

Final Report - Mimico-by-the-Lake Secondary Plan

Date:	March 20, 2013
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 6 – Etobicoke Lakeshore
Reference Number:	07 103514 STE 30 TM

SUMMARY

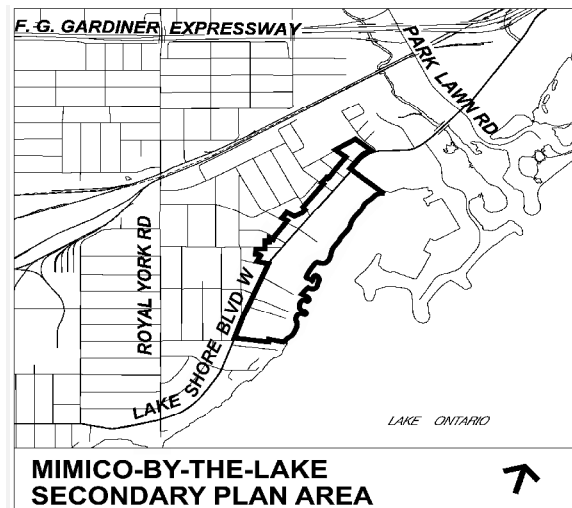
This report presents the conclusions of the Mimico 20/20 Revitalization Study, recommends approval of the Mimico-by-the-Lake Secondary Plan and related amendments to the City's Official Plan, and recommends adoption of Urban Design Guidelines for the Secondary Plan area.

The proposed Mimico-by-the-Lake Secondary Plan provides the policy framework for revitalization and change within this community over the next twenty years. Taking advantage of its unique lakeside setting, the Secondary Plan envisions an inclusive, mixed use community that is well integrated with the surrounding neighbourhood. The Secondary Plan provides for choice in terms of mobility, work, shopping and recreational opportunities as well as housing in terms of built form, tenure and affordability. A new public street structure is proposed to create new development blocks and to increase physical and visual access to Lake Ontario.

The proposed Secondary Plan is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe.

RECOMMENDATIONS

The City Planning Division recommends that City Council:



1. Amend the Official Plan substantially in accordance with the proposed Official Plan Amendment attached as Attachment 3 to this report.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
3. Adopt the Mimico 20/20 Urban Design Guidelines as provided under separate cover and available at the following links:
http://www.toronto.ca/planning/pdf/mimico2020udgls_feb_2013_part1_of_4.pdf
http://www.toronto.ca/planning/pdf/mimico2020udgls_feb_2013_part2_of_4.pdf
http://www.toronto.ca/planning/pdf/mimico2020udgls_feb_2013_part3_of_4.pdf
http://www.toronto.ca/planning/pdf/mimico2020udgls_feb_2013_part4_of_4.pdf

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The Mimico 20/20 Revitalization Project was initiated by Councillor Grimes in 2005 with the Mimico Planning Action Council to examine the future of the local waterfront area, the physical condition of rental housing and the composition of the Mimico-by-the-Lake business district. Several meetings were held, and a half day visioning session attended by the Ward Councillor, City staff, landowners, residents, the BIA executive and development interests resulted in "Mimico-by-the-Lake: Project 20/20 A Perfect Vision for our Community". This document identified opportunities, challenges and potential implementation mechanisms for revitalization of the community. This document was intended to initiate a formal community revitalization process including broad community participation.

It was anticipated that the process would develop implementation mechanisms to create a strong shopping and business core, an improved level of service to the community, as well as establishing an area that is pleasing in its design. Based on this, private and public investment would be encouraged and stimulate the revitalization of the adjacent area.

On September 13, 2006, Etobicoke York Community Council requested the Director, Community Planning, Etobicoke York District to report on the next steps in advancing the "Mimico-by-the-Lake Project 20/20: A Perfect Vision for our Community" initiative.
<http://www.toronto.ca/legdocs/2006/agendas/committees/et/et060913/etdd.pdf>

On February 13, 2007, Etobicoke York Community Council directed Planning staff to:

- engage residents and stakeholders in preliminary discussions regarding community issues, needs and objectives;
- issue the appropriate notice for the public engagement process to landowners and residents; and

- report to Etobicoke York Community Council on the findings of the community consultation process along with recommendations on proceeding with an implementation strategy.

<http://www.toronto.ca/legdocs/mmis/2007/ey/decisions/2007-02-13-ey03-dd.pdf>

This directive was the first step in Planning staff undertaking a wider initial public consultation process prior to undertaking a formal study.

A Community Workshop was held in June 2007, which was attended by over 100 residents. The conclusions from the Community Workshop resulted in a vision statement for the community, as well as identifying a number of opportunities and challenges to overcome if the vision was to be achieved. These opportunities and challenges included: housing, parks and recreation, infrastructure, business, land use, transportation and social services. These opportunities and challenges became the seven study priority areas. All future work on the Mimico 20/20 initiative has been guided by these community identified priorities and has formed the basis of the proposed Secondary Plan.

In January 2008 staff presented a report to the Etobicoke York Community Council outlining the results of the workshop and providing recommendations for an implementation strategy. The recommendations included hosting a public meeting to assist in establishing a Terms of Reference for a Planning Framework Study, which would identify a revitalization and implementation strategy.

<http://www.toronto.ca/legdocs/mmis/2008/ey/decisions/2008-01-15-ey13-dd.pdf>

In February 2008, Planning staff held an Information Session/Open House where attendees were encouraged to complete a questionnaire about issues in Mimico. The purpose of this event was to affirm the community vision, to rank the seven study priority areas, obtain community input regarding future public involvement and key study elements. The result of this engagement allowed Planning staff to prepare a Terms of Reference for the Mimico 20/20 Revitalization Study.

In July 2008, staff reported to Etobicoke York Community Council on the seven study priority areas and sought direction to issue the Terms of Reference for the hiring of a consultant to assist with the study.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.EY18.39>

In 2009 Urban Strategies Inc. was retained to advance the vision and priorities into a Revitalization Action Plan. A four day charrette was held in April 2009. The purpose of the charrette was to advance the vision and seven priorities into a flexible development framework.

On October 13, 2009, Etobicoke York Community Council directed Planning staff to schedule a community meeting regarding the Revitalization Action Plan Proceedings Report and Action Memo, both prepared by Urban Strategies Inc.; issue notice for a community consultation meeting; and issue notice for the public meeting under the

Planning Act regarding a Final Report on the Mimico 20/20 Revitalization Study with notice for this meeting to be given according to the regulations under the *Planning Act*.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.EY30.20>

On April 21, 2011, Etobicoke York Community Council directed a staff team, in consultation with the local Councillor, to report back to the May 25, 2011 Etobicoke York Community Council meeting with a recommended composition for a Mimico 20/20 Working Group Implementation Team.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EY6.32>

Also on April 21, 2011 Etobicoke York Community Council considered a report from Heritage Preservation Services staff regarding the intention to designate under Part IV, Section 29 of the *Ontario Heritage Act* the properties at 2521-2543 Lake Shore Boulevard West and 5-9 Douglas Boulevard (lands known as Amedeo Garden and currently owned by the Longo family). Etobicoke York Community Council referred this report to Planning staff for consideration as part of the Mimico 20/20 Revitalization Study and that this matter be brought forward through the recommendations arising from this study.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EY6.5>

At the May 25, 2011 Etobicoke York Community Council meeting, staff reported on the formation of a Core Working Group and a Technical Working Group consisting of staff from the City Manager's Office, City Planning, Parks, Forestry and Recreation, Technical Services, Economic Development and Culture and the study consultant Urban Strategies Inc. The creation of the Working Group resulted in identifying the main points of discussion, which included the deliverables, policy issues, team composition and scheduling. The deliverables identified included the various technical reports that would be required to support the Mimico 20/20 study. Some of the policy issues that would be the focus of the study were also identified and included economic incentives, rental housing policies, heritage resources and appropriate development heights and densities.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EY7.27>

On September 12, 2011 in considering a Preliminary Report on an Official Plan Amendment application at 2521-2543 Lake Shore Boulevard West (Amedeo Garden/Longo property) seeking a significant residential intensification of these lands, Etobicoke York Community Council directed staff to arrange the necessary public consultation meetings and for staff to process this application in conjunction with the ongoing Mimico 20/20 Revitalization Study.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EY9.8>

On January 22, 2013, Etobicoke York Community Council adopted a Motion directing Planning staff to incorporate in the Final Report commentary on a number of issues to incent revitalization in the Mimico area.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY21.49>

On February 21, 2013, City Council replaced the above January 22, 2013 Etobicoke York Community Council Motion with a Motion directing staff to address in the Final Report how recommended policies and initiatives will create a framework to encourage investment in the Mimico area and to report on the next phase of community consultation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY21.49>

ISSUE BACKGROUND

Mimico is a historic community located in the southwest part of the City situated between Lake Ontario, The Gardiner Expressway, Dwight Avenue and the Mimico Creek. The Mimico 20/20 study area focused on the 1.6 kilometre stretch of Lake Shore Boulevard West generally from Miles Road at the south, to Fleeceline Road at the north. This area is generally characterized by low rise commercial uses with some residential uses along the west side of Lake Shore Boulevard West and low to medium rise apartment buildings with some commercial uses along the east side. Amos Waites Park is located roughly in the centre of the study area and provides views and access to the lake. The study focused on this area of Mimico as this area is anticipated to experience the most change over the coming years.

Mimico developed over time from a rural community to an estate community to its present day form of residential and commercial uses. The current form of Mimico emerged during the 1950s and 1960s with apartment development on lots between Lake Shore Boulevard West and the lake. Little re-investment has occurred in the area since that time, leading to a number of issues for the area, including:

- Privatization of the waterfront;
- A mainly one-sided commercial main street;
- Fragmented land parcelization and land parcelization that resulted in long, narrow lots;
- Buildings without appropriate street address;
- Buildings with poor relationships to streets, the lake and to each other;
- Aging rental stock;
- Neglected public realm; and
- Blocked physical and visual connections to Lake Ontario.

Within the Mimico study area there is an existing Community Improvement Plan (CIP). The area covered by the CIP includes the lands fronting Lake Shore Boulevard West, generally between Allen Avenue and Burlington Street. This CIP was created in October 2005, and modified in July 2006.

To achieve the former City of Etobicoke Official Plan community improvement goals, the objectives of the CIP were to:

- prevent the physical deterioration of the hard service infrastructure;

- revitalize and preserve the existing commercial strips, where feasible; and
- examine existing development and plan for future development that is compatible.

It was anticipated this would create a strong shopping and business core, an improved level of service to the community, as well as establishing an area that would be pleasing in its design. It was anticipated this would assist in encouraging private and public investment and stimulate the revitalization of the adjacent area.

Planning Act and Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. City Council’s planning decisions, including the adoption of Secondary Plans, must have regard for matters of provincial interest set out in Section 2 of the *Planning Act* and are also required to be consistent with the PPS. Policy areas relevant to the review include:

- Efficient use of land, infrastructure and public service facilities;
- Intensification in appropriate locations, taking into account existing and planned development and infrastructure;
- Ensuring sufficient land for a range and mix of employment, residential and open space uses;
- Affordable housing targets;
- Planning and protecting for corridors and rights-of-way for transportation, transit and infrastructure facilities and to meet the needs of pedestrian and cycling movements; and
- Supporting energy efficiency and improved air quality by planning for compact urban form, promoting public transit and promoting design and orientation which maximizes the use of alternative/renewable energy.

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council’s planning decisions are required by the *Planning Act*, to conform, or not conflict, with the Growth Plan. The Growth Plan contains policies relevant to the proposed Mimico-by-the-Lake Secondary Plan, including priorities to:

- Reduce automobile dependency through mixed-use, transit supportive, pedestrian friendly urban environments;
- Provide convenient access to intra- and inter-city transit;
- Provide for a range and mix of housing including affordable housing, a diverse and compatible mix of land uses, and high quality public open spaces;
- Conserve cultural heritage and archaeological resources; and
- Identify natural heritage features.

City of Toronto Official Plan

The Toronto Official Plan contains policies and objectives that guide future growth and development in the City. The Official Plan contains a number of city-building priorities such as directing growth to areas well served by transit and creating viable and complete communities. The Official Plan also contains policies that require development to be considered as part of a broader approach to community building to ensure all residents have access to housing, parks and community services. Key Official Plan objectives and policies that guided the development of the proposed Secondary Plan include the following:

- Integrating land use and transportation planning, including supporting targeted growth areas with good transit services, concentrating jobs and people in areas well served by transit, promoting mixed use development to increase opportunities for living close to work, and ensuring that streets provide access for vehicles, pedestrians and bicycles, space for utilities and services, building address, view corridors and sight lines;
- Recognizing the role of *Avenues* in providing for reurbanization to support new housing and job opportunities and improving the pedestrian environment and the appearance of the street;
- Recognizing the importance of excellence in urban design in building a successful city, and the importance of achieving high quality standards in terms of built form and the public realm;
- Promoting environmental sustainability by encouraging investment in naturalization and landscaping improvement, tree planting and preservation, sustainable technologies for stormwater management, energy efficiency, programs for reducing waste and conserving water and energy and in achieving green house gas emission reductions that are consistent with international, national and municipal targets;
- Promoting preservation of cultural heritage resources;
- Providing a comprehensive planning framework to direct the building of new neighbourhoods to achieve complete communities that include streets and open spaces that have good connections to the surrounding streets and open spaces, are supported by infrastructure and community services, provide for uses and building scales that are compatible with surrounding development, and include a full range of housing in terms of type, tenure and affordability; and
- Using a variety of tools to implement and achieve the objectives of the Official Plan.

Within the proposed Secondary Plan area, Lake Shore Boulevard West is identified as an ‘*Avenue*’ on Map 2, Urban Structure. Properties fronting the west side of Lake Shore Boulevard West between Allen Avenue and Fleeceline Road are designated *Mixed Use Areas*. Properties to the east of Lake Shore Boulevard West within the Secondary Plan area are primarily designated *Apartment Neighbourhoods*, with the exception of an area

designated *Mixed Use Areas* fronting Lake Shore Boulevard West between Allen Avenue and Albert Avenue. Amos Waites Park and the Mimico Waterfront Park are designated as *Parks and Open Space Areas – Parks and Natural Areas* for the lands immediately abutting the Lake Ontario shoreline.

Avenue

Lake Shore Boulevard West is identified as an ‘*Avenue*’ on Map 2, Urban Structure. ‘*Avenues*’ are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the appearance of the street, shopping opportunities and transit service for community residents. Future development will occur over time, and will be supported by improvements to public facilities and the streetscape.

Mixed Use Areas

Mixed Use Areas provide for a broad range of commercial, residential and institutional uses. Growth in *Mixed Use Areas* will make more effective use of existing and future transit, and will encourage a mix of uses that promotes walking and cycling for local trips.

Apartment Neighbourhoods

The lands to the east of Lake Shore Boulevard which are designated *Apartment Neighbourhoods* are generally intended to be stable. *Apartment Neighbourhoods* will, in some instances, provide opportunities for intensification, provided that new development is appropriate to the site and its surrounding context. Applications for intensification are generally required to demonstrate a “net benefit” for existing residents.

Parks and Open Space Areas – Parks, Natural Areas

Parks and Open Space Areas are the parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries that comprise a green open space network in Toronto. These are the places where City residents can participate in recreational and sporting activities. These areas also contain many of the City's natural habitat areas, recreational trails, stormwater management facilities and include some privately owned lands which adjoin a ravine or the waterfront. Development is generally prohibited within *Parks and Open Space Areas* except for recreational and cultural facilities and other public works.

