



EY25.15.61

CITY CLERK'S OFFICE  
SECRETARIAT SECTION

2013 JUL 15 P 4: 07

Attn: Marilyn Toft, Secretariat Contact, Toronto City Council  
clerk@toronto.ca

Date: July 15, 2013

**Mimico Residents Association Comments on City Council Agenda Item EY25.15  
Final Report - Mimico-by-the-Lake Secondary Plan  
to be presented to Toronto City Council July 16/17, 2013**

To the Members of Toronto City Council,

The Mimico Residents Association (MRA) has followed and participated in the Mimico 20/20 planning process over the past 7 years. As stated in our previous communication (April 2, 2013), the MRA supports change in our community, as long as it is appropriately planned change. We would like to see revitalization along our lake, but not at the expense of any additional benefits to the community.

The amended Secondary Plan does not address many of the concerns the MRA and Mimico residents have repeatedly raised. There are very few benefits for the larger community other than new roads and condominiums. The parkland dedication is insufficient, the existing strip of lakeside Linear Park is already overcrowded, and there are no mixed-use areas being proposed along the waterfront to help make this the "destination" described in the 2009 Vision Statement for Mimico 20/20.

The intense development at Humber Bay Shores has shown us that a Secondary Plan does not necessarily result in controlled development. Height limits of 25 storeys could result in much larger applications being approved by the Ontario Municipal Board (OMB).

Developers tell us that the current Plan will not incentivize development, and will end up on the shelf with the 1980s Mimico Study.

On the other hand, the MRA is very concerned that without a Secondary Plan, our area could develop piece-meal with large-scale developments being approved at the OMB without community consultation or approval. We understand that residents are much more likely to "win" at the OMB if we have a Secondary Plan that supports our concerns and sets limits on height and density.

In short, the MRA, along with many area residents, is frustrated with the current situation. We feel cornered into accepting a Plan that apparently does not provide enough benefit to area residents or to developers to stimulate improvements. When our February 2013 community survey asked if residents would approve the Plan in its current form, nearly half of respondents (47.4%) supported the Plan, while 28.2% did not. Therefore, while we strongly support the need for a Secondary Plan, we have serious reservations regarding the insufficiencies in parkland dedication, community amenities and public mixed use spaces along our waterfront.

**We urge the City explore alternative solutions, sources of funding or approach agencies such as Waterfront Toronto that could help improve this Plan and move it forward in a more positive direction.**

**As stated in our previous communication, the City needs to invest in this section of the waterfront with more than a Secondary Plan.**

Sincerely,



Kyra Trainor, President  
Mimico Residents Association

CC: Ward 6 Councillor Mark Grimes

CC: Toronto City Planning: Bill Kiru, Neil Cresswell, Kathryn Thom, Jennifer Keesmaat



Attn: Rosemary MacKenzie, City Clerk, Etobicoke York Community Council  
etcc@toronto.ca  
CC: Councillor Mark Grimes  
CC: City Planning: Matthew Premru, Jennifer Keesmaat, Neil Cresswell,

SUBMITTED April 3, 2013

**Mimico Residents Association Positions & Comments on Item EY23.6  
Mimico-by-the-Lake Secondary Plan to be presented to EYCC on April 9, 2013 at 7pm**

To the Members and Chair of the Etobicoke York Community Council,

Thank you again for allowing the Mimico Residents Association (MRA) to comment on the DRAFT Mimico 20/20 Secondary Plan. As we reflect on the last number of years through the consultation process, we wish to state that the MRA supports change in our community, as long as it is appropriately planned change.

The history of this section of the Toronto waterfront has created many planning issues for revitalization, largely because it is owned by multiple land owners and was developed under contentious circumstances in the 1950s. The City has an opportunity to make amends for past mistakes.

Ultimately the MRA would like to see revitalization along our lake but not at the expense of any additional benefits to the community. The waterfront is a scarce resource that should be enjoyed by all people in our city. The City needs to invest in this section of the waterfront with more than a Secondary Plan.

