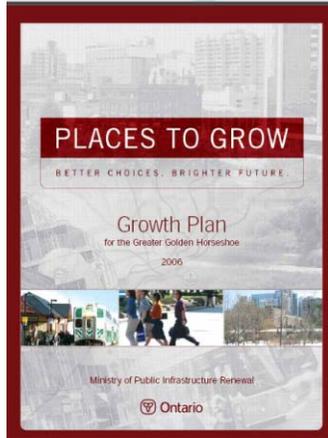


2008





Current Policy Context



Places to Grow

The primary goal of the Province of Ontario's Places to Grow Act and related Growth Plan for the Greater Golden Horseshoe is to accommodate growth in a responsible and sustainable manner. It promotes intensification and growth in built up areas and transit supportive areas.

The Growth Plan includes the following goals:

- Curb urban sprawl;
- Improve access to a range of transportation choices;
- Provide greater choice in housing types; and
- Create complete communities.



4. POLICY Official Plan

This section presents the key regulatory documents and supporting planning directions that need to be considered when planning for the future of Mimico.

City of Toronto's Official Plan

Consolidated in 2007, the City of Toronto's Official Plan provides a blueprint for directing growth across the city over the next 30 years. The Official Plan is a strategic and high level document that establishes policies to guide decision making based on the plan's goals for human, economic, natural and built environments. As a regulatory document, all future development in Toronto will be evaluated against the policies of the Official Plan.

The City of Toronto Official Plan:

- Encourages building a more livable urban city by focusing urban growth in compact centres and corridors;
- Protects the physical character of Toronto's low-rise and apartment neighbourhoods;
- Calls for a transit-based growth strategy;
- Identifies where new jobs and housing will be encouraged; and
- Contains design policies to guide the physical form of development & public realm improvements.

Official Plan – Housing

In an effort to maintain a diversity of housing types and provide accommodation for a range of users, the Official Plan establishes clear policies targeted at preserving the city's existing rental and affordable housing stock.

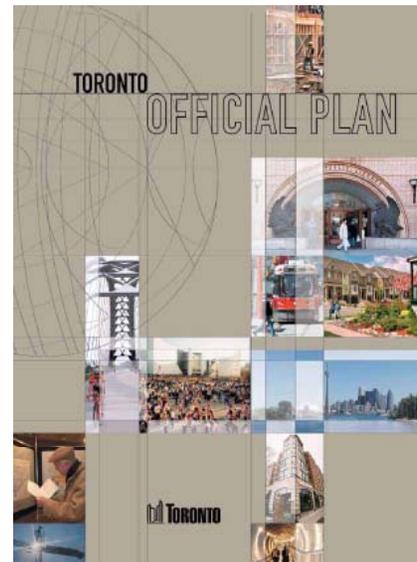
Important policy directions include:

- Provision of adequate and affordable housing for all across a full range of housing options;
- Protection of rental housing properties with six or more rental units from demolition, severance or conversion to condominium; and
- Requirement to replace all rental units if a rental building is demolished. Restrictions on rental tenure and certain rent increases for replacement units for up to 25 years.
- Official Plan policies on rental demolition and conversion are reinforced by powers under the City of Toronto Act (Section 111)

For the purpose of this study, the priority responses to rental rehabilitation or replacement are as follows:

1. On site rehabilitation of existing housing stock.
2. Infill around existing housing stock (on site intensification).
3. Replacement of existing rental stock on same site, or consolidation of sites.
4. Creation of new rental stock off -site, in close proximity.

Within the study area, opportunities for off-site replacement are highly constrained.

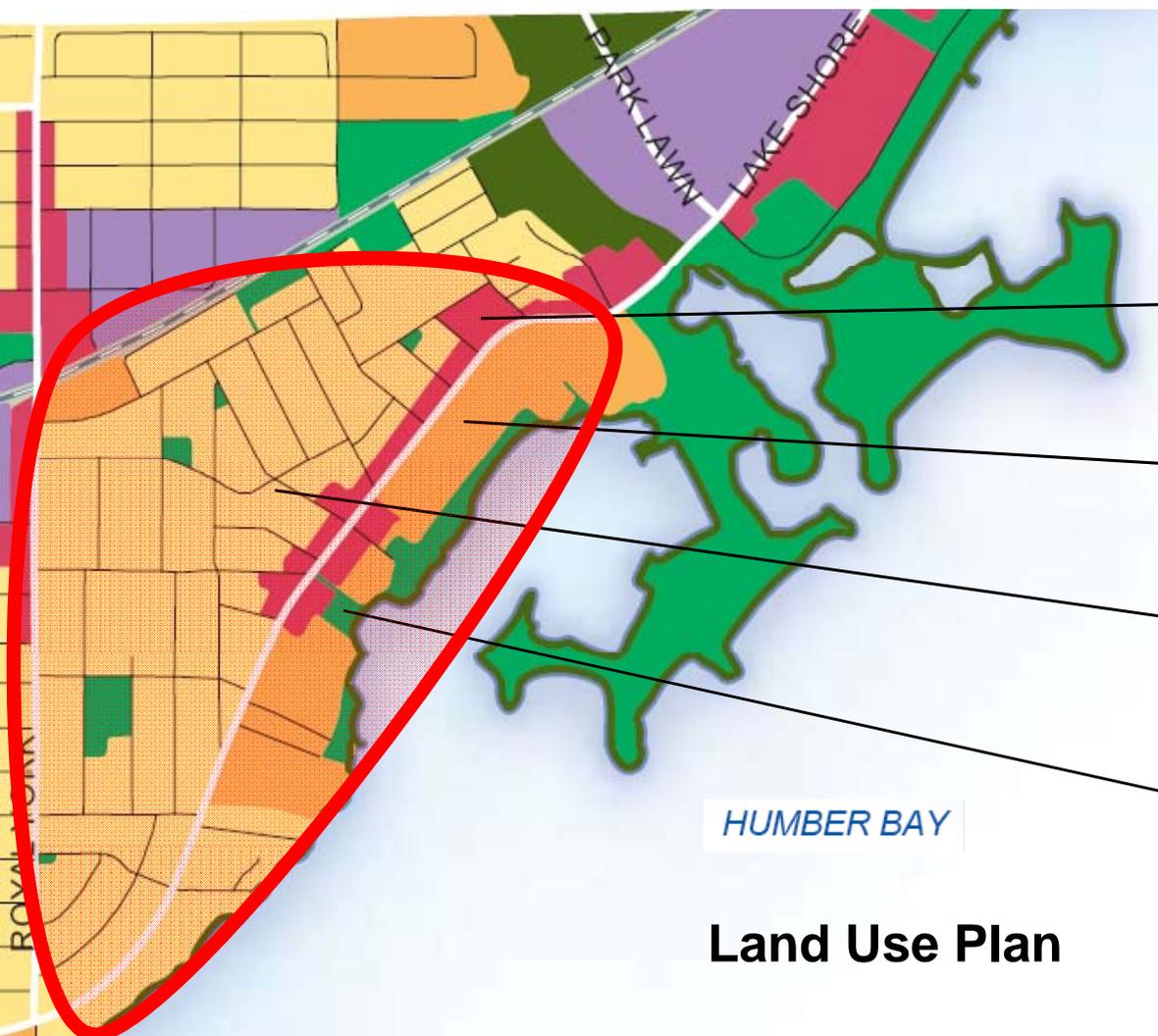


**City of Toronto
Official Plan**

4.
POLICY
Official Plan

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks and Open Space Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors
- Study Area

**City of Toronto Official Plan
Land Use Designations**



Mixed Use Areas

Apartment Neighbourhoods

Neighbourhoods

Parks & Open Space

Land Use Plan



Mixed Use Areas

These areas are expected to absorb the majority of employment and residential growth within the city.

Growth is to occur through on-site intensification and the development of underutilized lands.

This designation permits the broadest range of uses, including residential, offices, retail, institutional, entertainment, recreational, cultural activities, utilities, parks and open spaces.

A mix of uses can be contained across a site as well as within an individual building, or a mix of both.

4. POLICY Official Plan

Apartment Neighbourhoods

Built up *Apartment Neighbourhoods* are identified as stable areas of the city where significant growth is generally not anticipated.

Significant growth is generally not intended within *Apartment Neighbourhoods*.

Infill in the form of additional townhouses or apartments is permitted on underutilized land if it improves the quality of life for the local community.

Any new infill development must contribute to the City's priorities of providing a good quality of life for both new and existing residents as well as creating a more environmental sustainability city.

Neighbourhoods

These areas are considered to be physically stable area with minimal change desired.

Are to be dominated by residential uses contained within lower scale buildings (fourstoreys or less).

Intensification within established neighbourhoods is generally not encouraged.

No new higher-scale apartment buildings are permitted.

Any new infill development must respect existing built form in terms of height, massing and scale.

Parks & Open Space

The role of parks and open spaces is to provide passive and active recreational opportunities for city residents.

Development is generally prohibited within *Parks & Open Space Areas*.

-  Avenues
-  Centres
-  Employment Districts
-  Downtown and Central Waterfront
-  Green Space System
-  Study Area



**City of Toronto Official Plan:
Urban Structure**

Avenues:

Importantly, the area also contains an 'Avenue' classification for Lake Shore Boulevard. Avenues are identified by the City as 'Reurbanization' corridors and permit the broadest range of uses. Like *Mixed Use* areas, Avenues are expected to absorb the majority of growth. However, it is noted that not all lands along Avenues are identified for growth and neighbourhood protection policies prevail.

An 'Avenues Study' is to be undertaken to direct future change in these areas. This study does not constitute an 'Avenues Study'.



Policy Implications

The team identified the following challenges for the study area:

- Revitalization of private rental housing is generally not encouraged by the policy and market contexts.
- Significant financial investment is required to upgrade and/or replace rental accommodation.
- Rental units could potentially be replaced on site if compatible intensification is permitted.
- This would require significant increase to existing density to create sufficient values to enable rental housing replacement.
- To achieve this, a Site and Area Specific policy may be required.



4.
**POLICY
IMPLICATIONS**

Through this study process, the goal is to...

...enhance the City's policies in an effort to be more responsive to community needs and future opportunities in Mimico-By-The-Lake.

If the Mimico 20/20 Vision is to be implemented, Mimico-By-The-Lake must be understood as a unique location with unique circumstances that have resulted in its unique modern-day condition.

Within the current policy framework, the designated land uses do not recognize the full promise of Mimico-By-The-Lake and limit opportunities for the City to implement the agreed vision. To deliver wider community benefit to the area, protect and improve existing rental housing and bring forward the Mimico 20/20 Vision, the City's policies for this location may need to be modified to allow more significant change to occur.

The Mimico 20/20 Vision anticipates incremental, long term change and significant but focused intensification across portions of the study area. Although many areas will remain unchanged - such as lands within the existing Neighbourhood designation, the Mixed Use designation along Lake Shore Boulevard and portions of the Apartment Neighbourhood designation – some selected locations require more significant revitalization if the vision is to be realized.