Agency Circulation

The proposed Secondary Plan was developed in consultation and cooperation with City divisions, agencies and commissions. This included the Toronto Transit Commission, Toronto and Region Conservation Authority and City of Toronto teams examining servicing infrastructure, tower renewal, community energy, transportation, urban design,

parks, environment, community services, economic development, heritage and housing issues.

COMMENTS

This report recommends adoption of a Secondary Plan and approval of related Urban Design Guidelines for the Mimico 20/20 Revitalization Study area. The proposed Secondary Plan is included in Attachment 3. A link to the Urban Design Guidelines is contained in the Urban Design Guidelines Section of this report.

The proposed Secondary Plan provides a planning framework to guide growth and change in the Mimico area. The Secondary Plan is the result of an extensive study and analysis of the planned context and substantial and varied community consultation. This section of the report provides a summary of the consultant study conclusions, the community consultation and key elements of the Secondary Plan.

The proposed Secondary Plan is consistent with the PPS as it promotes efficient land uses, reduces land consumption related to residential development and utilizes existing infrastructure. The proposed Secondary Plan also conforms and does not conflict with the Growth Plan as it promotes a compact and efficient form of development that would optimize the utilization of existing services and infrastructure and transit. The proposed Secondary Plan also provides for a range of housing including affordable housing, promotes conservation of heritage and archaeological resources and protects natural heritage features.

The Study

A revitalization study is an opportunity to review the issues and revisit the goal of creating opportunities for reinvestment that will benefit residents, business owners and the surrounding community.

In 2007 the City initiated the Mimico 20/20 Revitalization Study and in 2009 hired a consultant team led by Urban Strategies Inc. to assist with this work. The study proceeded on a three phase approach and included fulsome public participation in each phase:

Phase 1: Visioning and Priorities 2007 – 2008

In June 2007 a community workshop was held to engage residents in discussions on community issues, needs and objectives and to collect ideas for short and long term actions for revitalization of the area. A key output of this session was the development of a community vision statement which formed the foundation of subsequent work and the development of the proposed Secondary Plan.

In February 2008 the following Vision Statement to guide growth and change in the Secondary Plan area was confirmed in consultation with the local community:

"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 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."

At the same time, seven community priorities were established to provide a frame of reference for the development of the Secondary Plan:

Housing: Maintain a mix of housing types and tenures and explore options to upgrade the current rental housing stock.

Parks: Expand and improve existing parks and recreational facilities with a focus on waterfront locations.

Public Realm/Infrastructure: Undertake beautification measures on public lands including roads, sidewalks, lighting and signage.

Economic Development: Support local businesses and promote the unique assets of the area more aggressively.

Land Use/Built Form: Establish principles to guide future development.

Transportation and Movement: Ensure that movement systems for all types of users operate effectively.

Social Services: Identify and provide for community needs.

The Vision Statement and community priorities were used throughout the study process to guide the development of the planning framework and to ensure the policies of the proposed Secondary Plan appropriately reflect local needs and conditions.

Phase 2: Revitalization Action Plan 2009 - 2010

In 2009 Urban Strategies Inc was retained to advance the vision and priorities into a Revitalization Action Plan. From April 6-9, 2009 a Revitalization Charrette was held with 20 sessions covering a variety of community building themes and included round table discussions, workshops, guest speakers, a scale model and hands-on design sessions. In September 2009 the results of the charrette were documented in the Mimico 20/20: Revitalization Action Plan Proceedings Report which included seven "Big Moves" to support the realization of the Vision Statement and community priorities. The Big Moves are as follows:

- Expand the waterfront park area to both the north and south.
- 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 east-west streets.
- Continue to upgrade the quality and character of Lake Shore Boulevard West so it functions more as a main street and less as a through travel route.
- Expand the street network east of Lake Shore Boulevard West to provide greater access to the lake, break up large parcels and create new addresses for future development.
- Introduce new north-south connections along the edge of Lake Ontario and also between the water and Lake Shore Boulevard West.
- Accommodate a greater diversity of housing types by developing new residential and mixed use buildings both along and to the east of Lake Shore Boulevard West while protecting existing rental housing.
- Intensify the west side of Lake Shore Boulevard West with new mixed use, residential and commercial developments in a manner that is sensitive to the adjacent neighbourhood.

In October 2009, the Proceedings Report and supplemental Implementation Action Memo were presented to Etobicoke York Community Council to initiate the preparation of an Official Plan amendment. The Proceedings Report and Implementation Action Memo have been posted on the dedicated Mimico 20/20 website. The link to the web site is: <http://www.toronto.ca/planning/mimico2020.htm>

Phase 3: Development of the Secondary Plan 2011 - 2012

In 2011 Urban Strategies Inc. was again retained by the City to translate the conceptual recommendations of the Phase 2 work into specific policy direction, implementation tools and mechanisms to guide consideration of future development applications and other City initiatives.

In May and June 2012 two community workshops were held to test the emerging framework for the Secondary Plan, specifically around building heights, built form, the public realm and the open space and street networks.

In November 2012 an open house was held to present the key findings and recommendations of the consultant work to the public. In December 2012, a final open house was held to present the emerging policy framework of the Secondary Plan.

Interim and final reports were issued by the consultant team throughout the study. These reports were posted on the dedicated Mimico 20/20 website to ensure information was publically available on an ongoing basis. This web site also contains all the community meeting presentations and graphics, a summary of community comments received, as well as newsletters and meeting notices.

Community Consultation

Throughout the course of the Mimico 20/20 Revitalization Study, a significant number and variety of public consultation tools were used, including:

- 3 Open Houses/Information community meetings;
- A 4 day charrette with over 20 sessions including a tour, workshops and speakers;
- 3 community workshops;
- Stakeholder meetings/interviews;
- Questionnaires;
- Feedback Forms;
- Newsletters;
- Email updates; and
- A dedicated web site.

A detailed listing and description of community consultation events is presented in Attachment 2.

In addition to City initiated consultation events, staff also participated in meetings hosted by local community groups such as the Mimico Residents Association, Mimico Lakeshore Network and the Mimico-by-the-Lake BIA.

Through the community consultation process, a number of key issues emerged:

1. Building Heights and Density

The community expressed a strong desire not to see the area develop along the lines of Humber Bay Shores, where building heights are over 50 storeys and development densities are in the range of 6 times the lot area. The community did not want the current low and mid rise form of buildings to be significantly changed. The community also expressed displeasure with the current height regime and building types in the study area that blocks views and access to the lake.

2. Community Character and Identity

Concerns were expressed regarding the potential change of the character and identity of the Mimico area, particularly related to the main street and the lake. Presently this portion of Mimico is a main street with moderate building heights with a poor relationship to the lake.

3. Parkland

The community identified the need for an expanded parkland system and Mimico Linear Waterfront Park and Trail. The community also requested clarification on the zoning of the lands near Superior Avenue and the lake.

4. Rental Protection

The community stated a strong desire for the protection of the existing rental housing stock. While it is recognized that some of the current stock is in need of revitalization, the community has expressed the desire to maintain the affordable housing in the area.

5. Congestion and Traffic

The community expressed concern with current traffic congestion in the area and that future development would exacerbate the problem.

6. Community Services and Facilities

The community expressed concerns over the existing lack of community services and facilities.

The proposed Secondary Plan contains policies that address these issues. Details of the proposed Secondary Plan are outlined in the following sections of this report.

City Council's Motion of February 21, 2013 requested staff to report on the next phase of community consultation for the Mimico 20/20 Revitalization Study. The statutory public meeting under the *Planning Act* being held by Etobicoke York Community Council on April 9, 2013 to consider this report and the proposed Secondary Plan concludes the community consultation process for the study.

Key Elements of the Proposed Secondary Plan

The proposed Secondary Plan, the Mimico-by-the-Lake Secondary Plan, provides a planning framework to guide growth and change in the Mimico area. The revitalization of the area is a process that is anticipated to occur over a period of 20 years or more. The proposed Secondary Plan is included in Attachment 3 to this report.

The proposed Secondary Plan will provide a structure for the neighbourhood to develop. New streets would create development blocks, create views and access to the lake and provide improved pedestrian access. A built form regime has been established based on the existing and planned context to encourage and promote investment in this area. The Secondary Plan comprehensively addresses transportation, infrastructure, housing, parks and open space and community infrastructure considerations to support the revitalization and development of the Mimico area.

Precincts

As work progressed on the study, a "Revitalization Continuum" was developed based on a review of each property's condition, ownership, tenure, building height and context in the study area. As well, the City's Tower Renewal Office study analyzing the characteristics of rezoning for infill development provided information that existing buildings above 6 storeys typically are not demolished but retained. Using these factors, properties were categorized as: Park; Low-Rise Renewal; Apartment Renewal; Avenues

Mid-Rise; Potential Infill; and Potential Redevelopment. This categorization revealed there were areas with similar characteristics that could be grouped together into development Precincts.

The establishment of Precincts provides the framework to guide future investment and development in the Secondary Plan area. It also provides the opportunity to address specific existing and future contexts at a greater level of detail and in a comprehensive manner. Typically, the Secondary Plan contemplates that a development application, including those for infill development, will include a Precinct Plan that will illustrate Precinct wide street and block plans, building massing and heights and parks and open spaces as well as addressing community services, housing, servicing and heritage matters. The proposed Secondary Plan contains seven Precincts:

Precinct A – Potential Redevelopment Area

Existing conditions: Precinct A is the northern most Precinct on the east side of Lake Shore Boulevard West, and abuts the larger Marina Del Rey and Grand Harbour condominium developments to the north. This Precinct contains approximately 260 apartment units in six buildings of 3.5-4 storeys on individual lots which are narrow and deep. Much of the lands adjacent to Lake Ontario are covered by surface parking and the only vehicular access is through existing driveways from Lake Shore Boulevard West. Some of the buildings are in poor physical condition.

Proposed: The development concept for Precinct A introduces two new public streets connecting Lake Shore Boulevard West to a proposed lakeside street to create appropriately sized development blocks, public access to the waterfront and views of the lake. Redevelopment within this Precinct is anticipated through a mix of built forms including mid-rise buildings along Lake Shore Boulevard West, buildings up to 15 storeys closest to the lake and buildings of up to 25 storeys in between. The priority for parkland dedication acquisitions, as with the remainder of the Secondary Plan area, will be to widen the existing Mimico Linear Waterfront Park and Trail.

Precinct B – Stable Mid-Rise Area

Existing conditions: Precinct B currently contains four apartment properties comprised of 5 buildings, two of which are the Kilcooley Gardens Co-operative. The Co-op buildings are 2.5 storeys in height, one of the apartment buildings is 8 storeys in height and the remaining two buildings are 10 storeys in height. There are approximately 500 residential units in this Precinct. All the buildings appear to be in good condition however these sites are dominated by driveway accesses and surface parking to the rear adjacent to the lake.

Proposed: It is unlikely that full-scale redevelopment will occur in the short term in Precinct B. Opportunities for building renewal and reinvestment are encouraged within this Precinct to increase the operational efficiencies of these buildings as well as to enhance their aesthetic qualities and contribute to the overall revitalization of the

Secondary Plan area. Should new development be proposed, it would be required to directly front onto a public street and have a built form that conforms to the Secondary Plan.

Precinct C – Village Heart

Existing conditions: Centred at the intersection of Superior Avenue and Lake Shore Boulevard West, Precinct C contains a mix of low to mid-rise commercial and residential buildings. There are approximately 465 residential units in this Precinct. Building heights range from 2 to 7 storeys, with many in poor condition and surrounded by extensive surface parking. The Precinct is served by one dead end road which hinders circulation and results in buildings being hidden behind other buildings and lacking individual street frontage.

Proposed: A network of new streets will break up large blocks and create a more pedestrian and cycling friendly environment. The introduction of permissions for ground floor commercial uses along an extended Superior Avenue towards Lake Ontario would extend the main street character of Lake Shore Boulevard West and create an active heart for the community. The extended Superior Avenue with its commercial activity would also provide for increased pedestrian activity between Lake Shore Boulevard West and the lake. As part of the Village Heart and a focus for community social and commercial activity, a more intensive form of development is appropriate in this Precinct with potential for buildings up to 25 storeys in height in the centre of the Precinct with mid-rise buildings along Lake Shore Boulevard West and up to 15 storey buildings along the lake. Proposed increases in height and built form will be supported by the proposed street infrastructure.

Precinct D – Amos Waites Park

Existing conditions: Precinct D is comprised of the existing Amos Waites Park, as well as a commercial strip plaza and the offices of Storefront Humber fronting onto Lake Shore Boulevard West. Amos Waites Park contains an outdoor swimming pool, a community square with a covered stage, play areas and links to the new Mimico Linear Waterfront Park and Trail.

Proposed: Amos Waites Park will remain as an important community social and recreational focal point that is complementary to the Village Heart atmosphere envisioned for Precinct C. Opportunities for improvements to the landscaping and programming should be pursued as well as opportunities for further parkland acquisition where such circumstances arise. Opportunities to upgrade or renew the existing buildings and improve their relationship to the park should be pursued.

Precinct E – Stable Mid-Rise Area

Existing conditions: Precinct E contains buildings with heights ranging from 2 to 14 storeys, and includes the Summerhill Road and Norris Crescent Co-ops. There are a total

of approximately 650 residential units in this Precinct. Most of the buildings appear to be in good physical condition and the area is not expected to undergo a significant transformation.

Proposed: One property at the north end of the Precinct has redevelopment potential for a mixed use mid-rise building along Lake Shore Boulevard West. The remainder of this Precinct will remain primarily residential in nature. As in Precinct B, opportunities for building renewal and reinvestment will be encouraged within this area. Should opportunities for redevelopment occur in the future, it should be supported by a public street network and reinforce the built form character proposed in the Secondary Plan: mid-rise on the Avenue on Lake Shore Boulevard West and building heights of up to 15 storeys in the centre of the Precinct.

Precinct F – Potential Redevelopment Area

Existing conditions: Precinct F is tightly developed with a number of 3 to 4 storey walk-up apartment buildings and one 7 storey apartment building directly adjacent to Lake Ontario. There are approximately 570 residential units in this Precinct. This Precinct is highly internalized in terms of circulation leaving many buildings without a direct relationship to the streets or the public realm. This Precinct is at the southernmost end of the Secondary Plan area and is adjacent to an existing low-rise *Neighbourhood*.

This Precinct also includes the single largest property in the study area at 2521-2543 Lake Shore Boulevard West. As noted earlier, the current owners have submitted an Official Plan Amendment application for a conceptual redevelopment contemplating replacement of the existing 396 rental housing units along with approximately 1,550 new condominium units over 8 buildings ranging in height from 10 to 44 storeys. This property contains significant heritage resources as outlined in a report prepared by Heritage Preservation Services staff which can be accessed at the following link: <http://www.toronto.ca/legdocs/mmis/2011/ey/bgrd/backgroundfile-37080.pdf>

Proposed: A new public street network is recommended for the Precinct to break up the large site, develop greater accessibility and create appropriately sized development parcels. Other objectives to achieve within this Precinct, to be refined at the Precinct Plan and site specific development application stage, include: public parkland acquisition along the water's edge consistent with the proposed Secondary Plan, extension of the existing trail system; preservation of key heritage resources; and preservation of the existing rental stock. New parcels will support building heights of up to 25 storeys where appropriate transition to the adjacent *Neighbourhoods* is achieved, and mid-rise buildings with heights consistent with the vision for Avenues fronting Lake Shore Boulevard West. Development in the centre of the Precinct must address the collection of heritage buildings and associated landscape in an appropriate and sensitive manner.