**SUMMARY**

The MRA's most recent survey (February 2013) asked residents if they would vote in favour of the **current version of the Mimico 20/20 Revitalization Plan**. 47.4% of respondents agreed that the 20/20 plan should be approved in its current form. 28.2% of respondents did not believe the 20/20 plan should be approved, while 24.4% were undecided.

These results reflect some division and ambivalence in our community regarding aspects of the Secondary Plan. However, through our surveys the MRA has formulated the following positions in response to the DRAFT Secondary Plan to be presented to EYCC on April 9, 2013. We believe the current Plan should be revised to address these concerns.

**1. HEIGHT & DENSITY**

**The MRA continues to be concerned that height limits and number of buildings proposed in the Secondary Plan will serve as a minimum starting point for development applications, and that more**

and larger buildings will be approved.

According to the MRA's June 2012 survey:

- 91% of respondents believe the Plan should place height restrictions on new buildings
- 87% believe Zoning bylaws should be revised to include maximum building heights
- 84% oppose having a strip of hi-rise towers along the waterfront
- 65% would not accept building heights of 16-25 storeys in the specified locations.

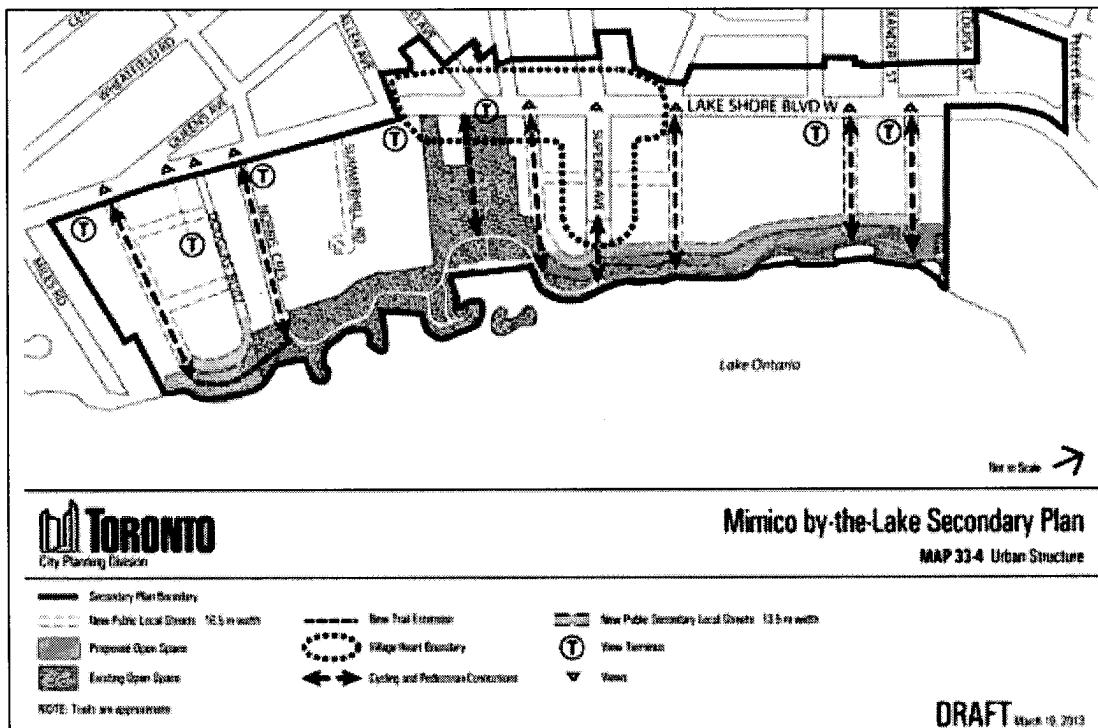
**2. PUBLIC OPEN SPACE/PARKLAND:**

The MRA does not believe the parkland and new public open space provided for in the Plan, particularly adjacent to the lake, is adequate to serve the increase in population resulting from future development.

The Secondary Plan provides the community with only an additional sliver of "New public open space" (see illustration on page 2). The current Linear Park and trail is already proving to be inadequate and overcrowding is an issue - before any increase in area density.