New density is required to create the values needed to bring positive change to Mimico and deliver the Vision. Portions of this required density will need to be achieved within existing *Apartment Neighbourhood* designated areas. The challenge is therefore to allow greater change in portions of the *Apartment Neighbourhood* designated areas than is currently permitted through the policy framework.

The Mimico Opportunity



5

5 Opportunity: Vision Components



It is recognized that change in Mimico will occur when property owners feel it is the right time to invest or to build partnerships with the City and the community. To help direct future change, the model constructed at the charette illustrates a series of strategies that can be put in place. Each strategy supports specific components of the established Mimico Vision, as elaborated through the charette. The development concepts presented in the following section illustrate how many of the strategies below could be realized physically.

A Beautiful Lakeside Location

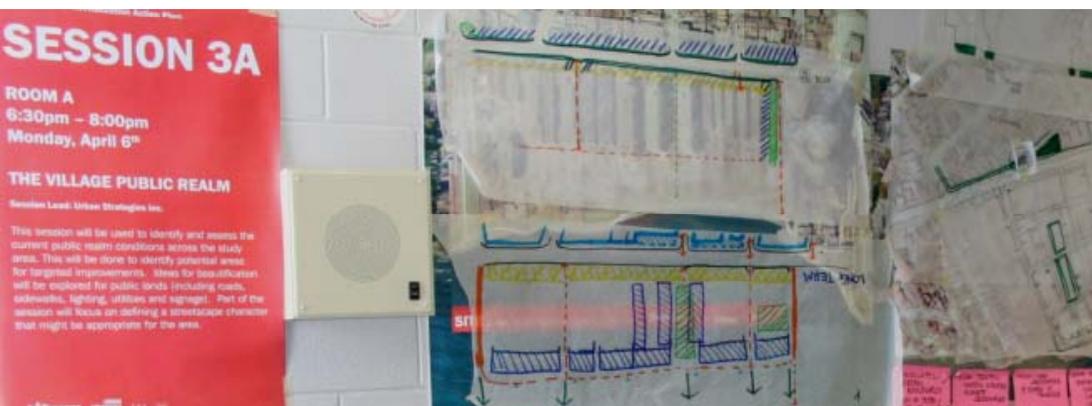
- Strengthen Mimico as a waterfront community – the water is the face of Mimico!
- Create waterside commercial uses and encourage activity on and by the water.

Direct Connections to the Waterfront

- Extend the Village by introducing new physical connections between the lake and the Village heart.
- Provide visual “windows to the lake”.

Exemplary Public Spaces

- Expand the network of parks and community gathering spaces both along the waterfront and within community.
- Continue to improve the streetscape and public realm experience.





A Vibrant Main Street

- Foster Mimico's village character: a focus for future retail, culture and community.
- Lake Shore Boulevard is an atypical Avenue with opportunities for sensitive commercial and residential infill along the north side through the study area and focused in the 'village heart' east of Amos Waites Park between Lakeshore Blvd and the waterfront.

Transit Supportive

- Create a balanced, connected system for all forms of movement .
- Have appropriate transit service to and through the Lake Shore communities.

Offer Housing choices for a mixed income community

- Maintain strong neighbourhoods that are inclusive, integrated and diverse in housing types and tenures.
- Support well serviced, active and mixed communities.

Mimico is a Destination

- Celebrate history, diversity, environment, arts and culture.
- Provide lots of venues for arts and culture & support the local arts scene.
- Make Mimico green.
- Reinforce the 'Village in a City' qualities.

Change will be Incremental

- Strengthen existing land uses and special character areas.
- Establish a physical framework to guide change.
- Create a policy framework able to respond to Mimico's unique conditions and enable the Vision.

5 The Mimico Opportunity



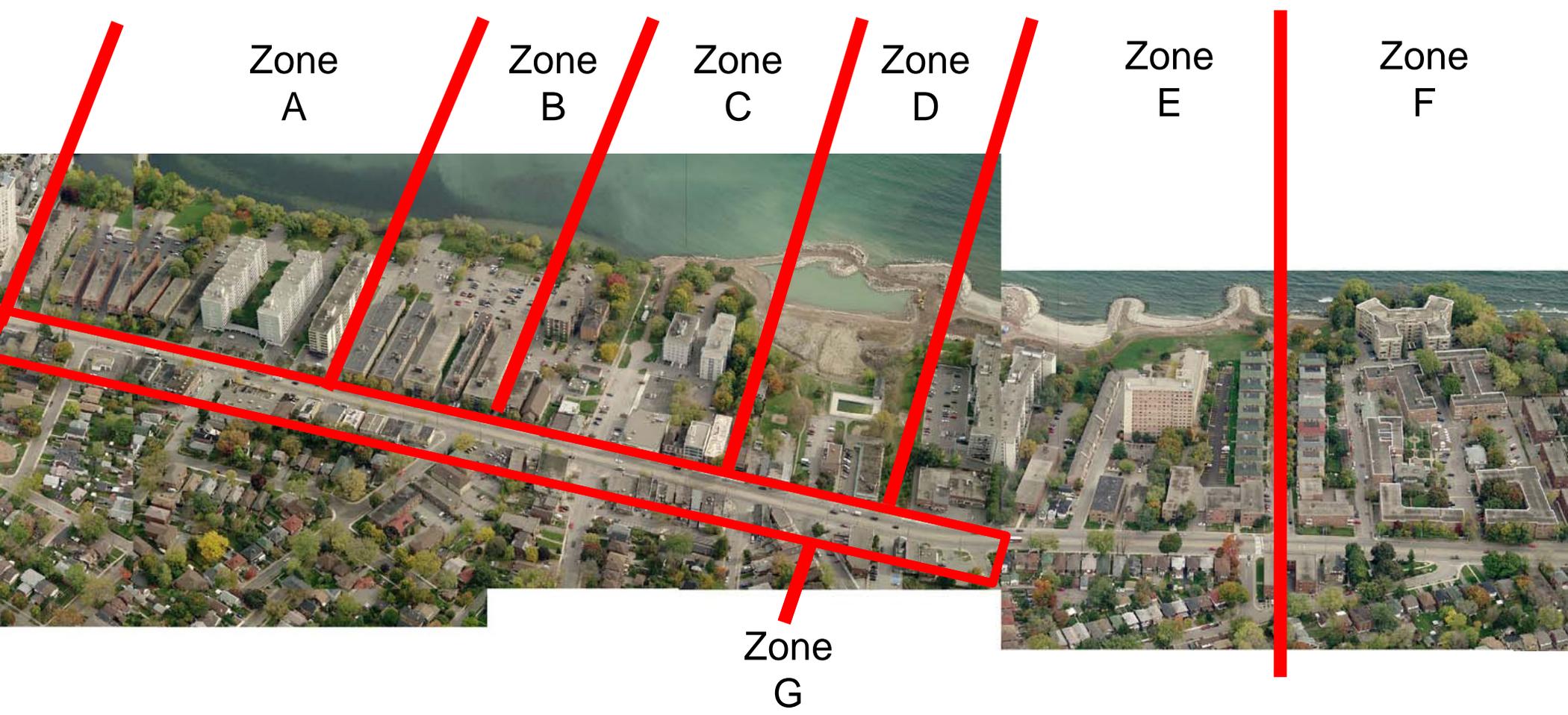
A Model as a Tool

During the charette, participants helped to create a 3-D scale model of potential future development opportunities across the study area. The model embodies in a physical form the Vision components and supporting strategies identified earlier.

The following section uses photos of the model to illustrate conceptual options for change across the study area. It is important to note that the model represents only one way in which the Vision and Community Priorities could be realized. There are many other options that could be explored as well.

The concepts include a mix of redevelopment of existing sites as well as building on sites that are currently vacant or under-utilized.

The model is not intended to prescribe exactly how development will look. The intent was to show potential built form, new open space opportunities and an expanded street network.



Zone
A

Zone
B

Zone
C

Zone
D

Zone
E

Zone
F

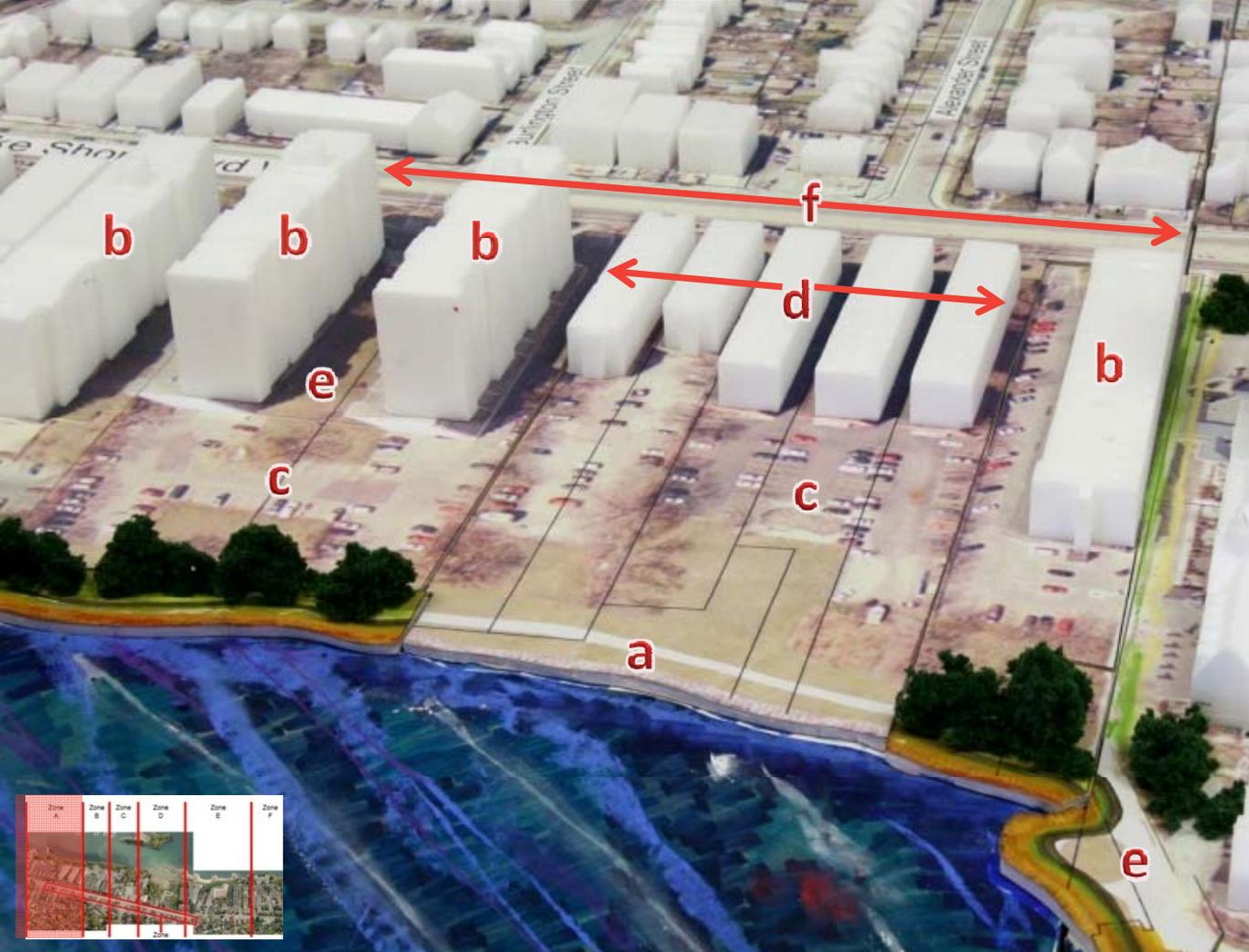
Zone
G

Zone A: Existing Conditions

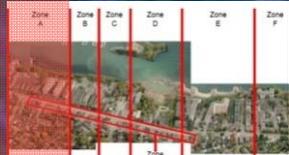
Mimico 20/20
Revitalization Action
Plan



5. OPPORTUNITY Vision Components



- a** No public access along the lake frontage.
- b** Good quality building stock should be retained.
- c** Parking on the lake frontage creates a poor environment.
- d** Long narrow building form creates shadows and privacy issues for residents.
- e** There are opportunities to upgrade existing open space.
- f** No visual or physical connections to the lake.