Precinct G – Avenues Mid-Rise

Existing condition: Precinct G is currently a low to mid-rise main street area along the western side of Lake Shore Boulevard West. It is characterized by retail uses at grade with apartments above in the Village Heart, and primarily residential uses outside this area. This Precinct also contains a block bounded by Lake Shore Boulevard West, Louisa Street, Victoria Street and Fleeceline Road at the northern end of the Secondary Plan area which contains low-rise residential uses and a large property containing the Polish Alliance Hall. This property has a site specific zoning that permits an 11 storey senior's apartment building.

Proposed: The application of the City's existing Avenues policies along the Lake Shore Boulevard West frontage for mid-rise buildings is appropriate and will provide opportunity for redevelopment and an enhanced public boulevard and additional pedestrian amenity. Vehicular access from Lake Shore Boulevard West will be strongly discouraged and further property consolidation will be encouraged to maximize redevelopment potential. Ground floor commercial/retail uses will be required in all new development between Allen Road and Alexander Street, to ensure a strong and vibrant commercial main street in the Village Heart.

The large block containing the Polish Alliance Hall will have an *Avenues* character along the Lake Shore Boulevard West frontage, consistent with the rest of the street. The rear of the block should redevelop with low-rise residential uses to provide an appropriate transition between the mid-rise development on Lake Shore Boulevard West and the adjacent neighbourhood to the rear.

As noted previously, these Precincts provide the framework to guide growth, investment and change in the Mimico area. They establish the urban structure, land use and built form approaches that will support the physical revitalization of the area.

Planning Framework

Urban Structure

The Secondary Plan proposes an urban structure that responds to the area's physical conditions and creates the opportunity for revitalization. The urban structure implements a number of the "Big Moves" that were identified through the Mimico 20/20 Revitalization Study. Specifically, the urban structure expands the public street network to provide additional frontages for properties, introduces a public street network that will provide greater access and visibility to the lake, creates a Village Heart and an enhanced pedestrian area in the Village Heart, illustrates important views and view termini and provides for additional trails and public open spaces. The following sections describe the key elements of this urban structure and how they relate to the Vision Statement and community priorities.

Streets and Blocks

A significant component of the study focused on overcoming the challenges posed by the limited access to the waterfront and the existing fabric of long narrow lots. New streets are proposed in the Secondary Plan area that would provide direct access from Lake Shore Boulevard West to the waterfront and achieve physical and visual connectivity. A minimum of five new public streets are proposed from Lake Shore Boulevard West to the lake, along with a new lakeside street and the extension of Superior Avenue. The specific location of the new streets will be determined through the Precinct Plan and development application review process. The new street and block pattern will allow new development in areas that currently are underutilized or inaccessible and create development blocks that front onto public streets. The new streets create an opportunity to develop a public realm with space for appropriate streetscaping and to provide definition between public and private areas. The new lakeside street adds to the public realm along the waterfront and ensures that private development is set back from the waterfront.

It should be noted that no new lakeside street connections are proposed in Precincts D and E. Through the community consultation process, local residents indicated a lakeside street in this area was not desirable. Planning staff concur with this opinion. While the lakeside street is considered an important component of increasing public accessibility to the waterfront consistent with Official Plan policies, the Secondary Plan has been developed without this street in this area as it would require a significant consumption of existing parkland in Precinct E and serve an area where little or no new development is anticipated. Should redevelopment occur in Precinct E the policies of the Secondary Plan would apply and a lake side street may be a requirement of any new development.

Land Use

The Secondary Plan proposes that the Official Plan land use designations will remain the same in most areas, augmented by additional policy direction and clarification. Those lands where the existing land use designation is recommended to be changed are as follows:

1. Lands in Amos Waites Park fronting onto Lake Shore Boulevard West are recommended to be redesignated from *Mixed Use Areas* to *Parks and Open Space Areas* to reflect the current use.
2. Lands located within the new "Village Heart" area are recommended to be redesignated from *Apartment Neighbourhoods* and *Parks and Open Space Areas* to *Parks and Open Space Areas* and *Mixed Use Areas* to implement the vision of the plan.
3. Lands along a portion of the lake front are recommended to be redesignated from *Parks and Open Space Areas* to *Apartment Neighbourhoods* to implement the vision of the plan.

The redesignation in the "Village Heart" and along the lake front applies to those lands that are zoned "Temporary Open Space" zone and some of which are currently developed with residential apartment buildings and parking lots. The redesignation applies to lands under private ownership only.

Currently, the *Mixed Use Areas* designation applies to lands on the west side of Lake Shore Boulevard West and a portion of the east side. The *Mixed Use Areas* designation provides for a wide range of uses including residential, offices, retail and institutional, in single or mixed use buildings. The Secondary Plan recommends that this designation be expanded eastwards along Superior Avenue to the lake. The expansion will provide for development that supports the vision of a strong Village Heart and will bolster the business area's lakeside identity.

In addition to the *Mixed Use Areas* designation, Lake Shore Boulevard West is also identified as an *Avenue*, indicating the corridor is suitable for residential and employment growth. The Secondary Plan continues and reinforces the commercial spine of Lake Shore Boulevard West as the community's hub as well as expanding the commercial area along Superior Avenue to create an inviting link to the lakeside. The Secondary Plan policies require: retail uses on the ground floor of buildings within the Village Heart area; a minimum amount of at grade retail space; and a higher floor to ceiling height on the ground floor to accommodate retail uses.

The community identified a desire to maintain the character and identity of the Mimico area. To reinforce the historic main street, the strengthening of the Village Heart became a focal point of the study to ensure the character of the area was not lost. This hub will allow increased development and introduce more retail/commercial opportunities to reinforce the main street. The community is supportive of the creation of the Village Heart and the strengthening of the established commercial area along Lake Shore Boulevard West with improved lakeside connections as these will contribute to the waterfront village atmosphere of Mimico.

The majority of lands on the east side of Lake Shore Boulevard West outside of the Village Heart are currently designated *Apartment Neighbourhoods* in the Official Plan. As the Secondary Plan envisions redevelopment and infill development to be primarily residential in nature in these areas, the continuation of this designation is appropriate. Through the work of the consultant and City staff, limited locations within the study area have been identified for taller buildings. These tall building locations have been carefully reviewed to ensure minimal impact on the surrounding areas. Specific policies regarding height, built form, setbacks and building separation distances have been developed to ensure that any new development is consistent with the character of the area and the overall objectives of the Secondary Plan. A policy has also been included that requires ground floor non residential/commercial uses along Lake Shore Boulevard West north of Superior Avenue that would contribute to a vibrant, two-sided main street.

Amos Waites Park and the Mimico Linear Waterfront Park and Trail along with the Lake Ontario shoreline are currently designated *Parks and Open Space Areas* in the Official Plan. These areas are vital components of the Mimico area and the Secondary Plan foresees opportunities for the expansion of the waterfront park. The naturalization and improved ecological function of the Lake Ontario shoreline is also encouraged by the Secondary Plan, consistent with the *Natural Areas* policies of the Official Plan and the community's desire to address environmentally related considerations.

One priority identified by the community is the widening of the waterfront trail system, as some areas of the trail are currently seen as "pinched". The Secondary Plan prioritizes lakeside locations for parkland dedications obtained through the development approval process.

Built Form and Height

One of the most important components of the work undertaken for the Mimico 20/20 Revitalization Study was the determination of appropriate built forms and heights.

In response to the community's expressed concern regarding building heights and densities, Planning staff in collaboration with the consultant, undertook a built form analysis based on the existing and planned context and in consideration of the vision for Mimico to be a vibrant mixed-use community. The proposed Secondary Plan reflects this approach. Three broad height areas were defined, based on their location relative to Lake Shore Boulevard West, Lake Ontario, and lands interior to these areas. This built form based approach reinforces the village character of the commercial main street, protects surrounding low-rise neighbourhoods and provides for investment and revitalization. The three height areas of the proposed Secondary Plan are summarized as follows:

Area A: is focussed along both sides of Lake Shore Boulevard West and provides for maximum building heights of up to 8 storeys or 27 metres. New development will be consistent with the City's existing Mid-Rise Guidelines along the *Avenue*. Specific built form guidelines are provided in the Secondary Plan to address specific contextual situations.

Area B: applies to those interior areas within Precincts A, C and F where there is potential for greater building heights up to a maximum of 25 storeys or 76.5 metres at select locations. This places the tallest buildings at mid-block locations, ensuring minimal impact to the main street, key waterfront spaces and surrounding areas. Development in these areas will be consistent with the City's Tall Building Guidelines as well as guidelines in the Secondary Plan that address specific contextual situations.

Area C: is focused along the lakeshore and the Secondary Plan provides for maximum building heights up to 15 storeys or 50 metres. Buildings of this height would provide a strong edge condition for the public realm while having minimal shadowing impacts on the public realm. Development will be consistent with the applicable City wide guidelines, which will be either the Tall Building Guidelines or the Mid-Rise Guidelines

depending on the built form proposed. Development will also respect built form guidelines in the Secondary Plan that address specific contextual situations.

Encouraging Reinvestment

The Mimico 20/20 study was founded on a vision of encouraging the revitalization of the Mimico community. The area is characterized by a number of older rental apartment buildings. The revitalization of Mimico could be achieved through reinvestment in and redevelopment of the existing building stock. The key factors identified by property owners to achieve revitalization included:

- a more flexible rental housing replacement policy,
- increased building heights, and
- increased development density.

Through the study process, planning staff considered the matter of the City's rental housing replacement policy and the need to retain affordable rental housing in the community. As a result, the proposed Secondary Plan contains policies which maintain the intent of the Official Plan's replacement policies while introducing alternative approaches, such as reducing the number of replacement units in favour of additional larger units, or the potential for off-site replacement. The alternative approaches are identified under the Housing section of this report.

The proposed Secondary Plan was developed based on a built form analysis. This analysis included the context of the area, and considered the application of the City's Tall Building and Mid-Rise Guidelines to determine the most desirable and appropriate heights and massing. This resulted in the creation of three height areas, as identified under the Built Form section of this report. The introduction of public roads consolidation of parcels and the built form and heights being recommended will provide for additional height and density beyond what currently exists today.

In addition to affording alternative approaches to rental replacement, and introducing areas for increased height and density, the proposed Secondary Plan also sets out a comprehensive urban structure that supports and encourages growth. The growth and change that are anticipated will result in a mixed use community with a strong and vibrant commercial main street, new public roads, improved connections to the lake, an expanded parks and open space system and an improved public realm. These elements are necessary to realize the vision and priorities that were developed with the community and to encourage revitalization.

Through the study process, Planning staff considered the possible use of a Community Improvement Plan (CIP) to incent reinvestment. Since the Secondary Plan process was underway, it was determined that a CIP was not necessary because the proposed policy framework afforded opportunities for revitalization of the area.

Transportation

The proposed Secondary Plan introduces a minimum of five new public streets running east from Lake Shore Boulevard West, as well as a new lakeside street. The addition of new public streets will support the creation of development blocks and provide improved public access and visibility to the lake. These new streets help fulfill the Vision, Priorities and Big Moves for Mimico as identified by the community during the consultation process for the Mimico 20/20 Revitalization Study.

A transportation analysis was undertaken to review the impact of the proposed development within the Mimico area on the local street network as well as broader network implications for the area between Royal York Road and Park Lawn Road. The transportation study concluded that the proposed street network within the Mimico area can support the level and form of development proposed in the Secondary Plan. The consultant's traffic study can be found at the following link:

http://www.toronto.ca/planning/pdf/mimico_final_report_without_appendices_nov2012.pdf.

The transportation analysis also identified that future development in the Secondary Plan area would likely be impacted by the Park Lawn Road and Lake Shore Boulevard West intersection, which currently experiences traffic congestion, particularly during morning and evening peak periods. City Council, at its meeting of November 27, 2012 directed the General Manager, Transportation Services in consultation with the Chief Planner and Executive Director, City Planning to report to the Public Works and Infrastructure Committee on the scope, timing, costs and any other implications of undertaking a Comprehensive Transportation Master Plan for the Park Lawn Road and Lake Shore Boulevard West area. This motion can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.EY20.32>

Housing

Mimico is characterized by a large number of low to mid rise apartment buildings containing approximately 2,600 units that were primarily built in the 1950s and 1960s. The majority of these are rental units and are considered to be in the affordable and mid-range rent category. Some of these buildings are in poor physical condition and detract from the appearance and ambiance of the area.

The vision and community priorities developed through the Mimico 20/20 Revitalization Study outlined the desire to provide for a mix of housing types and tenures in the Mimico area and to protect the existing rental housing stock. The Secondary Plan contains policies that ensure the replacement of rental housing while encouraging redevelopment.

The rental housing policies in Chapter 3 of the Official Plan are appropriate and will continue to apply to infill and redevelopment within the Secondary Plan area. However, the Secondary Plan includes policies that provide some flexibility in the implementation of rental replacement housing. Specifically:

- Where the number of existing units are predominantly a certain unit type, consideration may be given to the provision of a variety of replacement unit types where the total floor area or bedroom totals remain the same or increases;
- Where the size of the existing units to be replaced are determined by the City to be unusually large, consideration may be given to their replacement with a variety of unit types;
- Off-site replacement of rental housing may be considered provided it is located elsewhere in the Secondary Plan area; and
- Opportunity for replacement outside the Secondary Plan area or cash-in-lieu payments only for a low number of units to be determined through the development application process. The proposed Secondary Plan identifies an area within which these units could be located.

The Secondary Plan also contains policies to secure reasonable tenant relocation assistance during construction. Current eligible tenants relocated to alternative housing during redevelopment must be allowed to return within a reasonable period to new units of the same type, size and rents as the original units.

To date, the City's Official Plan policies have proven effective in achieving redevelopment while at the same time ensuring the protection of existing renters in affordable housing. The flexibility provided by the Secondary Plan recognizes the difficulty facing Mimico in terms of lot consolidation, redevelopment and rental replacement. This flexibility provides additional opportunities for investment and revitalization in the Mimico area while protecting the existing rental population.

As part of the background work to inform this component of the Mimico 20/20 Study, Urban Strategies Inc considered the housing analysis prepared by Focus Consulting, a sub-consultant. The purpose of the report was to identify some of the fundamental factors that determine the relationship between replacement of rental housing and density in new development. The report focussed on rental properties because these sites would be subject to the rental replacement policies of the Official Plan. The 2009 Report submitted to the City was a draft interim report and is available upon request.

City Planning staff are of the opinion that this approach does not adequately reflect the broad range of planning issues that are expressed in the City's Official Plan. Some of the data and variables employed in the study were highly sensitive and subject to change, and in specific instances, are now out of date. Although the Focus Report and supporting materials were closely reviewed, City Planning staff did not rely on the methodology and findings when preparing the Secondary Plan. The approach adopted in preparing the Secondary Plan was to develop a built form approach to development that would be consistent with the Official Plan policies as they relate to built form in relation to the local context.

The result of this exercise is the introduction of policies in the Secondary Plan that afford flexibility with respect to the rental replacement requirement. The intent is to allow the built form policies, in conjunction with the height regime, to determine what the ultimate build out could be in terms of the density.

