

EY25.15.54

High Park Coalition Positions and Comments on Item EY25.15
Mimico-By-the- Lake Secondary Plan to be presented to Toronto City Council on July 16th, 2013

CITY CLERK'S OFFICE
SECRETARIAT SECTION

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To Members of Toronto City Council and Mayor Ford,

On behalf of the **High Park Coalition** we would request that Toronto City Council direct City Planning to perform an independent design review through Waterfront Toronto on the Mimico 2020 Secondary Plan. We request that the design review panel focus on reducing heights and densities in the Mimico 2020 plan as they may set precedents for other Toronto's residential neighbourhoods. Other tools beyond the Secondary Plan should also be considered to ensure appropriate density controls for development in Mimico by the Lake.

Mimico by the Lake is a community of predominantly single family dwellings and small walk-up apartment buildings. The Toronto Official Plan protects neighbourhoods by setting appropriate guidelines regarding height, density and built form along Avenues such as Lakeshore Blvd West.

The current Mimico 2020 Secondary Plan overrides the Toronto Official Plan neighbourhood protection policies and allows for 25 storey heights with no density cap in the Mimico 2020 by the Lake neighbourhoods. The heights in this plan will increase as section 37 funds are negotiated at the time of rezoning applications.

The height and density guidelines established in a site specific Secondary Plan have been proven ineffective at controlling heights and densities in Toronto neighbourhoods as is seen in Humber Bay Shores on Etobicoke's Waterfront. The Motel Strip Secondary Plan for this area set heights at approximately 20 storeys; however 65 storey buildings have been approved by Toronto City Council in this suburban apartment neighbourhood.

The Ontario Municipal Board views all Toronto residential neighbourhoods in a similar light, and therefore allowing 25+ storey buildings in any Toronto residential neighbourhood creates serious implications for other Toronto neighbourhoods when high rise development proposal are considered.

For this reason, we ask that Toronto City Council Vote to have an expert design review performed by Waterfront Toronto on the Mimico 2020 Secondary Plan. We would request that the design review panel focus reducing height and densities according to the City of Toronto neighbourhood protection policies in the Official Plan.

Regards,
Executive, High Park Coalition