g



e

Mimico 20/20 Revitalization Action Plan

5. OPPORTUNITY Vision Components

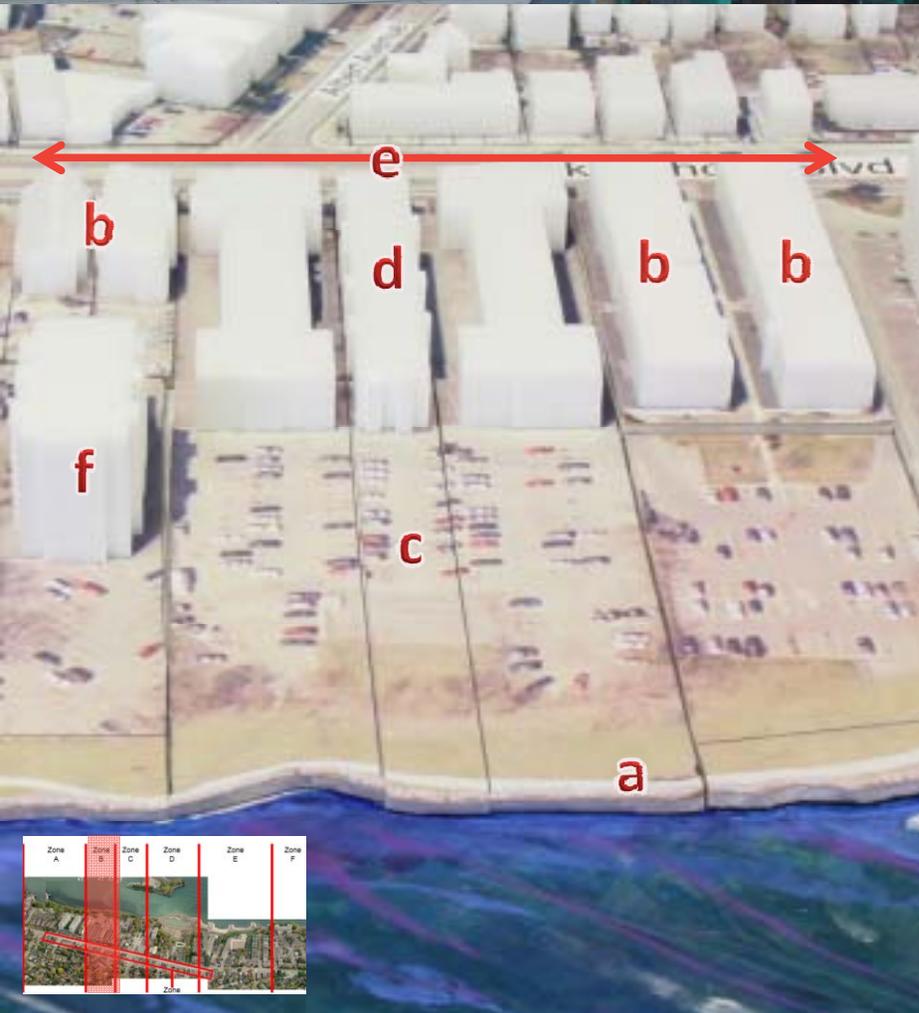


Zone A: The Potential Opportunity

- a** Retention of quality building stock.
- b** New public-access waterfront trail.
- c** Expanded street network (extension of Alexander) providing views and physical access to the lake.
- d** Stronger more complete streetwall to define the south side of Lake Shore Boulevard.
- e** Redevelopment option to replace existing building(s) and provide additional housing choice.
- f** Upgrade of existing open spaces.
- g** On-site intensification with integrated parking.

Zone B:

Existing Conditions



Mimico 20/20 Revitalization Action Plan



5. OPPORTUNITY Vision Components

- a** No public access along the lake frontage.
- b** Good quality building stock should be retained.
- c** Parking on the lake frontage creates a poor environment.
- d** Long, narrow building form creates privacy and shadow issues for residents.
- e** No visual or physical connections to the lake.
- f** Hidden street address.



5.
OPPORTUNITY
Vision Components

**Zone B:
The Potential Opportunity**

- a** Retention of quality building stock.
- b** On-site intensification option (co-ops, condominiums, townhouses, apartments).
- c** New public-access waterfront trail.
- d** Expanded street network (Albert St.) extends Village south of Lake Shore and breaks up this large parcel. Provides views and physical access to the lake as well as a new address for development.
- e** Redevelopment option to replace existing building(s) and provide additional housing choice. Also provides stronger edge to a revitalized Superior Avenue.



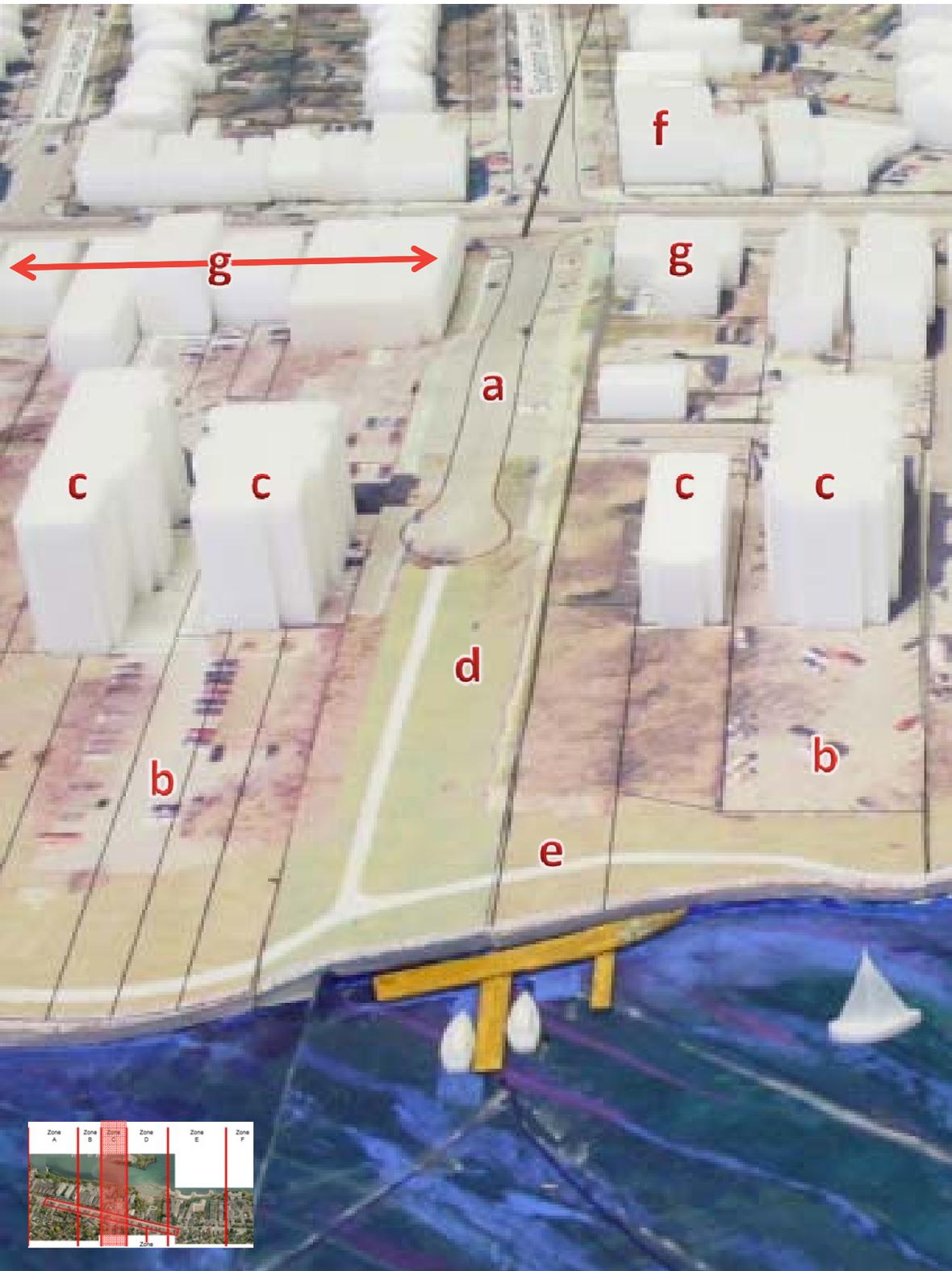


5.
OPPORTUNITY
Vision Components

Zone C:

Existing Conditions

- a** Poor quality streetscape and public realm experience.
- b** Parking on the lake frontage creates a poor environment.
- c** Hidden street addresses.
- d** There are opportunities to upgrade the open space as an anchor to Superior Avenue.
- e** Dead-end termination of Amos Waites Park.
- f** Vacant and/or derelict properties inhibit investment along Lake Shore Boulevard.
- g** Good quality building stock should be retained.