Tower Renewal and Community Energy

Mimico is a built area of the City and it is recognized that some buildings in the area may not redevelop. The Secondary Plan proposes policies to encourage housing renewal and energy conservation on existing low to mid rise buildings to improve the quality of the housing. Renovation and retrofitting are encouraged and owners are encouraged to utilize financial programs offered by the City's Housing Renewal office to extend the life of buildings. The Secondary Plan requires infill development on sites where existing buildings will remain to contribute to the reduction of energy and water consumption in the existing building(s). Applicants will be required to undertake building assessments and develop an implementation strategy for physical repairs and upgrades to maintenance, water, energy and waste systems.

The development of a sustainable community through the revitalization of Mimico is a goal of the Secondary Plan. The inclusion of the building renewal and energy policies recommended by the Community Energy Study will support this goal. The Community Energy Study can be found at the following link:

<http://www.toronto.ca/planning/pdf/mimico20-20revitalizationcommunityenergyplanfinal.pdf>

Heritage and Archaeology

A Cultural Heritage Resource Assessment was undertaken as part of the Mimico 20/20 Revitalization Study. This study contributes to understanding the elements of the community character that makes Mimico unique. In addition to identifying the key trends and stages in the historical development of Mimico since 1787, this study identified 45 properties/sites as existing or potential Built Heritage Resources, Cultural Heritage Landscapes or Heritage Conservation Districts within the Secondary Plan and surrounding Mimico area that are recommended for further study and/or consideration for listing on the City's Heritage Inventory. As well, a Stage 1 Archaeological Review was carried out.

Within the Secondary Plan area itself, there are no properties that are designated as having significance under the *Ontario Heritage Act*. However, two sites are listed on the City of Toronto's Inventory of Heritage Properties and an additional 8 sites were recommended by the Cultural Heritage Resource Assessment for further study for their Potential Cultural Heritage Value or Interest.

As noted previously, one of the listed sites is the lands at 2521-2543 Lake Shore Boulevard West and 5-9 Douglas Boulevard. Etobicoke York Community Council referred a report recommending the designation of these lands to City Planning for consideration as part of the Mimico 20/20 Revitalization Study.

The Cultural Heritage Resource Assessment identifies these lands as the only remaining property in the study area that retains most of the principal buildings of the early 20th century waterfront estate complex. This is described as a rare case, as most of the numerous estates along the lake have been fully redeveloped. The assessment notes that while the main estate house and garden are clearly the key features in this group, the complex as a whole is greater than the sum of its parts. This assessment recommends that if redevelopment occurs on this property, the heritage character of the 1930s Cultural Heritage Landscape should be respected and the integration of higher density buildings should take into account the scale, circulation patterns, sight lines and heritage attributes of this landscape. The Cultural Heritage Resource Assessment can be found at the following link:

http://www.toronto.ca/planning/pdf/final_cultural_heritage_resource_assessment.pdf

Discussions are ongoing between Heritage Preservation Services staff and the applicant for the Amedeo/ Longo's site with respect to the on-site heritage complex and possible approaches to heritage preservation. The proposed Secondary Plan contains a site specific policy requiring that a satisfactory approach to the preservation of this heritage complex be established as part of the Precinct Plan and site specific development application review process.

Community Services and Facilities

A Community Services and Facilities Gap analysis was undertaken to identify the existing capacities and gaps of certain key community services and facilities in the study area and the surrounding area. The study also outlined a demographic profile of the wider Mimico community encompassed by Royal York Road, the CN rail corridor, Mimico Creek and Lake Ontario using the most recently available census data from 2006 and 2011. The study can be found at the following link:

http://www.toronto.ca/planning/pdf/community_services_gap_analysis.pdf

This study found that in general, this area is well served in terms of community facilities and local service providers including schools, library and community recreation space. The report identifies enrolment pressures at the Catholic high school level and the need for additional licensed childcare spaces in the area, particularly for infants.

Based on the study, the proposed Secondary Plan identifies community service and facility priorities for the area. Community Service and Facility requirements will be updated through the Precinct planning and development application review processes to ensure that identified needs are current and relevant. Also, staff will continue to circulate development applications to key departments and agencies to identify any emerging or anticipated service gaps on an ongoing basis.

Infrastructure and Servicing

An Infrastructure Analysis and Functional Servicing Requirements report was undertaken. The purpose of this report was to conduct an assessment of existing and future infrastructure requirements based on the future development levels anticipated in the Secondary Plan area.

http://www.toronto.ca/planning/pdf/final_servicing_report_by_urs_jan_2013_figures.pdf

This work found that the level of development envisioned by the proposed Secondary Plan is not expected to have a significant impact on local municipal infrastructure. In instances where no new development is anticipated, those properties will continue to rely on the existing sanitary sewer and water distribution networks. Where lands are being redeveloped, new sanitary sewers and watermains will be constructed in conjunction with the proposed road network, ultimately connecting to the existing services on Lake Shore Boulevard West. The proposed Secondary Plan contemplates that additional servicing studies will be submitted with future development applications and include precinct level analysis in conformity with precinct plans to further investigate and confirm the adequacy of servicing infrastructure.

Urban Design Guidelines

An integral component of the proposed Secondary Plan is the Mimico 20/20 Urban Design Guidelines.

The purpose of these guidelines is to establish the detailed parameters for development design within the Secondary Plan area. The guidelines illustrate and describe a detailed urban design framework for Mimico-by-the-Lake's buildings, streets, public and private open spaces as well as the interfaces between the built environment and the public realm.

The guidelines provide details on massing for the main building typologies envisioned under this Plan: tall buildings up to 25 storeys in height; mid-rise up to 8 storeys in height; and lakeside buildings up to 15 storeys. The guidelines include standards for setbacks, podium requirements, step backs, accessibility, driveway location, separation distances between towers and number of towers on a block. These performance standards are to ensure a high quality built environment as development proceeds.

The guidelines support and reinforce the Secondary Plan priorities: accessibility and permeability of the lands east of Lake Shore Boulevard West; greater access to the lake, establishing view corridors to the lake; and enhancing the open space network along the lake.

These guidelines will apply to all public and private development activity to ensure that high quality open spaces, public realm, and architectural attributes are achieved across the Secondary Plan area in a contextually sensitive and appropriate manner. The urban design guidelines ensure that development will be sensitive to the area and implement the

vision of the plan in a manner that will reinforce the positive aspects of Mimico and achieve the demonstrated and co-ordinated vision for the area.

It is recommended that City Council adopt the Guidelines for staff to use in the evaluation of Precinct Plans and development applications. The link to the Urban Design Guidelines is:

http://www.toronto.ca/planning/pdf/mimico2020udgls_feb_2013_part1_of_4.pdf

http://www.toronto.ca/planning/pdf/mimico2020udgls_feb_2013_part2_of_4.pdf

http://www.toronto.ca/planning/pdf/mimico2020udgls_feb_2013_part3_of_4.pdf

http://www.toronto.ca/planning/pdf/mimico2020udgls_feb_2013_part4_of_4.pdf

Parks and Open Space

A park system is a fundamental element to providing recreational opportunities and spaces for social activity.

Open space in the Secondary Plan area is part of the City's larger greenspace system which contributes to both quality of life and the health of the ecosystem. Lands near the water's edge provide an important link in the City's network of publicly accessible open spaces and habitat for migratory birds.

The vision for the Secondary Plan area is to create a system of high quality, useable, linked parks and accessible open spaces that will contribute to the extension of the Mimico Linear Waterfront Park and Trail, assist in creating visual and physical connections to and from the waterfront, provide habitat in appropriate locations and provide a variety of year round outdoor active and passive recreational opportunities.

It is recognized that additional parkland and open spaces are needed to serve the growth provided by this Secondary Plan. According to Map 8B of the Official Plan entitled Local Parkland Provision, the lands east of Lake Shore Boulevard West have a high level of parkland per capita, the lands west of Lake Shore Boulevard West and the larger Mimico community have a low level of parkland per capita. The community identified the need for an expanded parkland system and waterfront trail. Policies in the Secondary Plan support the expansion of the parkland system and provide for the expansion of the Mimico Linear Waterfront Park and Trail. The proposed Secondary Plan contains a map which identifies potential location for parkland expansion.

Through the Mimico 20/20 Revitalization Study consultation process, clarification was requested regarding the status of the "Temporary Open Space" zone that applies to some of the private lands currently developed with apartment buildings near Superior Avenue and the lake. A "Temporary Open Space" zone category was enacted for these private lands in the early 1980s in direct response to occurrences of lake infilling taking place in the area. Effectively, property owners were expanding their properties by lake infilling. To prevent this practice, City Council enacted the private open space zone along the rear of lots in order to prevent lake infilling. This report recommends that the lands subject to

this Temporary Open Space zone be designated *Mixed Use Areas* and *Apartment Neighbourhoods* to reflect the Secondary Plan vision.

Implementation

The proposed Secondary Plan includes an implementation section outlining how various planning tools will be used to achieve the revitalization of the Mimico area. This section of the Secondary Plan addresses a range of matters including Precinct Plan requirements, Holding By-laws, Plans of Subdivision, lot consolidations and the use of Section 37 of the *Planning Act* to secure community benefits.

Development Framework for Precincts

The Secondary Plan provides for a new street and block structure that would allow for significant reinvestment and redevelopment. However, it is recognized that alternative development scenarios may emerge, particularly as individual properties may proceed at different times. To provide flexibility in this regard, the Secondary Plan requires that Precinct Plans be submitted with development applications for individual properties. These Precinct Plans will allow for evaluation of the proposal while ensuring conformity with the overall Secondary Plan and ensure that other properties in the Precinct can develop in an appropriate manner. The Secondary Plan outlines the requirements for the Precinct Plans. Land owners are required to demonstrate that their proposed development will allow for comprehensive development of the precinct in which their lands are located.

Holding By-laws

The Secondary Plan includes provisions for the use of Holding By-laws under Section 36 of the *Planning Act*. A Holding By-law restricts development until such time as certain conditions are fulfilled. Any conditions to be met or secured to the City's satisfaction prior to the removal of the Holding (H) symbol must be identified and may include conveyance of streets, parkland or the provision of adequate servicing.

Land Division

In order permit development to occur in an orderly manner a new street and block pattern needs to be created. It is expected that new streets and blocks will be created through the use of plans of subdivision under Section 50 of the *Planning Act*.

Section 37

In addition to the Official Plan policies regarding the use of Section 37 of the *Planning Act*, the proposed Secondary Plan includes policies to secure community benefits in exchange for increases in height. The provision of community benefits will be in accordance with the community benefits priorities listed in the Secondary Plan including

securing long term rental housing and affordable rental housing; tenant relocation provisions; expansions to public parks; new or expanded community services including library, day care facilities and space; and public art.

Development Applications in the Secondary Plan Area

Two sites in the Secondary Plan area have been subject to development applications since the initiation of the Mimico 20/20 Revitalization Study: 11 Superior Avenue; and 2521-2543 Lake Shore Boulevard West.

11 Superior Avenue

In 2010, City Council approved a rezoning application for redevelopment of 11 Superior Avenue on the west side of Lake Shore Boulevard West for a 13 storey mixed-use building. The Mid-Rise Guidelines were utilized in the review of this application. The application was appealed to and subsequently approved by the Ontario Municipal Board. Construction has been initiated on this project.

Official Plan Application for 2521-2543 Lake Shore Boulevard West

As noted elsewhere in the report, there is an application for an Official Plan Amendment for the Amedeo/ Longo's site in Precinct F. The purpose of the Official Plan Amendment application is to permit greater heights and densities than those that may result from the existing *Apartment Neighbourhoods* policies of the Official Plan. In considering the Preliminary Report on this application, Etobicoke York Community Council directed staff to process this application in conjunction with the ongoing Mimico 20/20 Revitalization Study.

The site currently contains 396 rental units in low rise apartments and one 7 storey building adjacent to the lake. As noted in this report, the site also supports an identified heritage complex.

The development concept submitted with the Official Plan Amendment application proposed redevelopment of the lands for approximately 1,550 new residential units in 8 buildings ranging in height from 10 to 44 storeys. The Preliminary Report identified that the application was incomplete in that it was missing material to support the proposed development concept including: a Building Mass Model; Wind and Shadow Studies; Community Services and Facilities Study; Housing Issues Report; Heritage Impact Assessment; Arborist/Tree Preservation Report; and shoreline related mapping and studies. The report identified a number of areas of concern with the application including the following: heritage resources, parkland, hazard lands, building height and density and rental replacement.

Discussions with the applicant have been ongoing throughout the Mimico 20/20 Revitalization Study. To date these discussions have not resulted in the submission of a

complete or revised application. The proposed Secondary Plan contains policies for Precinct F as well as a site specific policy pertaining to the heritage complex on this site.

Conclusion

The proposed Secondary Plan provides a planning framework to guide investment, growth and change in the area. The revitalization of the area is anticipated to occur over a period of 20 years.

The proposed Secondary Plan evolved from the vision statement and priorities that were identified by the community. The planning framework contained in the proposed Secondary Plan will guide growth and change in this portion of Mimico.

The proposed Secondary Plan envisions a mixed-use neighbourhood which is parks and trail centred, transit supportive, provides for flexibility in rental housing replacement, foster a strong Village Heart and is integrated with the broader area. Policies contained in the Secondary Plan establish appropriate built form and heights, create new roads and development blocks and provide opportunities for investment that support revitalization.

The proposed Secondary Plan is consistent with the Provincial Policy Statement, does not conflict with the Growth Plan and establishes local development policies that set the stage for reurbanization in keeping with the Official Plan.