- 96% of survey respondents support an increase in parkland along the Mimico waterfront. (June 2012 Survey)

The MRA does support policy 4.5.6 as it relates to acquisition of new land to increase park space.

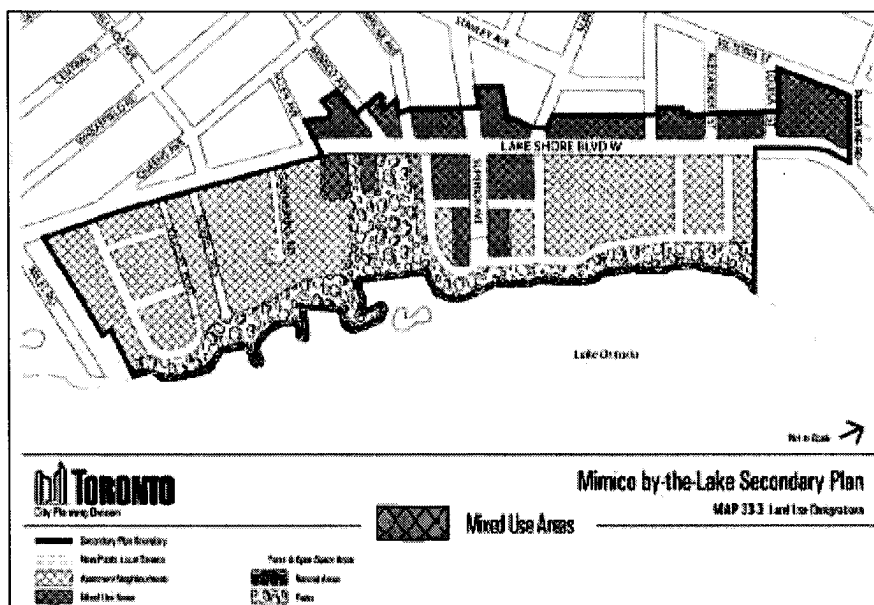


### 3. WATERFRONT MIXED-USE

The MRA believes a lake-side mixed-use area would allow the community to share lake-front amenities and spaces like courtyards, shops and restaurants in and around new buildings.

The Secondary Plan proposes no mixed use along the lakefront portion of the development area (see illustration below). Mixed-use is limited to Superior and Lake Shore Blvd. W.

- 68% of MRA survey respondents asked for commercial space (shops, restaurants, cafes) in the base of the hi-rise towers along the waterfront trail. (June 2012 Survey)



### 4. TRANSPORTATION

The MRA is concerned that the existing transportation network and public transit system will not support the projected increase in population with new development.

- 86% of respondents indicated that they do not believe the current roadways and public transit system in Mimico can support a 75-200% increase in density over what is currently at Humber Bay Shores (June 2012 Survey)

### 5. OFF-SITE RENTAL REPLACEMENT

The MRA supports the potential for off-site rental replacement (Policy 4.3.6) within the near vicinity of the current accommodation.

- The majority of respondents (65.8%) believe replacement rental units could be located on or close to the original site. (Feb 2013 Survey)

### 6. AFFORDABLE HOUSING

**The MRA supports the 1:1 replacement of existing rental units. However, an increase in affordable rental housing (Policy 4.3.10) is not supported by the residents based on our most recent survey.**

- 63.9% of respondents indicated they believe the number of affordable rental housing units in Mimico should not be increased: (Feb 2013 Survey)

## **7. LARGE HOUSEHOLDS**

**The MRA supports the development of new housing suitable for larger households such as families with children (Policy 4.3.9).**

- Nearly half (45%) of respondents believe that new housing built should include a more equitable split between 1-2 bedroom and 3-4 bedroom units. (June 2012 Survey)
- Numerous survey respondents provided comments supporting the provision for all sizes and types of housing, including family units. (June 2012 Survey)

## **8. HERITAGE**

**The MRA Supports Policies 4.7.1-4.7.4 regarding the preservation and conservation of built and landscape heritage resources.**

- The vast majority of respondents (86%) agreed to strongly agreed that it is important to preserve and restore Mimico's historic buildings. (June 2012 Survey)

Sincerely,

Kyra Trainor  
President  
Mimico Residents Association