5. OPPORTUNITY

Vision Components

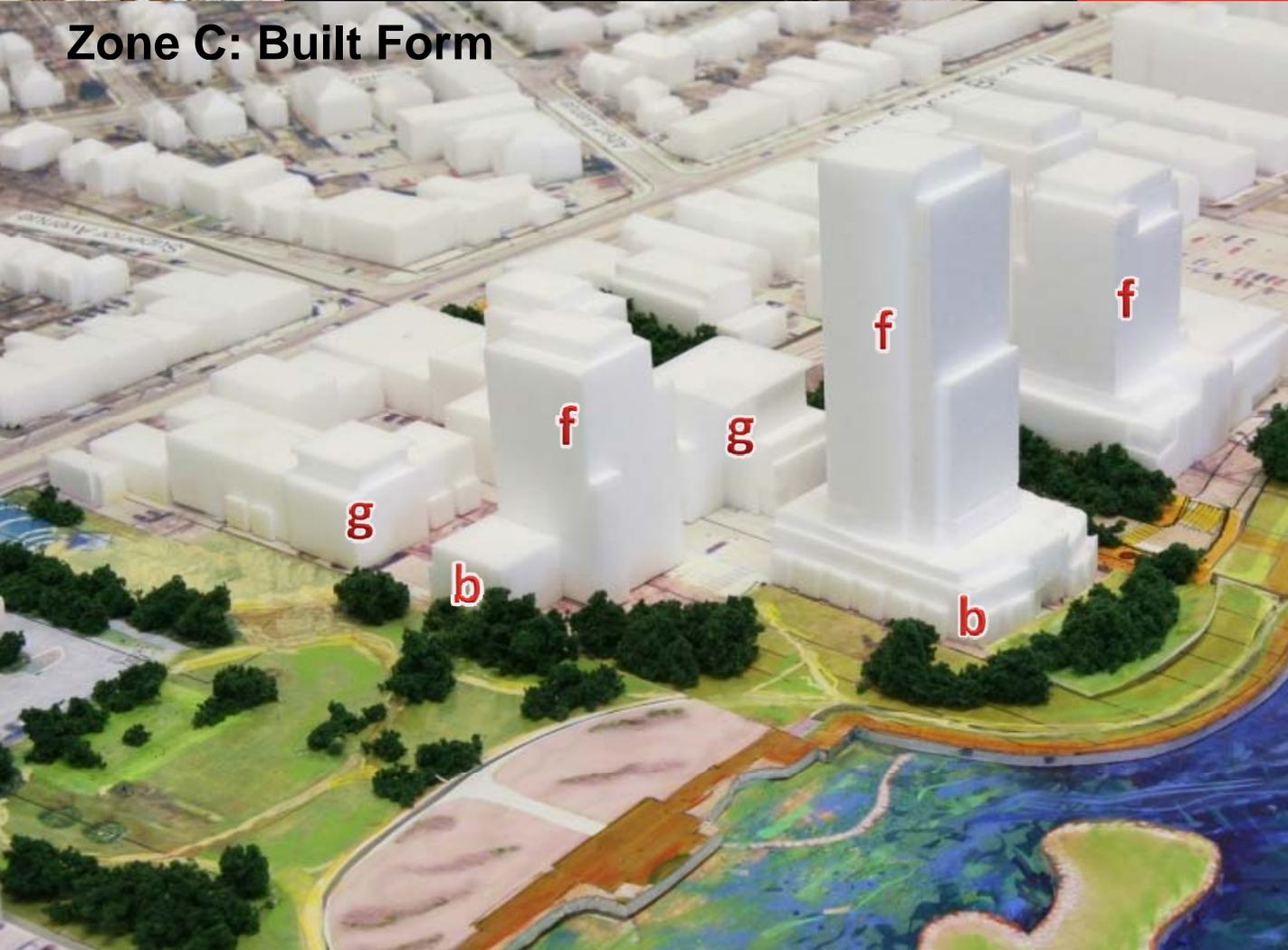
Zone C: The Potential Opportunity

- a** Retention of existing buildings fronting Lake Shore Boulevard.
- b** Destination Mimico: Create targeted waterfront locations for shopping, dining and entertainment.
- c** Create 'Superior Pier' to capitalize on proximity to the yacht clubs and add animation to the waterfront.
- d** Superior Avenue is extended as a lake side drive and a new east-west street is introduced to break up large parcels and provide an address for new development.
- e** Superior Avenue is reinvented as a 'Green Boulevard' to bring Lake Shore down to the water. It is framed by new high quality development.
- f** Redevelopment option south of Lake Shore to enliven Superior Avenue and bring new opportunities to Mimico.
- g** On-site intensification option to rear of parcels fronting Lake Shore.



Mimico 20/20
Revitalization Action
Plan

5.
OPPORTUNITY
Vision Components



Focus
Consulting
Inc.



URBAN
STRATEGIES
INC.

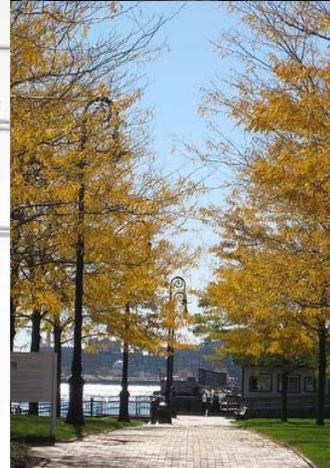
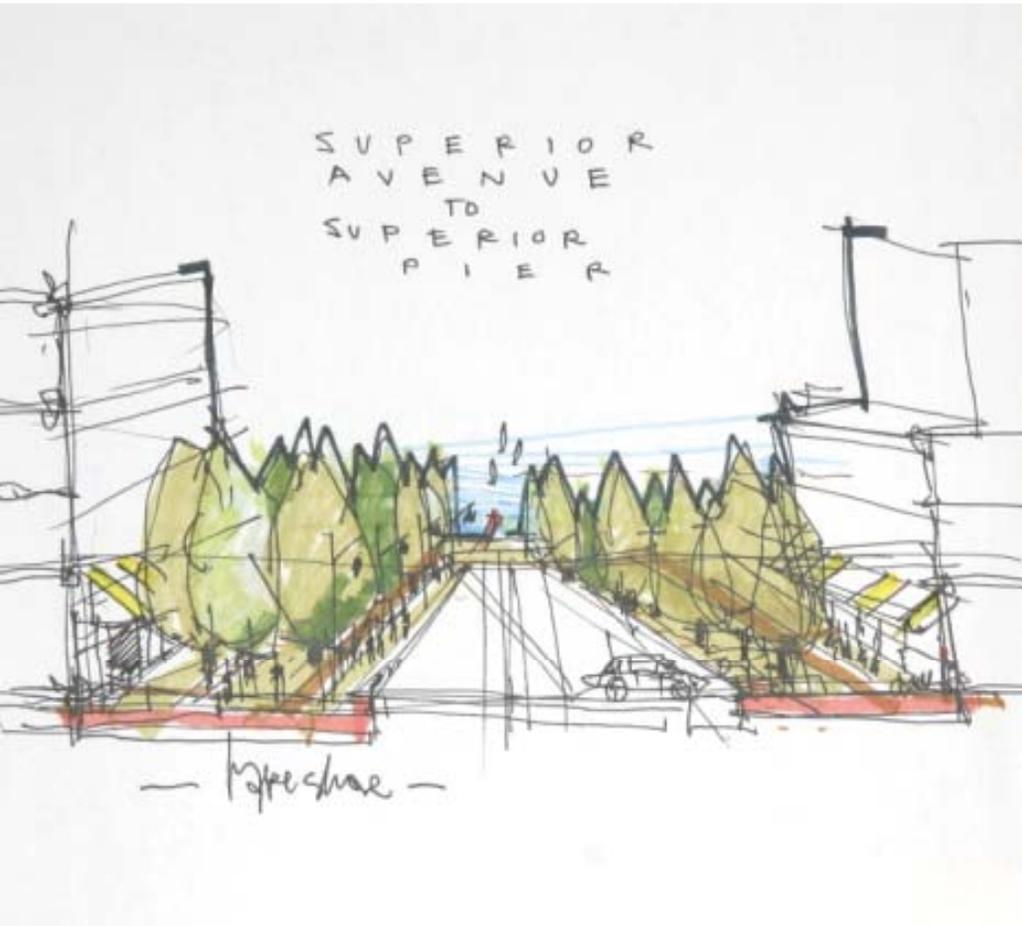
Zone C: Superior Avenue & Pier

A new front door for Mimico-By-The-Lake.

Superior Avenue will lead people down to the lake and draw visitors up to Lake Shore Boulevard from the new Superior Pier.

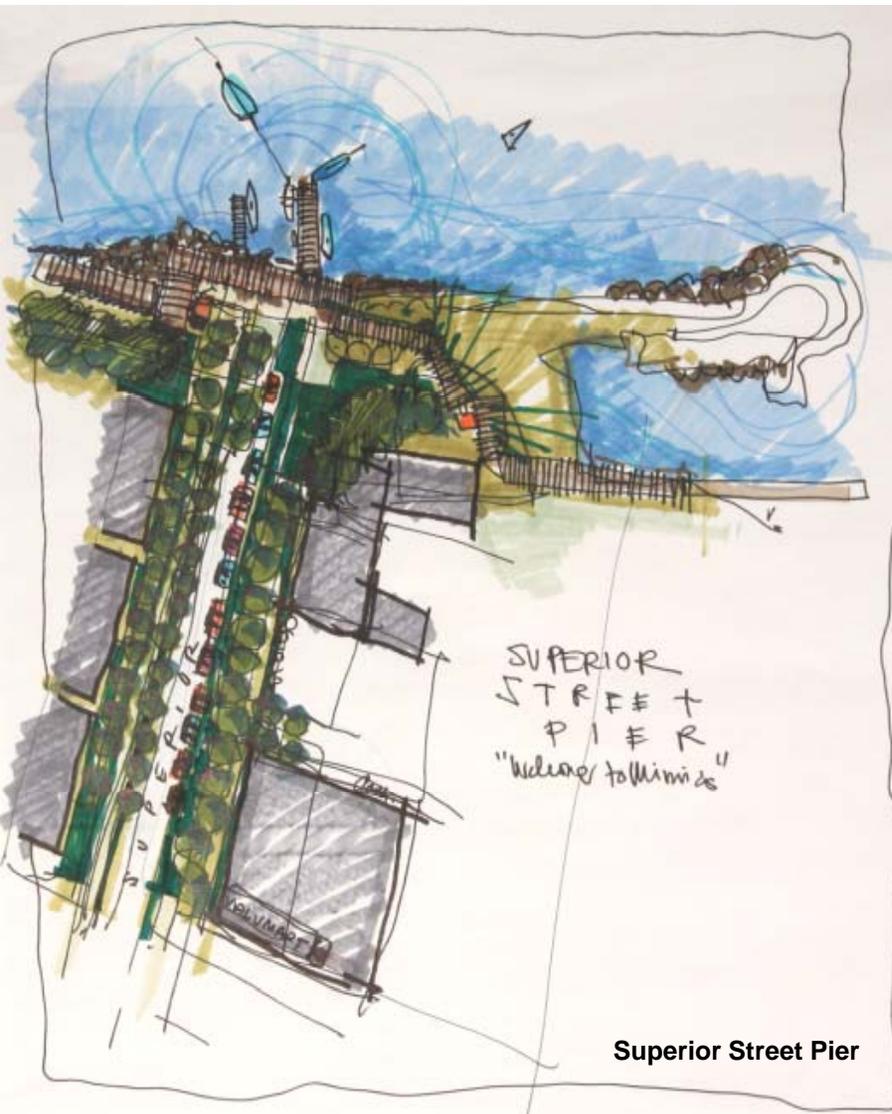
Mimico 20/20 Revitalization Action Plan

5. OPPORTUNITY Vision Components



Mimico 20/20
Revitalization Action
Plan

5.
OPPORTUNITY
Vision Components



Superior Street Pier



Superior Street Pier



Zone D: Existing Conditions

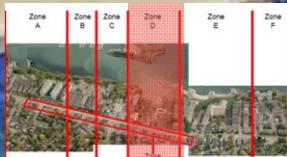
Mimico 20/20
Revitalization Action
Plan



5. OPPORTUNITY Vision Components



- a** Opportunity for an upgraded public space.
- b** Current retail plaza configuration underutilizes this high profile site.
- c** Important community amenity to be retained.
- d** Completion of new Festival Plaza.
- e** Privatized lake frontage.
- f** On-site intensification opportunity.