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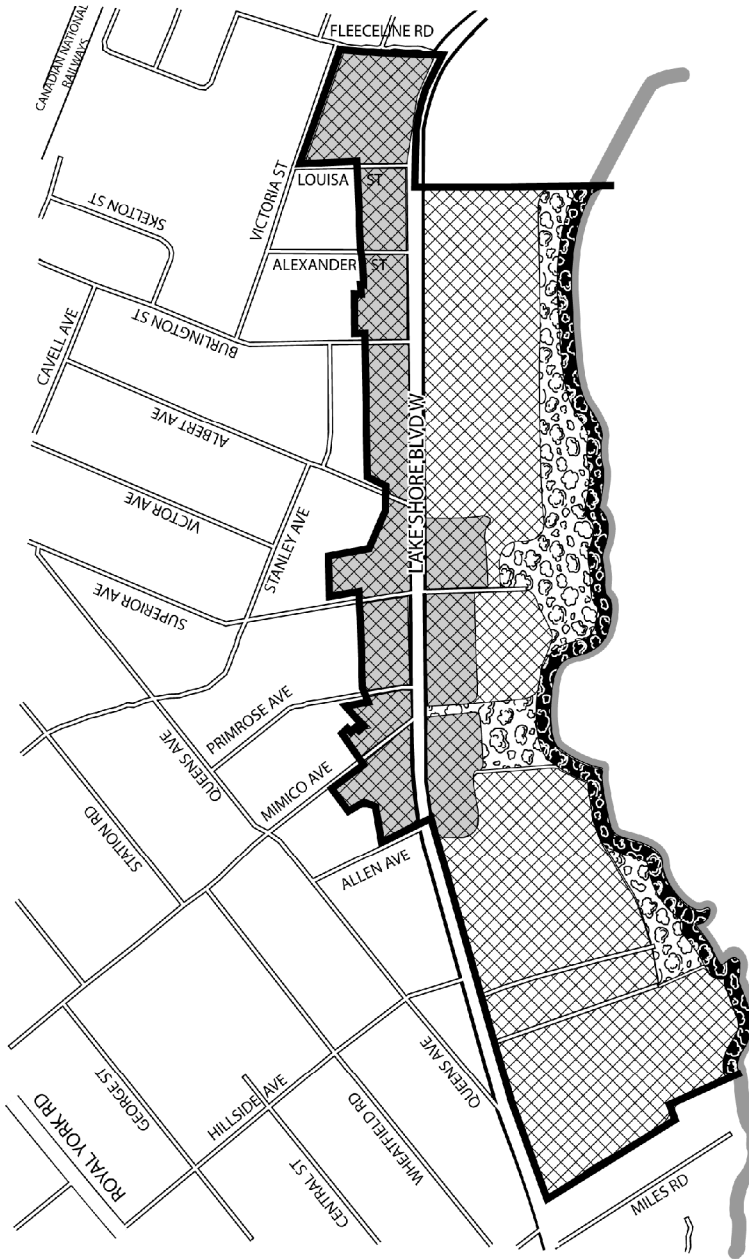
SIGNATURE

Neil Cresswell, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

- Attachment 1: Existing Official Plan Land Use Designations
- Attachment 2: Community Consultation Summary
- Attachment 3: Draft Official Plan Amendment (including the proposed Mimico-by-the-Lake Secondary Plan)

Attachment 1: Existing Official Plan Land Use Designations



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Toronto
City Planning Division

Mimico-by-the-Lake Secondary Plan
Existing Official Plan Land Use Designations

- Secondary Plan Boundary
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Natural Areas
- Parks

Attachment 2: Community Consultation Summary

June 16, 2007 – Mimico 20/20 Community Workshop

This full day event was conducted by City Planning staff and professional facilitator Sue Cumming of Cumming+Company, and was attended by over 100 participants. The purpose of this workshop was to engage the community prior to the commencement of the formal study to obtain public input on local issues, constraints and opportunities, goals, objectives and next steps. These results were compiled in a report prepared by Sue Cumming entitled Mimico 20/20 Workshop Report and Recommendations For Next Steps and were important in setting the foundations for the future study.

http://www.toronto.ca/planning/pdf/mimico2020_wkshop_report_16june07.pdf

February 25, 2008 - Open House/Information Session

On the evening of February 25, 2008, City Planning hosted an Open House/Information Session under the theme "Moving Forward: Process, Priorities, Participation". Held at the Mimico Public Library, the event was attended by over 140 area residents and community stakeholders. The purpose of the event was to provide information and encourage public discussion and feedback on the next steps of Project Mimico 20/20; being the preparation of a study/action plan, a Terms of Reference, and the hiring of study consultants.

http://www.toronto.ca/planning/pdf/mimico_openhouse_pres_25feb08.pdf

March 2008 – Questionnaire

Planning staff developed a public Questionnaire to seek feedback that was incorporated into the preparation of the study Terms of Reference and the hiring of the study consultant. The questionnaire focussed on reaffirming the community Vision Statement, and ranking of the 7 local priorities for the study.

Questionnaire Results (p. 10):

http://www.toronto.ca/planning/pdf/mimico2020_terms_of_ref_report_18june08.pdf

January 2009 – Community Stakeholder Interviews

Shortly after the hiring of Urban Strategies Inc., community stakeholder interviews were held to introduce the consultants to the key community groups actively involved with the study and to obtain feedback on the work undertaken to date and develop steps for going forward.

April 6-9, 2009 - Mimico 20/20 Revitalization Charrette

Hosted by Urban Strategies Inc., the Charrette was a major community event attracting over 200 participants, including residents, community groups, politicians, City staff, agencies, land owners and businesses. Over 20 separate city-building themed sessions were offered in varying formats including round table discussions, workshops, invited guest speakers, walking tours, scale modeling and hands-on design sessions. The results of the charrette are contained in the following report prepared by Urban Strategies:

http://www.toronto.ca/planning/pdf/mimico_rev_action_plan_proceedings_rep_sept09.pdf

April 2011 – Community Stakeholder Interviews

Interviews similar to those held in January 2009 were conducted with community stakeholder groups to review the work undertaken to date and to develop the final implementation work phase.

December 7, 2011 - Community Status Update Meeting

A status update meeting with an open question and answer period was held at the John English School Auditorium with approximately 150 members of the public in attendance. The meeting provided an opportunity for City staff and consultant team to recap the work to date to outline the proposed workplan and to consider broader public input on the workplan.

May 29 and June 5, 2012 - Community Workshops

The City hosted Community Workshops over 2 nights to introduce the concept of a Secondary Plan for Mimico and to seek public input on the proposed built form regime, road network and open space pattern within the emerging Plan. All presentation slides and feedback discussion materials were made available online to provide those unable to attend further opportunity to participate.

The results of the workshops were used to refine the land use planning framework and to provide input into the consultant team background reports. The results of these workshops were made available in the following report:

http://www.toronto.ca/planning/pdf/report_back_community_workshops_spring_2012_forweb.pdf

November 8, 2012 – Open House

An Open House event was held to present the key findings and recommendations stemming from the work of the consultant team. Public input was collected in the form of a questionnaire that sought feedback on how the proposed development framework addresses the Vision Statement, local area priorities and Big Move recommendations from the earlier work phases. The results of the Questionnaire were posted on the project homepage:

http://www.toronto.ca/planning/pdf/nov8_2012_open_house_feedback_form_summary.pdf

December 6, 2012 – Open House

A final Open House event was hosted by City Planning staff to present the key draft policy directions as well as to obtain final feedback used in the preparation of the Mimico-by-the-Lake Secondary Plan.

http://www.toronto.ca/planning/pdf/m2020_dec_6_2012_open_house_boards.pdf

Attachment 3: Draft Official Plan Amendment

Draft Official Plan Amendment

Authority: Etobicoke York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To adopt Amendment No. 197 to the Official Plan of the City of Toronto respecting the Mimico-by-the-Lake Secondary Plan area

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS the Council for the City of Toronto, at its meeting of ~ 20~, determined to amend the Official Plan for the City of Toronto adopted by By-law No. 1082-2002; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and maps attached hereto are adopted as an amendment to the Official Plan for the City of Toronto.
2. This is Official Plan Amendment No. 197.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

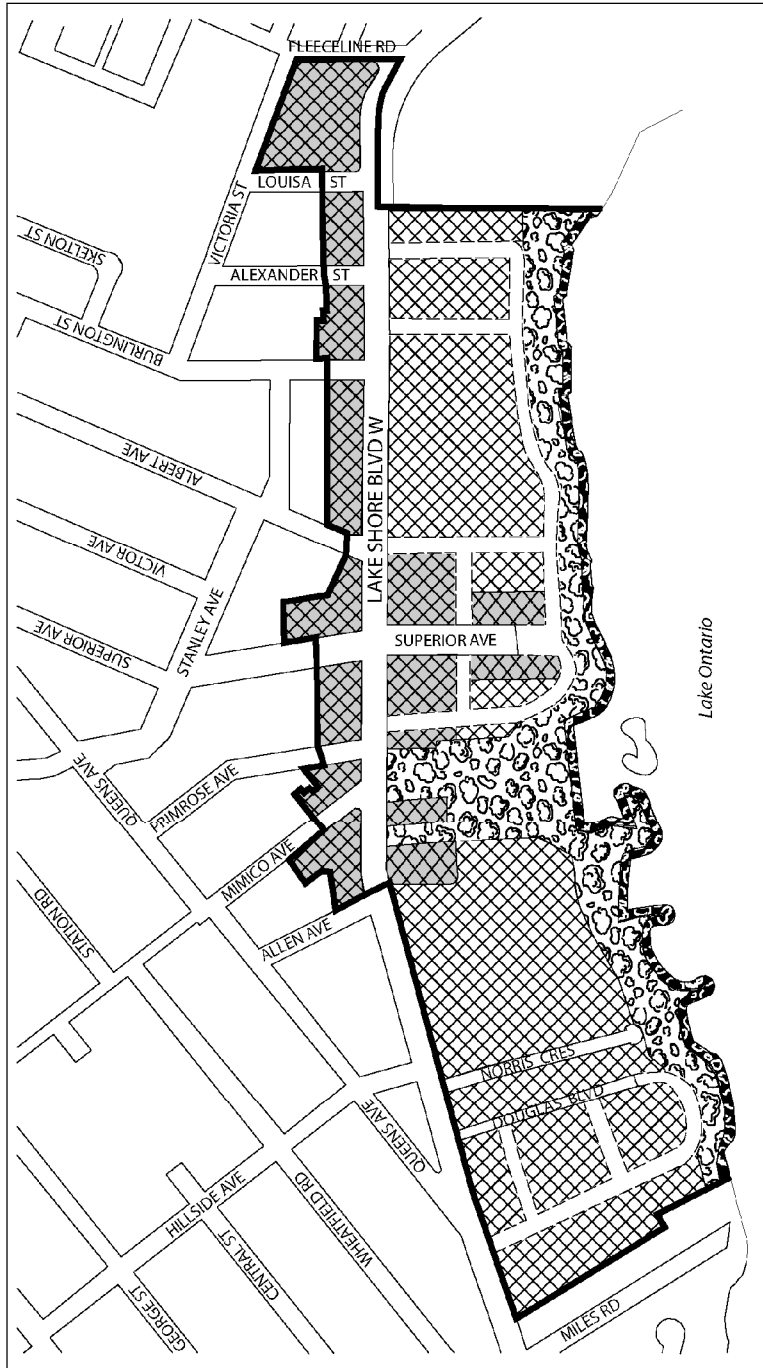
**AMENDMENT NO. 197 TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 6 is amended by adding Section 33, the Mimico-by-the-Lake Secondary Plan, attached hereto as Schedule II.
2. Map 15, Land Use Plan, is amended by re-designating parts of the lands in the Mimico-by-the-Lake Secondary Plan area as shown in Schedule I, attached hereto, as follows:
 - a) *Apartment Neighbourhoods to Mixed Use Areas and Parks and Open Space Areas (Parks)*
 - b) *Parks and Open Space Areas (Parks) to Apartment Neighbourhoods and Mixed Use Areas*
 - c) *Mixed Use Areas to Parks and Open Space Areas (Parks)*
3. Schedule 2, the Designation of Planned but Unbuilt Roads, is amended by adding the following planned but unbuilt roads:

Street Name	From	To
New Link Street 'A'		Superior Avenue
New Link Street 'B'	Douglas Boulevard	New Link
New Link	Superior Avenue	
New Link	Superior Avenue	
New Link	Douglas Boulevard	
New Link	Douglas Boulevard	
New Link	Lake Shore Boulevard West	
New Link	Lake Shore Boulevard West	
New Link	Lake Shore Boulevard West	
New Link	Lake Shore Boulevard West	
New Link	Lake Shore Boulevard West	
Superior Avenue	Existing terminus of Superior Avenue	New Link Street 'A'

Schedule 'I'



Mimico-by-the-Lake Secondary Plan

TORONTO City Planning
Official Plan Amendment #197
 Revisions to Land Use Map 15

File # 07 103514 STE 30 TM

- Site Location
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- New Public Local Roads
- Parks & Open Spaces Areas
- Natural Areas
- Parks

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Schedule 'II'

33. Mimico-by-the-Lake Secondary Plan

1. Introduction

Mimico-by-the-Lake is a unique and historic community located along Toronto's western waterfront. The Mimico-by-the-Lake Secondary Plan is centered on Lake Shore Boulevard West generally between Miles Road to the south and Fleeceline Road to the north. This area includes the mainstreet commercial strip along Lake Shore Boulevard and two significant clusters of rental apartment housing. Centrally located in the Secondary Plan area is Amos Waites Park, a large public park extending from Lake Shore Boulevard West to the recently completed Mimico Waterfront Linear Park and Trail that now links Mimico to the rest of the Toronto Waterfront Trail and open space system.

Mimico has evolved from its time as one of Toronto's original villages. However, little reinvestment in some areas, since the 1950s has resulted in the decline of some of the community's buildings and physical attributes. As well, the area is characterized by a fragmented ownership and lot pattern with buildings behind buildings and long and narrow private driveways providing access to the street, which is not a desirable form of development. This has created built form and access issues, particularly between Lake Shore Boulevard West and Lake Ontario. There is a need for revitalization in the area to facilitate reinvestment and provide for comprehensive redevelopment in certain areas to unlock the true potential of this lakeside community.

The revitalization of the Mimico-by-the-Lake Secondary Plan area will be realized over time. As well, a continuum of revitalization options are available to ensure that revitalization can occur over the entire Plan area including: renewal of existing housing; infill development on underutilized lands; and redevelopment of larger sites where appropriate. The Secondary Plan presents a framework that supports reinvestment through the creation of a new street and block pattern that facilitates redevelopment under a built form and height regime that is sensitive to its context.

The goal of the Secondary Plan is to ensure that reinvestment and city building initiatives over a 20 year time horizon achieve a built form and public realm that is desirable, rejuvenates the existing community and enhances the quality of life for area residents.

This policy framework:

- builds on the positive rejuvenation momentum generated by the recently completed Mimico Waterfront Linear Park and Trail;
- implements the Official Plan's *Avenues* policies for this section of Lake Shore Boulevard West;
- establishes a clear structure of streets and blocks to support the vision for revitalization;
- provides for a future concentrated Village Heart, the social and commercial community hub on an invigorated mainstreet of Lake Shore Boulevard West between Allen Avenue and Albert Avenue with a connection to the lakeside along an extended Superior Avenue; and
- provides clear direction on appropriately scaled development for this community.

How to Read This Secondary Plan

This Secondary Plan is divided into six sections:

1. **Introduction:** Introduces the Mimico-by-the-Lake Secondary Plan.
2. **Vision and Priorities:** Presents the Vision Statement and the core priorities for redevelopment, renewal and revitalization.
3. **Development Framework:** Sets out the urban structure and introduces the precincts that comprise the Secondary Plan area.
4. **Shaping the Community – The Built Environment:** Provides the framework to support the Secondary Plan and achieve the Vision and includes policies on the public realm and built form, land uses, housing, transportation, community services and facilities, parks and open spaces, heritage and archaeology, and the natural environment.

The background studies for the preparation of the policies and objectives of this Secondary Plan include:

- Mimico 20/20 Final Report (February, 2013) by Urban Strategies Inc.
- Community Facilities Gap Analysis (January, 2013) by Urban Strategies Inc.
- Community Services and Facilities Study For Ward 6, Etobicoke-Lakeshore (October, 2012) by Policy and Research Section, City Planning Division
- Mimico 20/20 Revitalization Cultural Heritage Resource Assessment (May, 2012) by URS Canada
- Mimico 20/20 Revitalization Infrastructure Analysis and Functional Servicing Requirements (January, 2013) by URS Canada
- Mimico 20/20 Revitalization Community Energy Study (November, 2012) by Halsall Inc.
- Mimico 20/20 Land Use Study – Transportation (November, 2012) by HDR Inc.

5. **Making It Happen/Implementation:** Articulates the tools to implement this Secondary Plan.
6. **Site Specific Policies:** Identifies areas where more specific policies are required.

For orientation purposes, Lake Shore Boulevard West extends in a north-south direction throughout the Secondary Plan area.

The Council adopted Mimico 20/20 Urban Design Guidelines, as modified by Council from time to time, will be used in conjunction with the policies of this Secondary Plan to ensure high quality built form and public realm standards.

2. **Vision and Priorities**

The growth and change provided for in this Secondary Plan is based on the following Vision Statement that was developed with the community and other stakeholders through the Mimico 20/20 Study.

“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.”



Through the community consultation process, the following study area priorities were also identified:

Housing: Maintain a mix of housing types and tenures and explore options to upgrade the current rental housing stock.

Parks: Expand and improve existing parks and recreational facilities with a focus on waterfront locations.