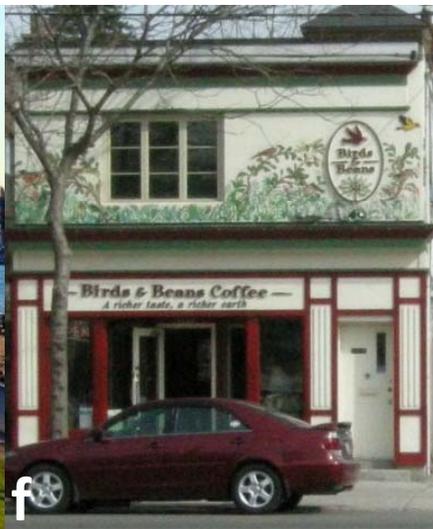
Mimico 20/20 Revitalization Action Plan

5. OPPORTUNITY Vision Components



Zone D: The Potential Opportunity

- a** Upgraded open space creates a stronger connection to the lake and expanded Amos Waites Park.
- b** Storefront Humber is integrated into a larger mixed-use development.
- c** Create opportunities to introduce new uses fronting Amos Waites to enliven the park.
- d** Expansion of Amos Waites Park to the east. Augments community amenity and provides quality setting for development.
- e** New space for parks programming.
- f** Retain buildings fronting Lake Shore Boulevard.
- g** New public art opportunities.



Mimico 20/20
Revitalization Action
Plan

5.
OPPORTUNITY
Vision Components



Zone E:

Existing Conditions

- a** Good quality buildings along Lake Shore should be retained
- b** Mixed building types (co-ops, apartment, townhouses)
- c** Parking fronting lake and park area creates a poor public realm condition

Mimico 20/20
Revitalization Action
Plan

5.
OPPORTUNITY
Vision Components





Mimico 20/20
Revitalization Action
Plan



5.
OPPORTUNITY
Vision Components



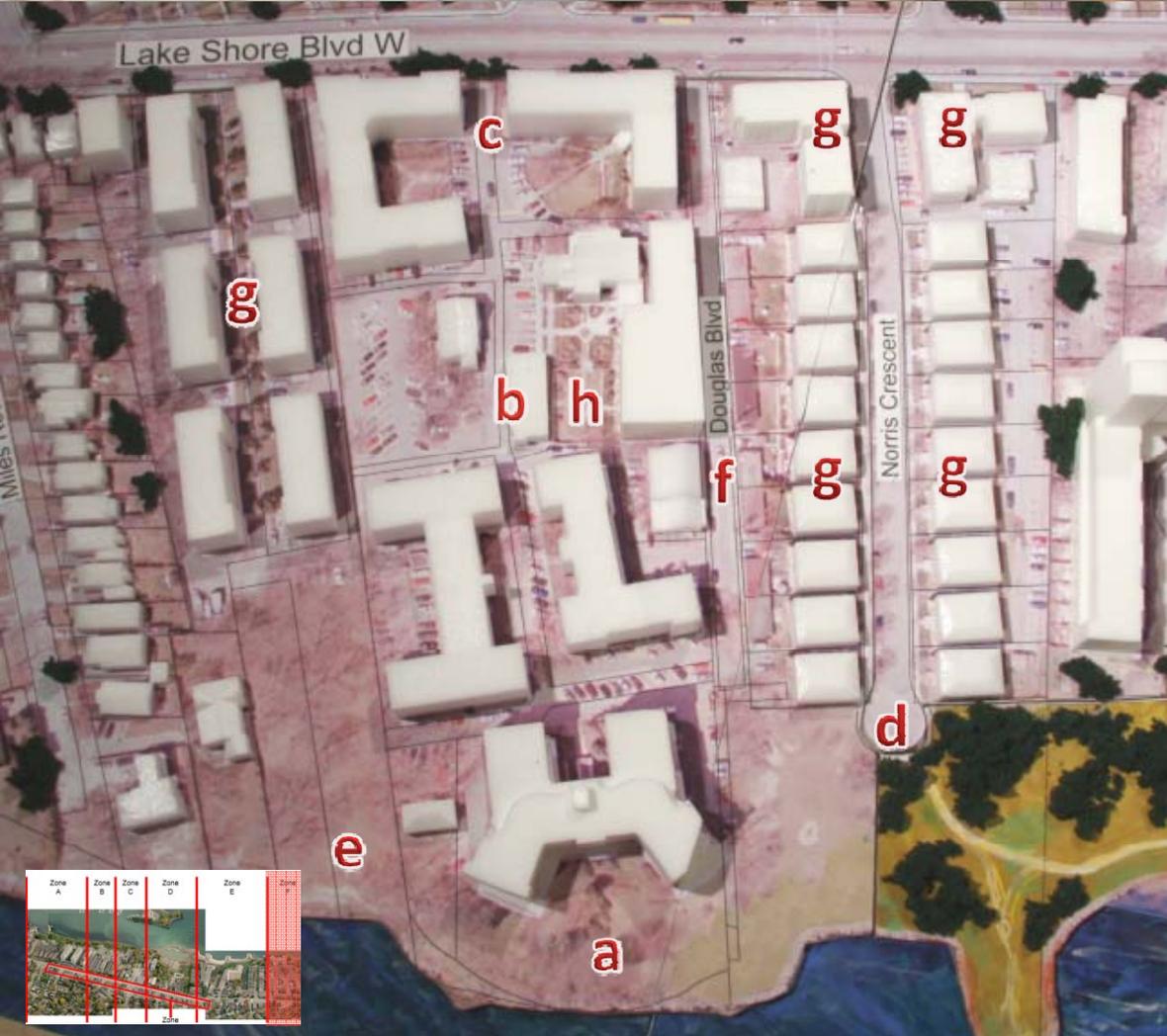
**Zone E:
The Potential Opportunity**

- a** Retain all existing residential buildings
- b** Upgrade open space to create a stronger connection to the lake and an expanded Amos Waites Park.
- c** Redevelopment option – provide commercial at grade with mixed residential or office above
- d** Intensification opportunities along the north side of Lake Shore Boulevard east of Albert Street to reinforce the ‘heart of the village’.
- e** On-site intensification option, providing additional housing choice and a stronger, more enlivened edge to park.
- f** Introduce improved connections to the lake.



Mimico 20/20 Revitalization Action Plan

5. OPPORTUNITY Vision Components



Zone F: Existing Conditions

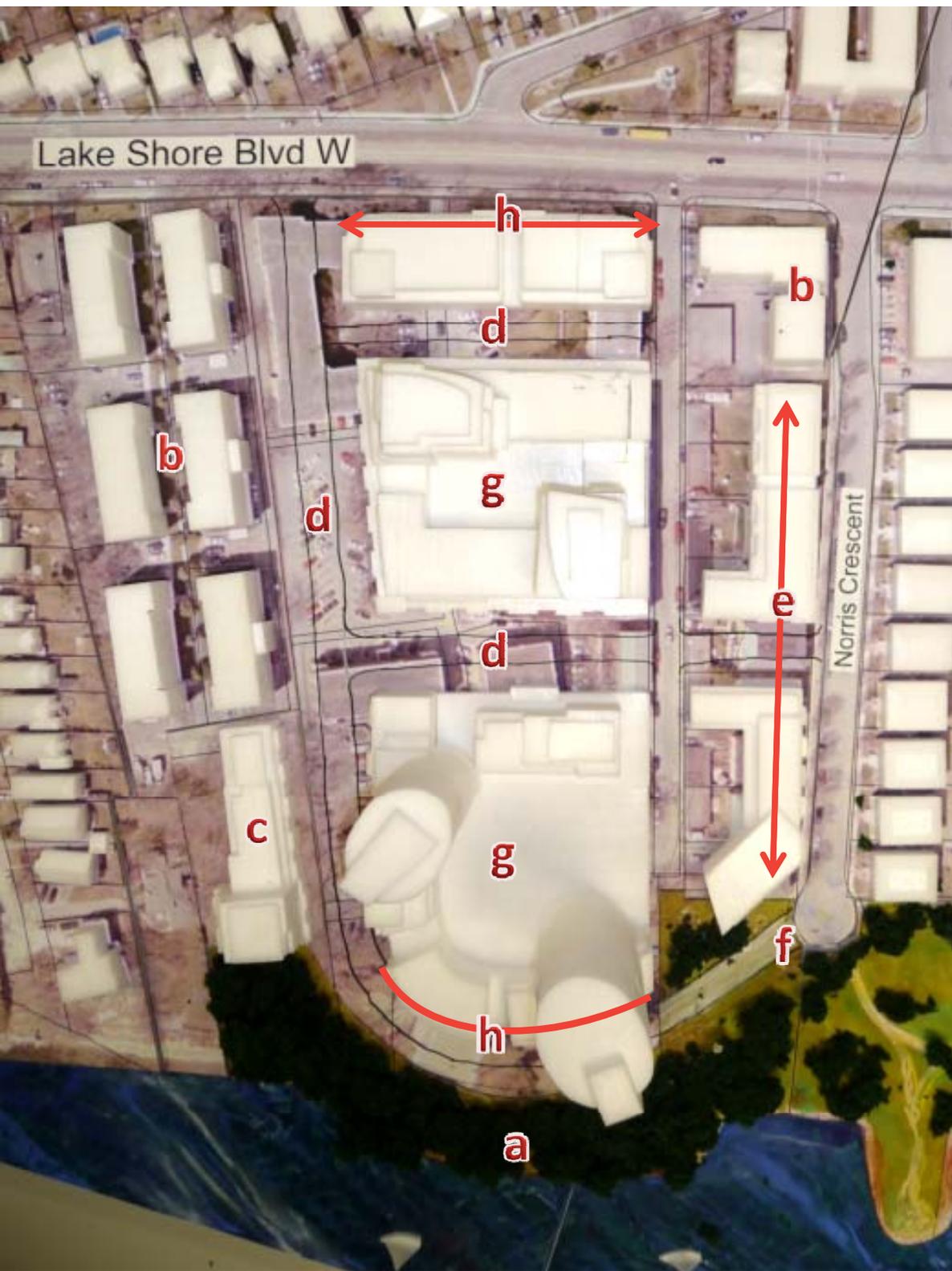
- a** Private lake frontage.
- b** Highly internalized site – not integrated with the surrounding community.
- c** Restricted private street access – no public access through the site.
- d** Dead end street not connected into the wider system.
- e** Vacant waterfront parcel – no public access.
- f** Laneway character of Douglas Blvd limits public realm improvement opportunities.
- g** Good quality building stock should be retained.
- h** Undertake Heritage Impact Assessment for potential heritage elements of Estate,



5.
OPPORTUNITY
Vision Components

**Zone F:
The Potential Opportunity**

- a** New waterfront park and expansion of trail system.
- b** Retention of existing buildings.
- c** On-site intensification options.
- d** New north south and east west streets introduced to normalize the network and reconnect this large site into the wider community.
- e** Creation of a transitional zone for building height and massing to provide a good fit with the established neighbourhood.
- f** Extend Norris Crescent as a lake front drive.
- g** Significant redevelopment and/or replacement potential.
- h** Create opportunities for diversification of uses to introduce retail, commercial or recreation along Lake Shore Boulevard and/or the waterfront (where viable).





Zone F: The Potential Opportunity [cont.]

- i** Smaller tower footprints with good spacing in between.
- j** Podium base creates a pedestrian-scale experience at grade and conceals parking and servicing.

5. OPPORTUNITY Vision Components





h



a

Mimico 20/20
Revitalization Action
Plan

5.
OPPORTUNITY
Vision Components



h

a

Zone F: The Waterside Opportunity



a



h

Zone G:

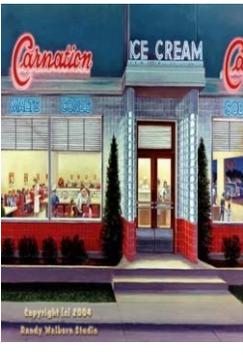
Lake Shore Boulevard: North Side

Lake Shore Boulevard is the commercial spine of Mimico. As a designated 'Avenue' and transit corridor, there are opportunities for appropriate infill and intensification of uses - retail, commercial and residential - in select locations. The plan below identifies potential locations for future redevelopment. Any new development must be sensitive to adjacent uses and contribute to a positive street environment.

Mimico 20/20
Revitalization Action
Plan

5.
OPPORTUNITY
Vision Components





Mimico 20/20
Revitalization Action
Plan

5.
OPPORTUNITY
Vision Components





Scarf
Flower Inc.

An aerial photograph of a city neighborhood, likely in Toronto, showing a mix of residential buildings, streets, and a waterfront area with a marina. The text "A Flexible Framework" is overlaid in large white letters on the left side of the image. The number "6" is in the bottom right corner.

A Flexible Framework

6

6 A Flexible Framework

The most successful places are those that are able to adapt and change over the years as market conditions and user requirements alter.

Neighbourhood evolution can best be accommodated within the overall structure of a strong network of interconnected public streets and open spaces. This network allows for the greatest flexibility in building form and typology, location and size of open spaces and opportunities for creating efficient, 'user friendly' connections. To allow for on-going evolution, building parcels should be large enough to accommodate a variety of uses and structures within one block.

This section identifies a new urban structure for Mimico-By-The-Lake that expands its road and path network, creates additional parks and open spaces and allows for new in-fill opportunities.

The Mimico-By-The-Lake
'Village Heart'

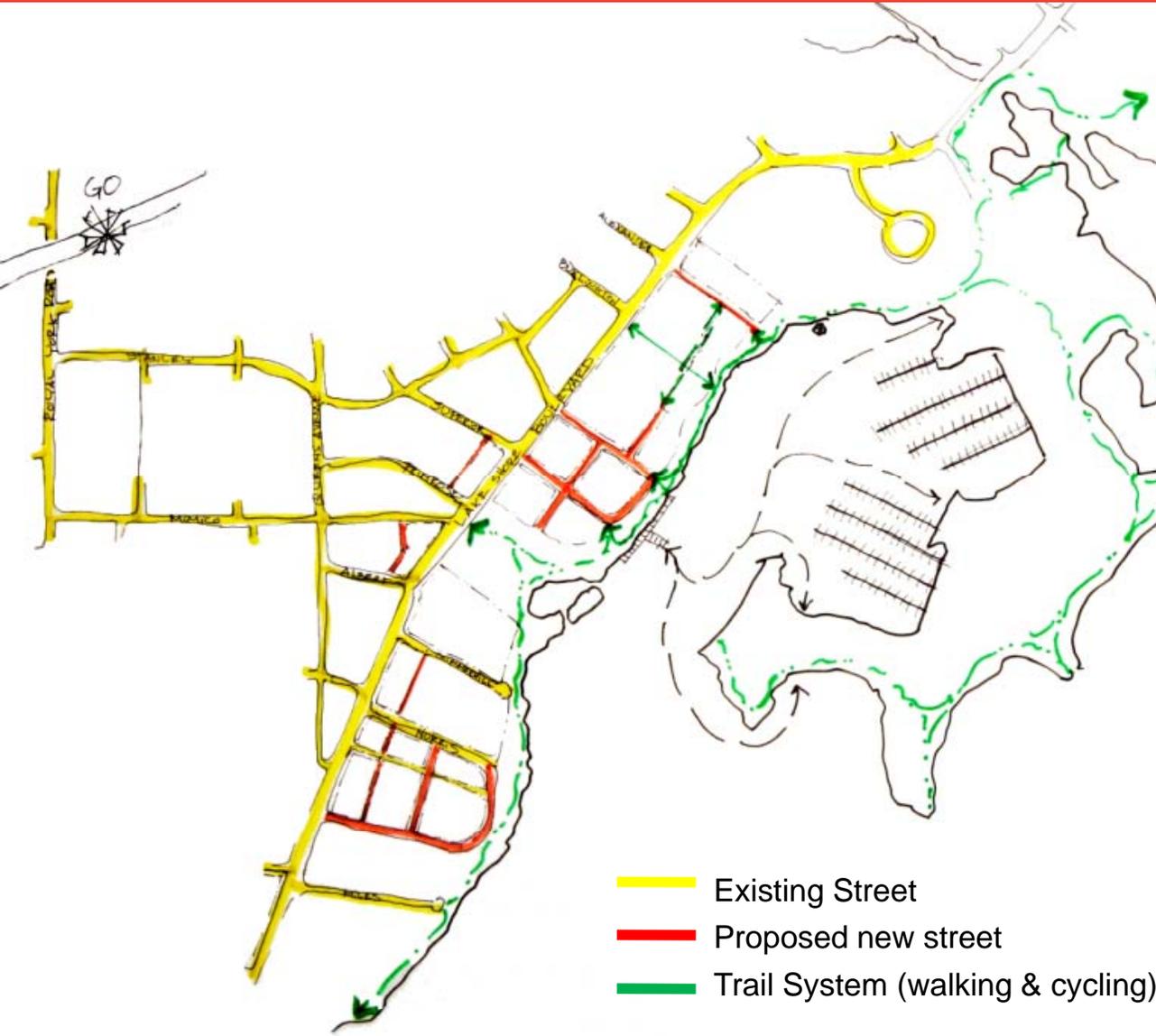




Big Moves for Mimico

1. Expand the waterfront park area to both the east and the west.
2. Create a more focused village hub. Concentrate the core of Mimico-By-The-Lake between Allen Avenue and Albert Avenue and promote expansion of the village heart towards the water along existing and new north-south streets.
3. Continue to upgrade the quality and character of Lake Shore Boulevard so it functions more as a Main Street and less as a through travel route.
4. Expand the street network south of Lake Shore Boulevard to provide greater access to the water, break up large parcels and create new addresses for future development.
5. Introduce new east-west connections along the edge of Lake Ontario and also between the water and Lake Shore Boulevard.
6. Accommodate a greater diversity of housing types by developing new residential and mixed use buildings along Lake Shore and south of Lake Shore, while still protecting existing rental housing.
7. Intensify the north side of Lake Shore with new mixed use, residential and commercial developments in a manner that is sensitive to the adjacent neighbourhood.

6 A Flexible Framework



Access & Connections: Road and Path System

The framework plan proposes:

- Completion of the waterfront trail.
- Introduction of new vehicular roads to provide new addresses for development and greater visual and physical connections to the lake.
- New multi-modal access to the water through the extension of Albert Avenue, Superior Avenue, Alexander Street and Norris Crescent.
- Mid-block pedestrian linkages to the water and across the district.



Bringing the Lake to Lake Shore: Identifying New Access & Connections

The plan below identifies an opportunity for up to 10 new connections to the lake. These new routes are in keeping with the existing street pattern to the west of Mimico, which enjoys connections between Lake Shore Boulevard and Lake Ontario every 120 meters. Where possible, new east-west connections are also proposed running east from Amos Waites Park.



6 A Flexible Framework



Public Realm: Streetscape & Open Space

The framework plan proposes:

- A generous and well connected public realm.
- Streetscaping treatments along key routes, including Lake Shore Boulevard, Mimico Avenue, Stanley Avenue and all routes leading to the waterfront.
- An expanded open space network with new public park opportunities.
- Creating quality settings for new investment.
- Providing enhanced amenity for the community.
- Exemplary public spaces that can sometimes be delivered in partnership with the private sector.
- Providing spaces for new programming to enliven the waterfront.



Open Space Network: An Expanded & Connected Waterfront Park

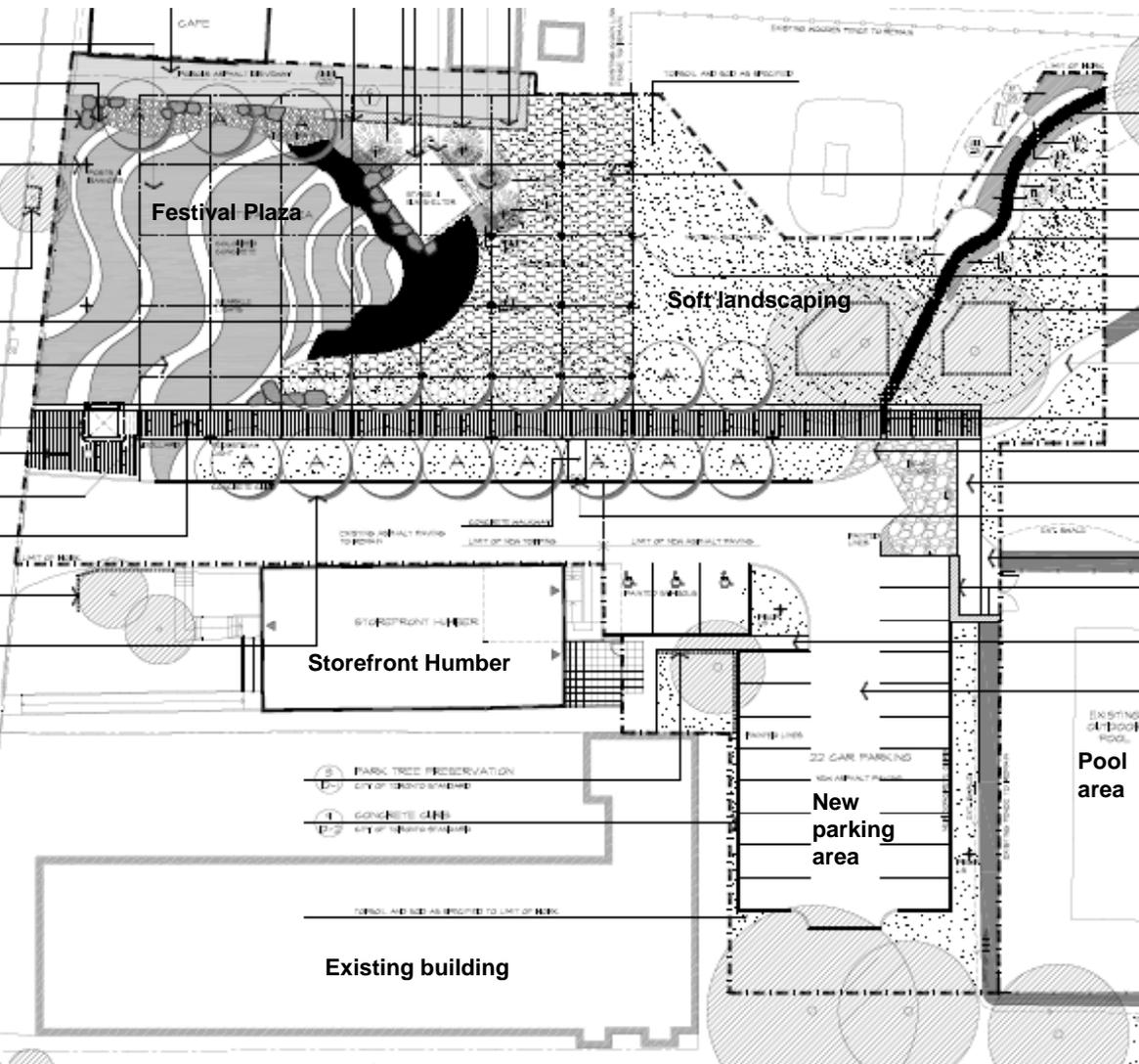
A Park Plan for Mimico showing the new Lake Shore Park, Amos Waites Park, Festival Plaza, Superior Park and Phase II of the Linear Park.