Public Realm/Infrastructure: Undertake beautification measures on public lands including roads, sidewalks, lighting and signage.

Economic Development: Support local businesses and promote the unique assets of the area more aggressively.

Land Use/Built Form: Establish principles to guide future reinvestment and development.

Transportation and Movement: Ensure that movement systems for all types of users operate effectively.

Social Services: Identify and provide for community needs.

Heritage: Identify and protect heritage resources.

Environment: Identify policies that foster sustainable development.

Policies

2.1 The policies of the Mimico-by-the-Lake Secondary Plan apply to the area within the Secondary Plan boundaries shown on Map 33-1.

3. Development Framework

3.1 Urban Structure

The Secondary Plan area is approximately 23 hectares in size and is organized around a 1.5 kilometre north to south segment of Lake Shore Boulevard West. To support revitalization, the Mimico-by-the-Lake Secondary Plan establishes a framework of streets and blocks to direct growth to areas where it is appropriate and supportable and can implement the Vision of the Secondary Plan.

Revitalization in the Secondary Plan area is expected to occur through:

- **Renewal** of the existing rental housing stock;
- **Infill** development on underutilized portions of existing developed sites; and
- **Redevelopment** of properties in accordance with this Secondary Plan.

Revitalization is expected to occur over the long-term. The Mimico-by-the-Lake Secondary Plan provides a development framework that supports this evolution.

Policies

- 3.1.1 The Urban Structure for the Secondary Plan area is identified on Map 33-4.
- 3.1.2 The physical structure within the Secondary Plan area will implement the objectives and policies of the Official Plan by:
- a) achieving a connected local public street network east of Lake Shore Boulevard West to Lake Ontario;
 - b) securing public access to the waterfront via a local public lakeside street of a distinct character, in Precincts A, B, C, and F;
 - c) enhancing parks and open spaces, by expanding and extending the Mimico Waterfront Linear Park and Trail, supporting the evolution of Amos Waites Park as the primary community park space, and creating linkages between existing and proposed parks and open spaces;
 - d) identifying and reinforcing the Village Heart shown on Map 33-4 as the centre of the community through a broad mix of land uses and an enhanced public realm;
 - e) achieving a built form regime comprised of a mix of building types with heights and massing/scales that achieve appropriate relationships to streets and blocks, transition to adjacent land uses, and support the principle of public access and views to Lake Ontario; and
 - f) achieving development that is not based on a building located behind a building with long and narrow driveways or fragmented parcels.

3.2 Precincts

The Secondary Plan area is organized into distinct Precincts primarily based on land use. Development within Precincts A to F will be subject to the completion of a Precinct Plan which will illustrate the implementation of the policies and

guidelines of this Secondary Plan to the satisfaction of the City. A Precinct Plan is not contemplated for development in Precinct G, where new lot patterns and new infrastructure are not anticipated, and the application of the *Avenues* policies of the Official Plan, consistent with the performance standards set out in the City Council adopted *Avenues and Mid-Rise Building Study*, will form the basis for review.

Policies

3.2.1 The seven Precincts in the Secondary Plan area are shown on Map 33-2 and are described as follows:

- a) Precinct A- Envisions new public streets, improved views and access to Lake Ontario, and, where possible expansions to the public open space system along the waterfront.
- b) Precinct B- Is envisioned as a primarily stable residential Precinct with some potential for future infill development, primarily on the surface parking lots at the rear of existing buildings fronting Lake Shore Boulevard West. Should intensive redevelopment activity in this precinct occur, it shall be coordinated with the vision of Precincts A and C.
- c) Precinct C- Identifies and reinforces the Village Heart as being focussed on Lake Shore Boulevard West between Allen Avenue and Albert Avenue with a direct lakefront connection along an extended Superior Avenue. It is intended to support the broadest mix of uses, an enhanced public realm and an extension of Superior Avenue to achieve public access and better views to Lake Ontario. To support its role as the centre of the community, commercial and community uses will be required as part of new development.
- d) Precinct D- Is primarily comprised of Amos Waites Park. The primary objective of this Precinct is to create a central recreational and social focus for the community, complementary to the Village Heart. This may

include the expansion of the public park and enhanced park facilities and programming.

- e) Precinct E- Is envisioned as a primarily stable residential Precinct where revitalization through renewal is encouraged. Where redevelopment or infill opportunities exist, it will relate appropriately to the Lake Shore Boulevard West *Avenues*, adjacent parkland and existing development. Should new development occur in this Precinct, the City would expect a new public street network to be provided, consistent with the vision of this Secondary Plan.
- f) Precinct F- Is primarily a large site under single ownership currently developed with multiple rental residential buildings and a collection of heritage resources. Redevelopment of this site will include new public streets, rental housing protection, heritage preservation and public access to Lake Ontario. Development within this Precinct will provide for an appropriate transition to the adjacent lands designated *Neighbourhoods*.
- g) Precinct G- Is envisioned to develop as a main street, with mixed use mid-rise buildings consistent with performance standards set out in the City Council adopted *Avenues and Mid-Rise Building Study* (2010), as may be amended from time to time.

3.2.2 Precinct Plans will be used as a tool to identify the vision of the subject and adjacent precincts and the overall vision of the Secondary Plan area. Precinct Plan requirements are set out in Section 5 of this Secondary Plan.

3.2.3 For Precincts A to F, where development is proposed, a Precinct Plan will be required in accordance with Section 3.2.2 above. A Precinct Plan may not be required for Precinct G and the application of the *Avenues* policies of the Official Plan will be the basis for review.

3.2.4 It is the intent of this Secondary Plan that all Precinct Plans will be brought forward for endorsement by Council, as appropriate.

4. Shaping the Community – The Built Environment

4.1 Public Realm

The public realm is comprised of streets, parks, civic buildings and other publicly owned and accessible land. In addition to its practical function of identifying development blocks, access locations, providing street addresses and public amenity space, the public realm is the setting for shared community life and provides the setting to create a distinctive identify for the community.

The quality of open space on or adjacent to private developments such as courtyards, development setbacks, walkways and open rooftop terraces contributes to the overall attractiveness and character of the public realm. To achieve this objective, the public realm provisions as primarily contained in Sections 6 and 7 within the Mimico 20/20 Urban Design Guidelines will be the basis for all future development and city-building activities.

In keeping with the objective of enhancing the mainstreet and to highlight the importance of the Village Heart, the section of Lake Shore Boulevard West from west of Allen Avenue to east of Albert Avenue has been identified as an "Enhanced Pedestrian Area" on Map 33-5. As the focal point of the community, the policy intent for this stretch of Lake Shore Boulevard West is to ensure upgraded treatment of the public realm, above and beyond what is identified in the City's Streetscape Manual to enhance the pedestrian experience along this stretch of Lake Shore Boulevard West.

Public art can also assist in the beautification and recognition of the area through its ability to create character and identity by celebrating the history, character, identity and creativity of the area and its people.

Policies

4.1.1 The public realm will reinforce visual and physical connections between Lake Shore Boulevard West, the Mimico Waterfront Linear Park and Trail and

the water's edge based on the following key components:

- a) the introduction of new public streets;
- b) an expansion and enhancement of the Mimico Waterfront Linear Park and Trail;
- c) the establishment of a public lakeside street with a design and character that complements the Mimico Waterfront Linear Park and Trail;
- d) the protection and enhancement of views and vistas to Lake Ontario from both public and private lands;
- e) expansions and improvements to local parks; and
- f) expansions and improvements to pedestrian and cycling linkages.

4.1.2 The public realm provisions of the Mimico 20/20 Urban Design Guidelines, primarily within Sections 6 and 7, establish the principles that ensure streetscape design will reinforce the connections to the existing neighbourhood, streets and open spaces to achieve a cohesive interconnected community.

4.1.3 Precinct Plans A to F, as well as any development application in Precinct G, will be required to include a public realm plan, addressing streetscape elements including paving, lighting, co-ordinated street furniture and landscaping to illustrate how the public realm provisions within the Mimico 20/20 Urban Design Guidelines will be implemented.

4.1.4 As part of the public realm component for each Precinct Plan or development application in Precinct G, the applicant will identify potential opportunities for public art installations and shall have regard to applicable Qty policies and guidelines such as the *Per Cent for Public Art Guidelines*.

4.1.5 The area identified as an "Enhanced Pedestrian Area" on Map 33-5 will be the focus area for an enhanced treatment of the public realm that exceeds the minimum requirements of the Qty's Streetscape Manual including: enlarged

boulevards; special paving treatment; enhanced street tree planting; enhanced planting beds within curbed planters; special landscaping; pedestrian lighting; environmental initiatives such as bio swales to capture storm water run-off; street furniture; and opportunities for a key public art installation.

- 4.1.6 Elements such as lighting, furniture, paving and landscaping on private lands will complement and be integrated with those on public lands.
- 4.1.7 The incorporation of environmentally sustainable infrastructure where possible will be encouraged throughout the public realm.
- 4.1.8 The design and location of public realm elements within a Precinct will have consideration for interconnectivity with adjacent Precincts and the surrounding neighbourhood.

4.2 Built Form

Revitalization in the Secondary Plan area is expected to occur through redevelopment, renewal and infill. The Secondary Plan provides for different heights and massing/scales of development consistent with the goals and objectives of the Official Plan.

Together with the policies of this Secondary Plan, the Mimico 20/20 Urban Design Guidelines will be used to ensure high quality, appropriately scaled development which relates positively to the existing and planned context and that both contributes to and achieves an enhanced public realm through the design of the surrounding streets, parks and open spaces. As redevelopment occurs, appropriately scaled and designed buildings will create a sense of place with a pedestrian friendly series of small walkable blocks and safe and attractive streets, and achieve an overall coordinated and interconnected community.

Policies

- 4.2.1 New development and intensification will be sensitive in height, mass, location, and in transition and will fit to its surroundings,

particularly relative to stable low rise residential areas.

4.2.2 Consolidation of properties is encouraged in all areas of the Secondary Plan in order to achieve appropriately sized and dimensioned development blocks to meet the objectives of the Plan, in accordance with the following:

- a) a minimum lot frontage of 30 metres and a minimum 30 metre lot width with an ideal lot depth of 40 metres, with frontage on at least one public street is required for mid-rise development;
- b) a minimum 50 metre lot width and 50 metre lot depth is required for each tall building development, with frontage on at least one public street; and
- c) where development occurs on a block, no buildings shall be directly located behind another building without direct access onto the public frontage.

4.2.3 Map 33-6 identifies locations where some taller buildings with building bases that appropriately define the street with an appropriate proportional relationship to the existing and planned context may be located.

4.2.4 The Mimico 20/20 Urban Design Guidelines adopted by City Council will provide direction relating to the public realm and built form to achieve the goals and objectives of this Secondary Plan. All development will comply with the Mimico 20/20 Urban Design Guidelines and all other Council-adopted urban design guidelines. This includes but is not limited to those that address specific building types such as Tall Buildings Guidelines and Mid-Rise Buildings Guidelines. Additional guidelines, specific to the Mimico Secondary Plan, are as follows:

- a) Avenues Mid-Rise Buildings (Area A on Map 33-6)
 - i. a minimum building height of 10.5 metres or 3 storeys;

- ii. a maximum building height of 21.5 metres or 6 storeys along the Lake Shore Boulevard West frontage stepping up to a maximum 27 metres or 8 storeys, as illustrated on Map 33-6 to this Secondary Plan;
- iii. a minimum 7.5 metre rear yard setback, with a 45-degree angular plane projected from a height of 10.5 metres above grade at the rear yard setback, within which the building is to be located under when adjacent to a *Neighbourhoods* designation; and
- iv. a minimum separation distance of 20 metres between apartment buildings when there are primary windows facing each other; and a minimum separation distance of 15 metres between apartment buildings when there are only secondary windows facing each other.

b) Tall Buildings (Area B on Map 33-6)

- i. maximum building heights as illustrated on Map 33-6 of this Secondary Plan shall range in height from 50 metres or 16 storeys to 76.5 metres or 25 storeys;
- ii. a maximum floor plate size of 750 m² per floor;
- iii. a minimum tower separation distance of 25 metres between tall buildings;
- iv. a tall building must be located a minimum of 12.5 metres away from the side and rear property lines;
- v. a maximum podium building height of 14 metres or 4 storeys;
- vi. a minimum podium building height of 8 metres or 2 storeys;
- vii. a minimum ground floor height of 4.5 metres; and
- viii. a tall building is required to lie under a 45-degree angular plane projected from grade at the property line of any property designated *Neighbourhoods* in the Official Plan.

c) Lake Front Tall Buildings (Area C on Map 33-6)

- i. a minimum base building height of 8 metres or 2 storeys;
- ii. maximum building heights as illustrated on Map 33-6 of this Secondary Plan shall range in height from 31.5 metres or 10 storeys to 46.5 metres or 15 storeys;
- iii. a maximum floor plate size of 750 m² per floor;
- iv. a minimum tower separation distance of 25 metres between tall buildings;
- v. a tall building must be located a minimum of 12.5 metres away from the side and rear property lines; and
- vi. a tall building is required to lie under a 45-degree angular plane projected from grade at the property line of any property designated *Neighbourhoods* in the Official Plan.

Where there is a conflict between applicable guidelines, the Mimico 20/20 Urban Design Guidelines shall prevail.

4.2.5 The Mimico 20/20 Urban Design Guidelines will be used to set the framework for new development that is consistent with the Official Plan and this Secondary Plan, and to guide implementing Zoning By-law(s) standards. They will address issues including but not limited to:

- a) the size, shape, proportion and preferred configuration of development blocks;
- b) the appropriate built form relationship between development, private open spaces and the public realm;
- c) the appropriate built form relationship between adjacent developments;
- d) precinct and/or site-specific design guidelines, where necessary to address unique conditions; and
- e) recommended locations for public art on private development sites.

- 4.2.6 As part of Precinct Plans and development applications within Precincts A to F as shown on Map 33-2, Precinct level built form and massing submissions will be required to demonstrate how development implements the Mimico 20/20 Urban Design Guidelines.
- 4.2.7 New development, renovations or additions to buildings are to be characterized by a high standard of design, site planning, building design, materials, landscaping and streetscaping.

4.3 Housing

For about half a century, the apartment buildings and houses in Mimico have served a vital role in providing much-needed affordable and mid-range private rental, non-profit co-operative and ownership housing to area residents. Recognizing its importance, the Secondary Plan encourages the maintenance and renewal of the current housing stock, and making more efficient use of existing land and infrastructure.

The revitalization of Mimico is designed to encourage a range of housing opportunities in terms of form, tenure and affordability. New development will complement and strike a balance with existing supply, and is not intended to result in the loss of valuable affordable and mid-range rental housing in the area.

Policies

- 4.3.1 Unless otherwise specified, the housing policies of Section 3.2.1 of the Official Plan, including the housing definitions, will apply to the lands in the Secondary Plan area.

Infill and Intensification

- 4.3.2 New housing development may be permitted, where appropriate, through infill and intensification that is consistent with Policy 3.2.1.5 of the Official Plan and the policies of this Secondary Plan.
- 4.3.3 Significant new development on sites containing six or more rental units where existing rental

Section 111, City of Toronto Act
 In 2007, Toronto City Council adopted the Rental Housing Demolition and Conversion Control By-law under Section 111 of the *City of Toronto Act*. The By-law makes it an offence to demolish or convert rental housing without approval by City Council. Owners wishing to demolish or convert rental housing units must submit an application under the By-law. Council's decisions on such applications are final and cannot be appealed to the Ontario Municipal Board. The By-law is based on the City's Official Plan housing policies and provides the City with additional powers to conserve the supply of existing rental housing and assist tenants affected by demolition or conversion proposals. City Council may refuse an application, or approve it with conditions. Conditions may include requiring the replacement of rental units, tenant assistance provisions or other related matters.

buildings will be maintained in the new development:

- a) will secure the existing rental buildings that have affordable rents and mid-range rents as rental housing for at least 20 (twenty) years; and
- b) should enhance the viability of the existing rental housing to meet the current and future housing needs of tenants by:
 - i. securing any needed improvements and renovations to the existing rental housing, including residential amenities and recreational space, without pass through of the costs to tenants; and
 - ii. encouraging the inclusion of renewal opportunities that would extend the life of the building among the improvements to be secured.

Redevelopment and Rental Replacement

4.3.4 The demolition and replacement policies of the Official Plan, including Policies 3.2.1.6 and 3.2.1.7 which relate to full replacement of rental units lost due to redevelopment, will continue to apply. Where existing rental housing is replaced, it will be maintained as rental housing in accordance with City practices for at least twenty (20) years from the date the units are first occupied, with an additional three (3) year transition to market rents.

4.3.5 The Official Plan policies concerning the demolition and redevelopment of properties involving rental units will be applied. While maintaining the objectives of good planning, the City at its discretion and in special circumstances, may consider some flexibility in the implementation of its replacement policies and practices in terms of:

- a) the number of units by type to be replaced, where existing buildings contain a relatively high percentage of units of a certain type. A shift in unit type (e.g. a disproportionately high

number of small units to be replaced with a lesser number of large units containing more bedrooms) may be considered where the total replacement floor area is similar to the total existing floor area, and the total number of bedrooms remains the same or greater; and

- b) the size of units replaced by type, where existing units are determined by the City to be unusually large.

4.3.6 Opportunities for replacement of existing rental housing units may be considered through means such as:

- a) infill and intensification on, or the consolidation and reconfiguration of, existing properties for rental housing purposes within the Secondary Plan area; and
- b) off-site replacement, through the creation of rental housing units outside of the Secondary Plan area or through cash-in-lieu, are less desirable alternatives, but may be permitted where such alternatives are to the satisfaction of the City, and:
 - i. the number of rental units affected by each alternative does not exceed 10 (ten) per cent of the existing rental housing units on the redevelopment site up to a combined total of 20 (twenty) per cent for both alternatives; and
 - ii. any rental housing units replaced off-site outside of the Secondary Plan area are to be placed in groupings of 6 or more units and in locations where the proposed built form is otherwise permitted or determined to be suitable by the City within the defined boundaries shown on Map 33-8; and
 - iii. despite the exception stated in i) above, an adequate number of replacement units shall be constructed to accommodate all existing tenants wishing to remain in or return to rental units in the Mimico-by-the-Lake Secondary Plan area.

Tenant Relocation and Assistance

4.3.7 Existing tenants relocated on a temporary basis to alternative housing within or outside the Secondary Plan area as a result of demolition and redevelopment will be given the right to return within a reasonable period of time to occupy new replacement units of the same type and size at similar rent to their original units in the Secondary Plan area, as contemplated by Policy 4.3.6(b)iii, and despite the exceptions noted in Policies 4.3.5 and 4.3.6b)i and ii.

4.3.8 Existing tenants in rental housing units to be demolished will receive relocation assistance from the developer to the satisfaction of the City, including the provision of alternative accommodation at similar rents, and financial or other assistance to mitigate the hardship caused by relocation.

Large Households

4.3.9 Development of new housing suitable for large households, such as families with children, will be supported and provided for by:

- a) requiring that a minimum of 5 (five) per cent of the units constructed on a development site, not including the replacement rental housing units, be built with three or more bedrooms; and
- b) encouraging unit designs that facilitate a greater number of three bedroom units, beyond the above 5 (five) percent, including the provision of adaptable interior layouts to permit changes in the number of bedrooms and/or knock-out panels to allow for the potential merger of smaller units; and
- c) encouraging opportunities for a range of new housing types including grade related residential units.

Affordable Housing

4.3.10 Development of new affordable housing in addition to replacement rental housing, such as

affordable ownership housing and non-profit co-operative housing, is encouraged to contribute to a full range of housing tenure and affordability in the area.

Housing Renewal and Energy Conservation

4.3.11 The maintenance, improvement and renewal of the existing housing stock is encouraged. In particular, renovation and retrofitting of multi-unit apartment buildings is promoted and owners of such buildings are encouraged, through any available financial programs and other means, to extend the life of such buildings to achieve:

- a) greater conservation of energy and reductions in green house gas emissions;
- b) greater conservation of water resources;
- c) improvement of waste diversion practices;
- d) improvement of safety and security;
- e) improvement of building operations; and
- f) improvement of facilities for social, educational and recreational activities.

4.3.12 Where infill development is proposed on a site containing existing apartment buildings, the development will contribute to the reduction of energy and water consumption in these existing buildings through renovations, retrofits and changes to management practices. Applications for infill development on existing multi-unit apartment building sites will be required to undertake the following for all existing buildings to be retained on the site:

- a) completion of a Building Condition Assessment and an implementation strategy to undertake any identified physical repairs or maintenance that are anticipated during the minimum 20 years the building is secured as rental housing;
- b) completion of a water audit and water efficiency strategy to implement items identified to have a payback period of five years or less;
- c) completion of an energy audit and energy reduction strategy to implement measures,

- retrofits or upgrades that have a payback of five years or less; and
- d) completion of a waste audit and strategy to implement waste reduction and diversion measures to achieve a 35% diversion target through reuse and recycling.

4.4 Transportation/ Mobility

Revitalization and development in the Secondary Plan area will include the introduction of additional public streets to support City building, create development blocks, meet the transportation needs of new development, connect lands to Lake Shore Boulevard West and to provide public access and views to Lake Ontario.

Public streets will be designed and constructed to support pedestrian activity and maximize public access to the lakefront as well as to integrate the Secondary Plan area with Lake Shore Boulevard West.

Policies

- 4.4.1 The proposed public street network within the Secondary Plan area is generally shown on Map 33-5. Where possible, new local streets connecting to Lake Shore Boulevard West should align with existing streets on the west side of Lake Shore Boulevard West.
- 4.4.2 The exact location and configuration of public streets will be determined through any applicable environmental assessment review process, the Precinct Plan process, as well as the development application review process and may result in adjustments to what is shown on Map 33-5. Consideration of a staged implementation of streets will be based on balancing the requirements to support development, the achievement of an integrated public street network, public access to the lakefront and the provision of municipal infrastructure.
- 4.4.3 In addition to the policies in the Official Plan, the public street network in the Secondary Plan area will:

- a) provide a legible hierarchy of street types and a connected network of travel routes for all modes of travel;
- b) define the physical structure of the neighbourhood and create compact, and appropriate development blocks;
- c) connect pedestrian routes with public destinations, including transit stops, bicycle trails and open spaces;
- d) contribute to developing a fine grain of pedestrian and cycling routes;
- e) will integrate new development with the existing area;
- f) allocate generous space for tree planting and landscaping to create vibrant and attractive civic spaces;
- g) be located and organized along the edges of parks and open spaces to provide a high level of visual surveillance and safety;
- h) ensure public access to the lakefront and view termini shown on Map 33-4;
- i) be public streets maintained by the City; and
- j) provide, in appropriate locations, on-street public parking to enhance street activity, provide a buffer between vehicle traffic and sidewalks, and create a desirable environment.

4.4.4 A Transportation Precinct Study will be required to determine the adequacy of the road network to accommodate development including necessary off-site improvements for Precincts A to F.

4.4.5 Transportation Impact Studies are required to be submitted in support of any new applications on a block and site basis and must demonstrate that traffic can be accommodated on the area road network including any necessary off-site improvements.

4.4.6 The lakeside streets shown on Map 33-5 are secondary local streets or waterfront streets and are intended to have a reduced minimum right-of-way width of 13.5 metres to establish a local character along the waterfront. All other new public streets shown on Map 33-5 will be local streets and shall have a minimum 16.5 metre right-of-way width. The exact widths will be

subject to detailed planning and engineering studies conducted in relation to development applications.

- 4.4.7 The main-street appearance of the Lake Shore Boulevard West frontage will be enhanced by reducing vehicular access points to Lake Shore Boulevard West, where possible, as development occurs.
- 4.4.8 With limited exceptions where appropriate or necessary, parking for new development, including infill development, shall be provided below grade.
- 4.4.9 The public street network will be implemented so that the functional integrity of the transportation system is maintained to the satisfaction of the City at all times.

Transit

Lake Shore Boulevard West through the Secondary Plan area is identified in the Official Plan as a transit priority route.

Metrolinx's regional transportation plan, "The Big Move", identifies Lake Shore Boulevard West as a transit priority expansion element. The timing of an Environmental Assessment for the portion of Lake Shore Boulevard West through the Secondary Plan area is unknown at the time of writing this Secondary Plan.

Policies

- 4.4.9 Development on Lake Shore Boulevard West will have regard for the potential requirement to accommodate future transit improvements along the street. In particular, the design of new development may be required to accommodate future transit platforms through building setbacks or similar design responses to accommodate future transit right-of-way at or near the following intersections of Lake Shore Boulevard West:
 - a) Burlington Street;
 - b) Superior Avenue;

- c) Mimico Avenue; and
- d) Hillside Avenue.

Cycling and Pedestrian Network

Policies

- 4.4.10 Enhancements and extensions to the cycling and pedestrian network to support people living, working, or visiting in the area and to provide greater public access to the waterfront, will be achieved incrementally as the street network develops. Connections to existing cycling routes will be provided to enhance the City's established Bike Plan, as shown in Map 33-5. These new cycling connections will not require Official Plan amendments.
- 4.4.11 The introduction and establishment of bicycle sharing stations is encouraged to connect the Waterfront Trail to the larger City bicycle sharing program.

4.5 Land Use Designations

The Secondary Plan area contains a number of land use designations that contribute to a vibrant, self-sustaining community including *Mixed Use Areas*, *Apartment Neighbourhoods* and *Parks and Open Space Areas*. These designations allow for mixed use buildings combining residential and commercial/office uses, opportunities for additional residential units, walking and cycling opportunities and enhanced open space areas.

Policies

- 4.5.1 Land use designations within this Secondary Plan area are shown on Map 33-3. Lands will be developed in conformity with the related land use designation policies in the Official Plan and the following policies:

Mixed Use Areas

- 4.5.2 With the exception of residential lobbies and secondary entrances/exits, the ground floor of new buildings will contain non-residential uses up

to a minimum depth of 10 metres or half of the building depth in the following locations:

- a) Lake Shore Boulevard West frontage from Allen Avenue to Alexander Avenue; and
- b) all of Superior Avenue east of Lake Shore Boulevard West.

Apartment Neighbourhoods

4.5.3 The new prevailing building type in *Apartment Neighbourhoods* will consist of some tall buildings. Townhouses and grade related units will be encouraged to form part of the base element of larger development blocks.

Parks and Open Spaces Areas

4.5.4 The existing and proposed parks and open space pattern within the Secondary Plan area is shown on Map 33-7.

4.5.5 Areas of focus will include safety, accessibility, visibility, use and amenity of existing parks in the Secondary Plan area.

4.5.6 The priority parks and open space objectives for this Secondary Plan are:

- a) Amos Waites Park is recognized as the primary community social and recreational hub. As such, priority consideration shall be given for new investment in facilities and programming as well as opportunities for further parkland acquisition.
- b) an expanded and continuous public trail on the Mimico Waterfront Linear Park and Park which shall be a minimum of 4.5 metres wide to accommodate separate trails for passive and active use;
- c) naturalization in appropriate locations near the shoreline is encouraged to improve its ecological function such as a stop-over habitat for migratory birds; and
- d) creation and expansion of parks within the Secondary Plan area with a high design standard, that are well maintained, animated

The City's parks and open space system is a fundamental element to providing recreational opportunities and spaces for social activity. Open space in the Secondary Plan area is part of the City's larger greenspace system which contributes to both quality of life and the health of the ecosystem. Lands near the water's edge provide an important link in the City's network of publicly accessible open spaces and habitat for migratory birds.

The intent of this Secondary Plan is to achieve a system of high quality, useable, linked parks and accessible open spaces that will contribute to the extension of the Waterfront Trail, assist in creating visual and physical connections to and from the waterfront, provide habitat in appropriate locations and provide a variety of year round outdoor active and passive recreational opportunities.

It is recognized that additional parkland and open spaces are needed to serve the expected growth provided by this Secondary Plan. According to Map 8B of the Official Plan, entitled Local Parkland Provision, the lands east of Lake Shore Boulevard West have a high level of parkland per capita, while the lands west of Lake Shore Boulevard West and the larger Mimico community have a low level of parkland per capita. Revitalization presents an opportunity to increase the amount and improve the quality of parkland within the Secondary Plan area and make a positive contribution to the greenspace system of the City. As well, connectivity to the parkland system can be improved in particular for the community beyond the west side of Lake Shore Boulevard West.

and safe and that provide diversity to accommodate a range of recreational experiences, including active and passive uses during all seasons of the year.

- 4.5.7 New parks and open spaces will:
- a) provide increased visual and physical access to the waterfront and create linkages between existing and proposed parks, open space and trail networks; and
 - b) be integrated into the broader public realm.
- 4.5.8 Any new parkland dedication will be of a size and shape that enhances recreation programming and will be located to achieve a fully connected and integrated parks and open space system.
- 4.5.9 All development will be subject to the provisions of the City Wide Alternative Rate Parkland Dedication By-law. The dedication of land is strongly preferred over cash-in-lieu dedications.

4.6 Community Services and Facilities

Community Services and Facilities are important to creating well functioning and liveable communities. As new residents move to the area, review and evaluation of community services and facilities will be done through the requirement for studies completed in support of Precinct Plans and development applications.

Policies

- 4.6.1 Community services and facilities will be required to support and meet the needs of the residents of the Secondary Plan area. New community facilities will be established or existing facilities will be renovated or expanded to achieve the level and type of community facilities and services necessary to support development in the Secondary Plan area.
- 4.6.2 Community service and facility priorities for this area include: additional daycare space; additional or expanded community room space; additional active recreation amenities; and expanded library

services. These priorities may be modified as a result of evaluation of community services and facilities and the preparation of community service and facility strategies completed in support of Precinct Plans and development applications.

4.6.3 New, renovated or expanded community services and facilities required for the Secondary Plan area will be:

- a) located within or in close proximity to the Secondary Plan area, or in locations offering convenient access along major transit lines;
- b) geographically distributed to provide broad access;
- c) located in highly visible and accessible locations with strong pedestrian, cycling and transit connections;
- d) designed to provide flexible multi-purpose facilities that can be adapted over time to meet varied needs;
- e) delivered in a timely manner to support residential growth; and
- f) incorporated within mixed-use buildings or as stand-alone facilities.

4.6.4 Community Service and Facility Strategies will be required as part of each Precinct Plan as well as any development application in Precinct G. They will be required to confirm priorities and the preferred locations for community services and facilities based on:

- a) updated information on the demographic profile of residents in the Secondary Plan area;
- b) updated inventories of existing facilities and services;
- c) identification of gaps in service provision; and
- d) information regarding capital improvements planned for the area as well as plans for expansion/downsizing.

4.6.5 Innovative approaches for providing community services and facilities will be considered, including shared uses and integrating facilities within private developments.

4.6.6 Section 37 of the *Planning Act* may be one of the tools used by the City to secure community services and facilities within the Secondary Plan area in accordance with the provisions of the Official Plan.