Source: Toronto and Region Conservation Authority



6 A Flexible Framework

Plans for the new Festival Plaza - currently under construction



(Source: Alexander Budrevics & Associates)

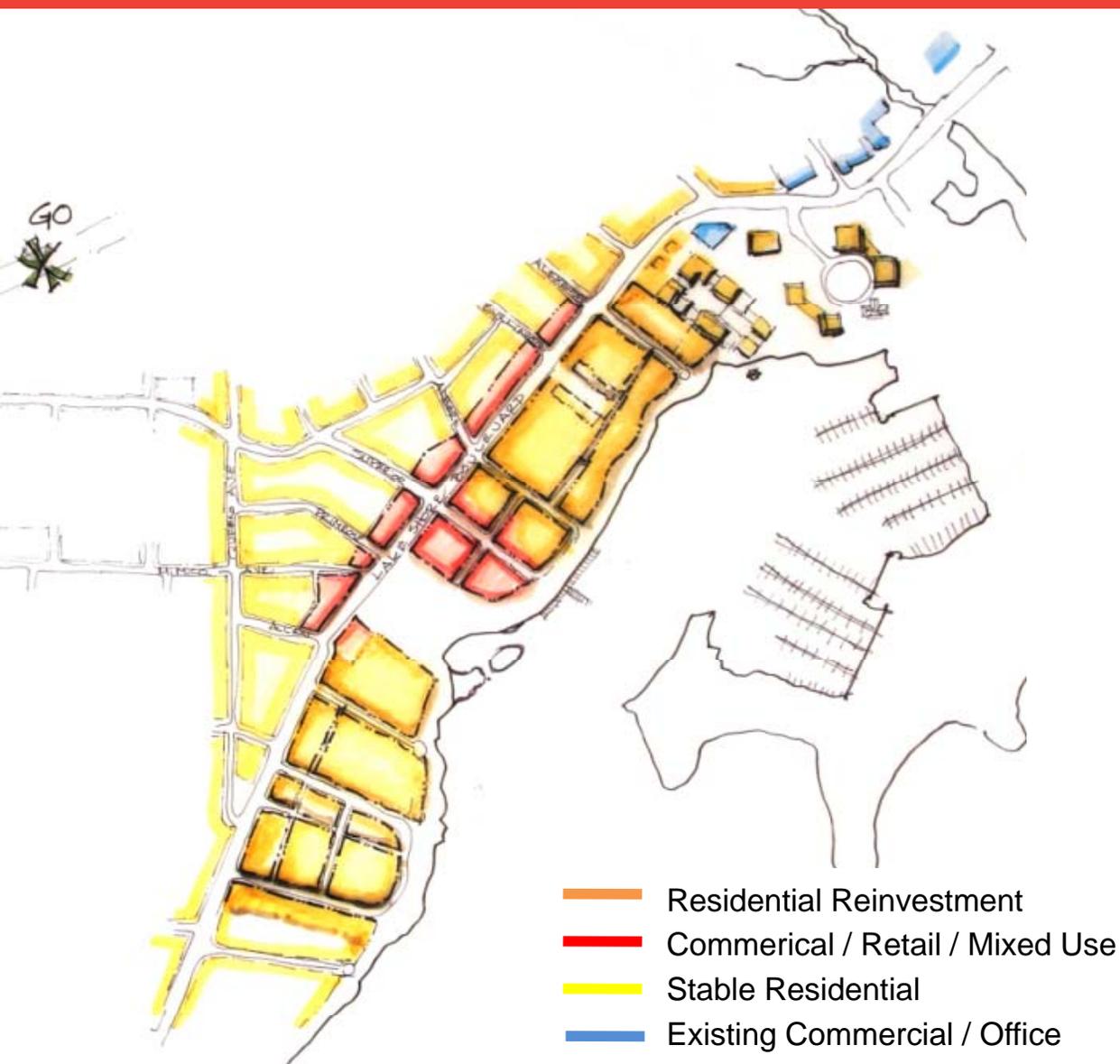




Land Use:

The framework plan proposes:

- Providing and supporting a more fine grained development pattern.
- Encouraging a greater mix of uses with a strong focus on residential reinvestment across the area.
- Maintaining all existing commercial areas.
- Establishing a more concentrated “Village Centre” containing commercial / retail / residential / community uses between Lake Shore Boulevard and the Lake, bounded by Allen Avenue and Alexander Street.





The B. Raymond Cheng School of Continuing Education

You

YOUR NEXT BETTER IDEA
a mesh now starts



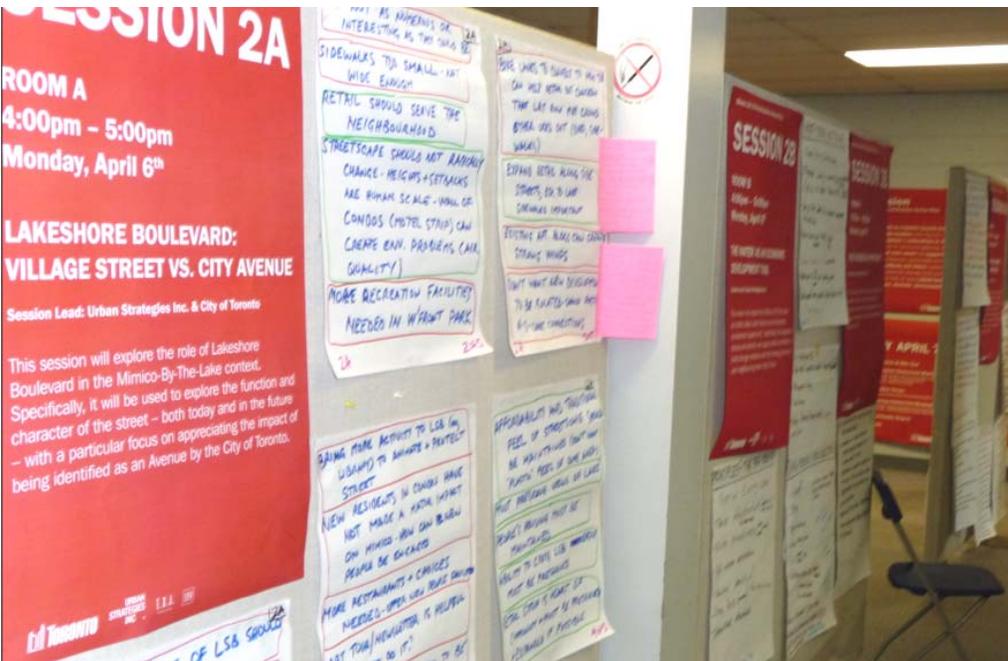


Facilitating Transformation: Implementation

7 Implementation



The Mimico community is highly focused on implementing its Vision. Throughout the charette, and in particular on the final day, participants articulated a range of regulatory changes, project priorities and supporting mechanisms that will help implement the Vision and related conceptual Framework Plan.



This section presents the recommended regulatory changes and identifies a series of specific projects and supporting actions to help deliver the agreed Vision for Mimico-By-The-Lake.



Regulatory Opportunities:

There are a number of policy changes the City should consider to enable new development in Mimico:

- Review the Avenue and Apartment Neighbourhood designations to ensure they encourage/enable intensification as proposed
- Consider preparing a Site and Area Specific Policy for the study area to implement the elements of the proposed Framework Plan
- Identify the community's priorities for public benefits to be delivered through future "Section 37" contributions (as per the provisions of the Planning Act)
- Review the relationship between the Official Plan and zoning provisions, and related performance standards (minimum frontage / lot size to encourage consolidation/achieve higher densities)
- Consider the potential role of "holding" zoning as a way to ensure the provision of key elements of the Vision and Framework Plan
- Engage with the City's new Public Realm Department to identify opportunities for they can work to strengthen its public realm
- Consider an amendment to the City of Toronto Part I Plan through the creation of Site and Area Specific Policies.

Updates to the existing Community Improvement Plan should be considered to:

- Expand its boundaries, priorities and powers, potentially for land acquisition and assembly; the waiving of fees; provision of grants and/or financial incentives , etc. Combine available incentives with other senior government rental housing incentives.
- Capture any benefits provided by the City-wide Community Improvement Plan and Tax Increment Equivalent Grants (TIEGs)

7. Implementation

There are a number of changes the City should consider to promote the preservation and renewal of existing rental housing:

- Enforcement of property standards.
- Application of the City's Tower Renewal program.
- Tax relief for rental housing as per the provisions of the Municipal Act Capital Facilities By-law, and equalization of rental housing tax rates with condominium rates.
- CMHC's Residential Rehabilitation Assistance Program which provides funding to undertake housing repair to ensure that it meets the minimum federal health and safety standards.
- Incentives to improve energy efficiency.

There are a number of policy changes the City should consider to promote affordable rental housing replacement:

- The priority is on-site replacement. The criteria and issues for off-site replacement (proximity, availability of sites, legal securities, timing and phasing) need to be clearly articulated.
- Explore potential roles for City ownership in future affordable rental housing through Toronto Community Housing.
- The City should work to bring existing non-profit groups to the area to create permanent affordable rental housing opportunities.
- The potential to issue charitable receipts under the Income Tax Act should be explored to underwrite capital gains, potentially in combination with the Affordable Housing Program, Capital Facility By-law and/or Capital Revolving Fund.
- Waiving city costs like Development Charges, application fees, cash in lieu, etcetera.
- The ability to access Provincial and/or Federal capital grants for the creation of new affordable units.
- Reduced parking standards.



Other Potential Project & Actions to be explored include the following:

- Create a dedicated 'Mimico Revitalization Working Group' to bring forward the Plan (Councillor Grimes, City Staff, agencies and the community).
- Create a detailed implementation strategy to realize priority projects. This could take the form of a Regeneration Strategy, Secondary Plan, an Avenue Study, and/or Urban Design / Streetscape Guidelines.
- Explore further roles for Waterfront Toronto and TRCA in enhancing the local park system and facilitating waterfront development.
- Prioritize Mimico projects in the capital budgets of the City and City agencies and leverage and coordinate with other priorities and strategic projects found in these budgets.
- Create a 'Neighbourhood Directory of Services' to signpost residents to available services (including meeting spaces).
- Establish a pilot 'Virtual Community Centre' for Mimico to be used as a resource directory and to link organizations and agencies.
- Utilize existing community assets more fully – such as churches, schools and community centres.
- Create a hub on the waterfront for new uses and activities to be introduced.
- Expand the boardwalk across the entire lake frontage.
- Extend Albert & Alexander south of Lake Shore Boulevard to create a lakeside drive.
- Establish a new pier at foot of a revitalized Superior Avenue.
- Work to bring retail down from Lake Shore Boulevard south to the water.
- Provide new bicycle and pedestrians paths on all new and upgraded streets, and through the middle of long blocks, as appropriate.

7. Implementation

- Prepare a Parks Plan or Community Master Plan for the spit and shoreline area of Mimico.
- Potential implementation of the priority neighbourhood service delivery model.
- Transit through the Mimico community needs a ‘custom fit’. Continue to work with the TTC to ensure that future proposals are appropriate.
- Work with the TTC to increase frequency of transit service to the Mimico area.
- Pursue a variety of potential grants and involvement from foundations (i.e. Evergreen, Artscape, Trillium/TD Canada Trust...).
- Establish a rental housing landowners association and/or encourage their involvement in the BIA.
- Undertake additional studies required to fully understand community needs, including a Community Profile, Community Facilities Assessment and Community Census/Community Needs Audit.
- Engage with Lakeshore Arts & the BIA to help mobilize the project. Identify what support is required by these groups to help deliver the plan
- Work with the Councillor’s Office to identify a community-led mix of programming opportunities for Amos Waites Park and Festival Plaza (festivals, art shows, film & music events, markets, heritage celebrations, themed events, carnivals, etcetera).
- Explore options for pursuing a greener Mimico – both physical and social opportunities.
- Undertake streetscape improvements along key routes, including Lake Shore Boulevard, all streets leading to the water and the cluster of streets in the Village Heart (portions of Allen Avenue, Mimico Avenue, Primrose Avenue and Superior Avenue).

A supporting technical document, the *Mimico-By-The-Lake Implementation Action Memo*, was prepared that further articulates implementation actions and recommendations. The *Mimico-By-The-Lake Implementation Action Memo* should be read in conjunction with this vision report.

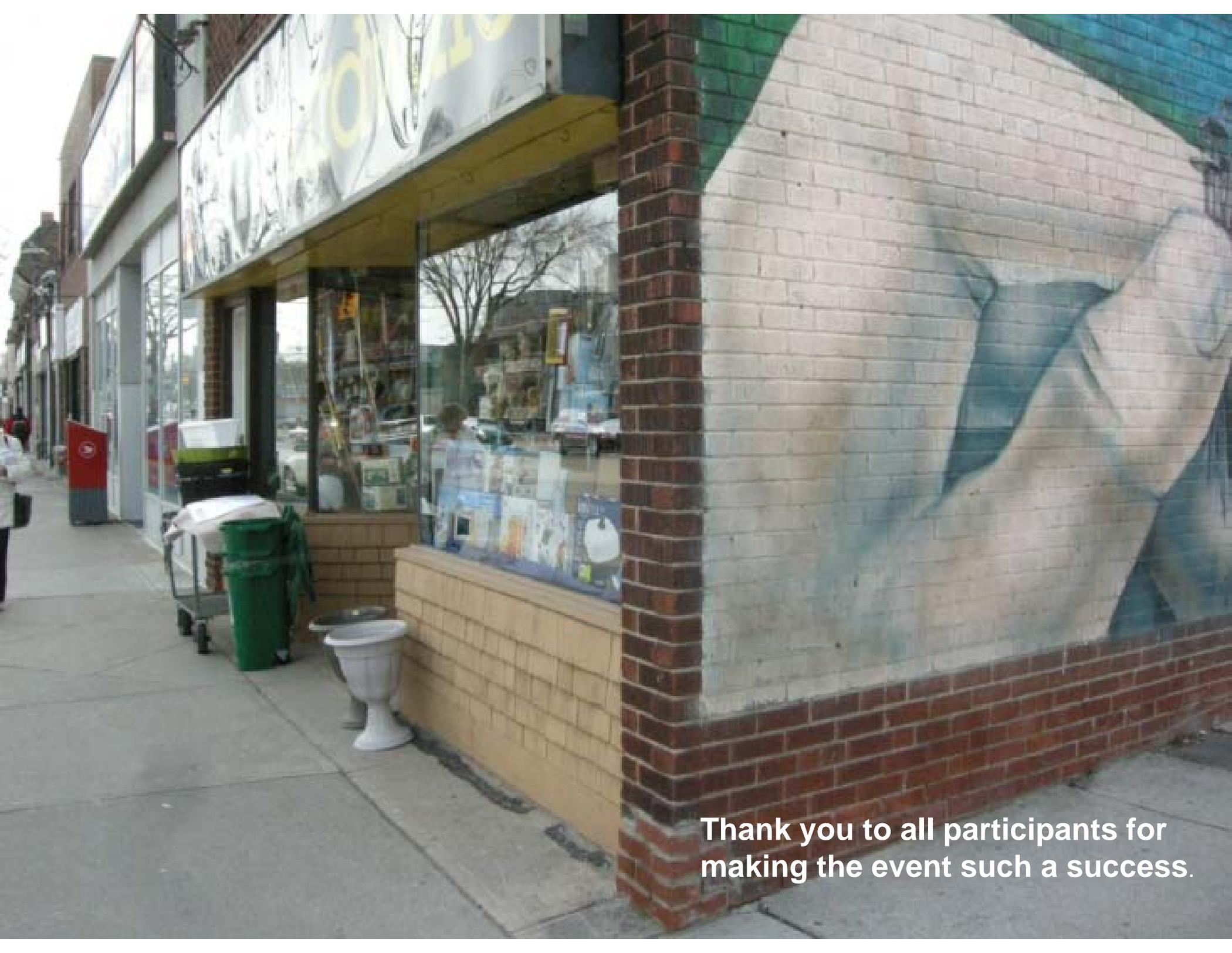


Mimico 20/20 Revitalization Action Plan



THANK YOU.





Thank you to all participants for making the event such a success.

Joan Hewitt
Kathy Hernadi
Robert Mark
Madeleine Pengeley
Barb Wallace
Hanna Slojkowski
Justin Juda
H. Dell
Toyosi Adenusi
Yasmin Rage
John Liang
Chris Wegner
Rob Lowry
Rob Milne
Neil Marlow
Demuth Flake
Maureen Boon
Deborah Rae Lalonde
David Juliusson
Angela Vellekoop
Dave Vellekoop
Susan Keir
Hector Tuminan
M & H McLardie
C. Sheasby-Coleman
Bob McCabe
Paul Homsy
Chris Bishop
Catherine Bustamante
John Crawford
Agnes Campbell
Lorraine Horan
Mary Grieco
George Kash
Libby & Colin Bannister
Stefania & Bertie Low-Ring
Erika & Randy Aucoin
Larry & Patricia McPhail
Tommy Ong
John Cary
Heather MacKenzie
Mike Pelletier
Sandee Roelcke
D. Filchak
Julie Kretchman
David Greig



Brian Bailey
Joy Leslie
Dana Beatson
John Quinn
Ronald Samson
Anna Zhuranova
Anne Thorburn
Grace Allen
C. Tettey
Cary Green
Hanita Braun
Justin Aykler
Kelly Wilson
Brian McCauley
Carole Goyette
Wendy Smith
Richard Bannen
Judith Kaufman
Toni Panzuto
Mike Peters
Wendy McNaughton
Bill Worrell
Tim Troke
Paul Chomik
Susan Clendining
Kathy Kotris
Joan Hewitt
Rob Williams
Olya Michnevich
Yasmin Virani
Irving Garten
Steve Pomeoy
Mike McCart
Joe Lorenzet
Gerry Dileo
L. Morassutti
Craig Hunter
Dino Longo
Rob Thompson
Brian Zenkovich
Alexandre Rodrigues
Don Henderson
David Pritchard
Gregg Lintern
V. Stainton
B. Zenkovich
Nick Buczok
Malcolm Consalves



Sharon Consalves
Melanie Gilbert
Anthony Humphreys
John Drennan
Annmarie Prieto
Andrew Nobrega
Patricia Smiley
Siobhan Angley
Ruth Grier
Paul Chomik
Norm Davis
Victoria Natola
Hazel Walker
Graham Howes
Don Burbidge
Buddy Herold
Laura Sellors
Mitch Stambler
Mary-Ann George
James Maloney
Jem Cain
Susie Kim
Janet Lee
Joseph Luk
Brenda Bloor
Ross McGill
John Salajka
Kelly Brown
Bob Poldon
Terry Smith
Owen Peat
Jackie Vandervelde
Jim Lord
Alan Slobalsky
Jack Krubnik
Helen Marquis
Lisa Freeman
Julius Mlynarski
Kyriakos Platsis
Xue Pei
Lorna Day
Allan Killin
Joan Aaron
Tim Owen
Jerry Smith
Anne Ptasznik
Natalia Pehennaia
David Godley



Melissa Holmes
Brian Hollingworth
Jim Sanderson
Karen Elstone
Tamara Shephard
David Pritchard
David Switzer
Sharon Majik
Christine Campbell
Chris Moore
Jane Perdue
Mary Kancer
Doug Dron
Michael Jones
Susan Nagy
Brian Herlin
Nial Haggart
John Fletcher
Dana Beatson
David Spence
Susan Kitchen
Peter Langdon
Frank Giannone
Anna Zhuravlova
Sandee Roelcke
Dave Filchak
Graeme Hogle
Rebecca Ross
Michael Ignatieff
Josh Bean
Matthew Premru
Philip Evans
Graeme Stewart
Steve Pomeroy
George Dark
Cyndi Rottenberg-Walker
Ross Burnett
Andrew Goodyear
Marcus Morgan Quinn
Margaret Shipley
Bryan Bowen
Melanie Hare
Eric Turcotte
Warren Price
Yvonne Yeunge
Craig Lametti



Proceedings Report



**URBAN
STRATEGIES
INC**



E.B.A.
Architects Inc.

*Focus
Consulting
Inc.*

Prepared by
Urban Strategies Inc.
for the City of Toronto,
September 2009.