4.7 Heritage and Archaeology

Mimico developed as a railway town in the 19th century with a strong civic and commercial main street area. Today, Mimico is mainly a residential area with a small commercial core, defined by a diverse range of commercial and residential properties. The housing stock in Mimico developed with a range of housing forms including grand lakeside estates dating from the 1890s to the early 1900s, bungalows built during the 1920s to 1940s, a large number of two-storey houses dating from the 1930s and 1940s, and apartment complexes developed primarily in the 1950's and 1960's. Parts of Mimico maintain a strong heritage character and are representative of various periods of the area's history, while some individual heritage resources are significant in their own right.

Mimico's heritage resources include buildings and neighbourhoods, as well as landscape features. There are heritage resources within the Secondary Plan area that are listed on the City of Toronto Heritage Register and others that are being considered for inclusion. Designation of some of the resources under the Ontario Heritage Act is also currently under consideration.

Policies

4.7.1 Buildings possessing cultural heritage value or interest and potential cultural heritage landscapes will be evaluated, protected and conserved in accordance with relevant legislation, including the *Ontario Heritage Act* and the *Planning Act*, as well as provincial policy, the heritage policies in the City Official Plan, the policies in this Secondary Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada.

4.7.2 Heritage Impact Assessments will be required to be included in Precinct Plans and development

applications that affect identified and potential heritage resources in the Secondary Plan area.

4.7.3 Development should wherever possible conserve built and landscape heritage resources and be of a scale, form and character that supports, complements and integrates these resources.

4.7.4 Areas identified as having archaeological potential are shown on the City of Toronto Archaeological Master Plan. Any soil disturbance or proposed development in these areas will require a Stage 2 Archaeological Assessment to be submitted.

4.8 Natural Environment and Energy

Sustainable development is about improving the quality of human life while living within the carrying capacity of the ecosystem. It is about protecting the natural environment while fostering a neighbourhood that is socially and economically healthy.

This Secondary Plan envisions a vibrant neighbourhood achieved through: renewal and redevelopment that promotes walking, cycling, and transit use; improved access to green spaces; and development that reduces consumption of energy and water, manages stormwater, ensures life and property are protected from natural hazards, increases the tree canopy and gives prominence to its waterfront location.

City-wide targets have been established to reduce energy usage and greenhouse gas emissions. Redevelopment that is energy efficient not only provides economic benefits in reduced energy costs, it can contribute to energy security through less impact on peak load (using less capacity in the system), as well as environmental benefits of reduced emissions. New energy efficient green buildings, upgrading of existing buildings and new energy efficient infrastructure may contribute to these targets by incorporating renewable energy generation and efficient energy distribution in new developments that address energy needs comprehensively.

The City will support actions and innovations to make this Secondary Plan area an environmentally sustainable

community while meeting the other objectives of this Secondary Plan.

Policies

- 4.8.1 Land within the Lake Ontario Shoreline Hazard Limit and water lots may not be used to calculate permissible density in the zoning by-laws or used to satisfy parkland dedication requirements.
- 4.8.2 All private development, including private lanes/driveways, lands and infrastructure shall be located a minimum of 10 metres away from the Shoreline Hazard Limit as defined by the Toronto and Region Conservation Authority.
- 4.8.3 Development as well as renewal of existing buildings in the Secondary Plan area will contribute to achieving the City's targets for reducing energy use and reducing greenhouse gas emissions. Development proponents shall have regard for the Community Energy Study and will work with the City to assess opportunities and plan comprehensively to contribute to the City's energy targets through sustainable development.
- 4.8.4 Development is encouraged to promote and accommodate renewable energy generation and distribution systems to assist in reducing greenhouse emissions, offsetting on site energy consumption, and securing a sustainable and stable energy distribution and supply. Energy technologies such as geothermal, combined heat and power co-generation, solar thermal heating, solar cooling, heat recovery, short and long term energy storage, solar photo voltaic and building integrated photo voltaic will be encouraged. Building design and site planning to achieve passive solar heating in cold weather months will also be encouraged. New buildings will be encouraged to be community energy ready (e.g., securing easements for infrastructure and the installation of piping).
- 4.8.5 New sidewalks, walkways, streets and parking areas will be encouraged to use permeable paving, natural stormwater treatment such as bioswales,

and to plant large shade trees to address stormwater management, reduce urban heat island effect and improve energy efficiency.

4.8.6 Due to the proximity to Lake Ontario, Mimico Creek, Humber River and Humber Bay Park, the Secondary Plan area is located in a migratory bird flyway. New development is required to be bird-friendly and the retrofit of existing buildings to be bird friendly is encouraged.

4.8.7 The restoration and enhancement of the natural features and functions associated with the Lake Ontario Shoreline, such as a stop over habitat for migratory birds, will be encouraged.

4.8.8 Local urban agriculture is encouraged through support for community gardens in new development, local parks and on rooftops.

4.9 Municipal Servicing

Municipal servicing infrastructure includes the water distribution system, sanitary sewers and storm sewers. Effective servicing is essential to maintaining quality of life in any neighbourhood. Servicing infrastructure is also central to efforts to build a sustainable community by ensuring strong management of Toronto's water resources and protecting water quality. Infrastructure investments will ensure a reliable delivery of drinking water, safe and manageable conveyance of wastewater, and successful implementation of stormwater management practices.

Policies

4.9.1 Development proponents in the Secondary Plan area will have regard for the Mimico 20/20 Infrastructure Analysis and Functional Servicing Plan and will be required to fund and/or construct upgrades to municipal servicing infrastructure where existing infrastructure capacity is inadequate to support proposed and planned growth. Development proponents will be required to identify these requirements at the Precinct Plan and development application stages. Implementation of municipal servicing

infrastructure and stormwater management infrastructure will be cost-effective and efficient.

- 4.9.2 Public street rights-of-way will accommodate municipal servicing infrastructure. Municipal servicing will be coordinated with the detailed design and implementation of the public street network.
- 4.9.3 Public streets and municipal servicing will be constructed to City standards and be provided at approved locations and conveyed to the City at nominal cost and free of encumbrances as a condition of development approval.
- 4.9.4 New development will meet the objectives and targets of the City's Wet Weather Flow Management Guidelines.
- 4.9.5 Opportunities will be investigated through the design and construction of the public realm to incorporate stormwater management facilities to manage stormwater from the public realm and divert stormwater from the City's storm sewers.

5. Making it Happen/Implementation

The policies of this Secondary Plan provide for reinvestment and revitalization of the Mimico Secondary Plan area. The current fragmented ownership and lot pattern has been an impediment to redevelopment of the area. To maximize the redevelopment potential of development sites, the consolidation of individual properties within Precincts is expected as part of the implementation of this Secondary Plan. The consolidation of properties will provide the opportunity for a new street network that will transform the existing condition of long narrow lots into a more functional urban block pattern. The new street pattern will also facilitate an expanded public realm with interconnected physical and visual access to the lake.

The implementation of the Secondary Plan vision relies on tools provided by the *Planning Act* as well as the review of supporting materials in Precinct Plans and applications submitted by development proponents in accordance with the policies of this Secondary Plan.

Regulatory tools under the *Planning Act* including, but not limited to, Zoning By-laws, Holding Provisions, Plans of Subdivision and Site Plan Control will be used to establish a legal framework to manage and implement change and promote the orderly redevelopment of Mimico with the contemplated infrastructure.

Consistent with the division of the Secondary Plan into Precincts, proponents will be required to submit Precinct Plans with the exception of Precinct G, to assist in the evaluation of the conformity of the proposed development with the relevant provisions of this Secondary Plan.

5.1 Development Framework for Precincts

Policies

- 5.1.1 In addition to the requirements of the *Planning Act* and Official Plan, proponents within Precincts A to F will be required to submit a detailed Precinct Plan, in accordance with the policies of this Section, as part of a complete development application submission. Development proposals within Precincts A to F along the Lake Shore Boulevard West frontage will be consistent with the City Council adopted *Avenues* and Mid-Rise Building Study (2010), as may be amended from time to time.
- 5.1.2 Precinct Plans will not be required for development proposals within Precinct G. Development proposals within Precinct G will be consistent with the City Council adopted *Avenues* and Mid-Rise Building Study (2010), as may be amended from time to time.
- 5.1.3 Applications including Zoning By-law Amendment, Draft Plan of Subdivision, Part Lot Control or Consent in Precincts A to F will include a Precinct Plan to assist in evaluating the conformity of the proposed development with all provisions of this Secondary Plan.
- 5.1.4 In order to ensure comprehensive development of a site, Precinct Plans will examine the relationship of the proposed development within the context of the existing precinct, its relationship to adjacent

precincts, and the planned context provided for by this Secondary Plan.

5.1.5 Precinct Plans are expected to typically be accompanied by and include a draft plan of subdivision for the entire precinct to the satisfaction of the City in order to facilitate orderly and comprehensive development. Precinct Plans will generally include the following unless the City is satisfied a requirement is not applicable or has been otherwise addressed:

- a) land use map;
- b) proposed street and block pattern;
- c) Transportation Precinct Study to determine adequacy of road network to accommodate development / redevelopment including any necessary off-site improvements;
- d) the proposed massing of buildings including heights, setbacks and distribution of density on the development site and adjacent properties within the precinct;
- e) the size and location of public lands to be conveyed to the City including additional streets, parks and open spaces for the site and other blocks within the precinct;
- f) the location, dimensions and character of public space, publicly accessible private open spaces and pedestrian routes showing their connection, continuity and complementary relationship to adjacent public spaces for the site, block and other blocks within the precinct;
- g) view studies that include consideration of the protection and enhancement of significant views of Lake Ontario and landscape focal points for the site and other blocks within the precinct and adjacent precincts;
- h) the general location, size and treatment of vehicular access points in sufficient detail to identify locations where parking amongst different building sites may be shared and to assess the effect of these facilities on public sidewalks and pedestrian routes;
- i) the location of street-related uses and principal pedestrian entrances to buildings and the relationships of such use and entrances to street frontages to ensure that the role of the

- public street and pedestrian movements along the street is supported and reinforced;
- j) the location of identified cultural heritage resources and a description of their surrounding context and in particular its relationship to other identified heritage resources for the site and precinct;
 - k) identification of the shoreline hazard line to the satisfaction of the TRCA where development is proposed on properties adjacent to Lake Ontario or lands designated *Parks and Open Space Areas*;
 - l) functional servicing and stormwater management reports;
 - m) completion of an energy strategy for the proposed development that satisfies policies 4.3.12 and 4.8.6 of this Secondary Plan and identifies how opportunities for block and precinct energy strategies can be implemented and identifies opportunities to contribute to the City's energy and greenhouse gas reduction targets;
 - n) completion of a Community Service and Facilities Strategy that addresses the policies under section 4.6 of this Secondary Plan;
 - o) draft plan of subdivision for the precinct;
 - p) phasing plan for the entire precinct to illustrate how roads and municipal servicing will be provided to each lot and block and how they will be secured;
 - q) Natural Heritage Impact Study for properties containing the *Natural Heritage Official Plan* designation; and
 - r) Identify locations for Public Art on the site and in the precinct, in accordance to the City's *Per Cent for Public Art Guidelines*.

5.2 Zoning By-laws

Policies

- 5.2.1 Zoning By-law provisions will serve to implement the policies of this Secondary Plan and will contain performance standards to achieve appropriate and desirable development.

5.3 Land Division

Policies

- 5.3.1 Division of land within the Secondary Plan Area will create land parcels that facilitate development consistent with the intent of this Secondary Plan.
- 5.3.2 It is expected that division of land within those precincts where new street infrastructure is proposed will proceed by way of plan of subdivision.

5.4 Site Plan Control

Policies

- 5.4.1 Applications for Site Plan Control will implement the intent and objectives of this Secondary Plan and will be guided by the associated Mimico 20/20 Urban Design Guidelines and other applicable City guidelines, as well as the vision presented in precinct plans and other supporting documentation contemplated by these policies.
- 5.4.2 Site Plan review will consider the proposal within the context of a larger development block, the precinct and adjacent precincts as well as surrounding areas.

5.5 Holding By-laws

Policies

- 5.5.1 To sequence development in phases or otherwise address provisions in the Secondary Plan, implementing zoning by-laws may include a Holding (H) symbol pursuant to Section 36 of the *Planning Act* and as contemplated in Policy 5.1.2 of the Official Plan. When a Zoning By-law has been enacted that incorporates a Holding (H) symbol, it will specify both the uses and buildings that are permitted upon removal of the Holding (H) symbol by amendment to the By-law and any uses, including existing uses, interim uses and minor alterations thereto, that are permitted while the lands remain subject to the Holding (H) symbol.

5.5.2 An implementing Zoning By-law will define and incorporate conditions that must be satisfied prior to the removal of the Holding (H) symbol. In addition to those conditions identified in the Official Plan, conditions to be met or secured to the City's satisfaction prior to the removal of a Holding (H) symbol may include:

- a) construction of or securing of required public streets and right-of-ways including pedestrian walkways and cycling paths;
- b) conveyance of waterfront parkland;
- c) construction of or securing required water, sewer and stormwater infrastructure;
- d) implementation of off-site traffic improvements;
- e) construction of or securing of community facilities or improvements to existing community facilities;
- f) construction of or securing of park provisions including parkland dedications, works and/or improvements; and
- g) registration of a draft plan of subdivision.

5.5.3 The City may remove the Holding (H) symbol in phases from subject lands, only as the associated conditions have been satisfied and matters appropriate secured through an agreement or agreements entered into pursuant to the *Planning Act*, including Sections 37, 41, 51 and 53 and the *City of Toronto Act*.

5.6 Section 37

Policies

5.6.1 The policies of Section 5.1.1 of the Official Plan regarding Section 37 of the *Planning Act* shall apply to this Secondary Plan area with additional policies set out below. In determining community benefits the following will be considered priorities, although others may also be secured as appropriate, and should be considered in the context of the policies of the Official Plan, the Secondary Plan and associated Mimico 20/20 Urban Design Guidelines:

- a) securing long term rental housing;
- b) improvements including expansions where possible to local parks and associated facilities;
- c) establishment of new or expansions to existing non-profit community services and facilities, including community service program space;
- d) non-profit childcare facilities;
- e) improvements to library facilities;
- f) public art;
- g) installation of a community energy system as identified in the energy strategy;
- h) affordable housing;
- i) affordable rental housing;
- j) additional three-bedroom units beyond the required 5 percent, including those created through the use of adaptable unit designs; and
- k) facilities and amenities for pedestrians and cyclists.

Priority consideration will be given for community benefits that are within or in close proximity to the Secondary Plan area.

5.7 Interpretation

Policies

- 5.7.1 This Secondary Plan should be read as a whole and with the policies of the Official Plan to understand its comprehensive and integrative intent as a policy framework for decision making.
- 5.7.2 The shaded text of this Secondary Plan contains its policies. Unshaded text and sidebars are provided to give context and background and assist in understanding the intent of the Secondary Plan policies. Illustrations and photos are for the purpose of illustration only and are not part of the Secondary Plan.
- 5.7.3 Where the general intent of the Secondary Plan is maintained, minor adjustments to the boundaries, as well as the location of proposed streets and cycling or pedestrian connections shown on the

respective Secondary Plan maps will not require amendment(s) to the Secondary Plan.

5.7.4 The policies of the Official Plan apply to the Mimico-by-the-Lake Secondary Plan Area, except in case of a conflict the Secondary Plan policy will prevail.

5.7.5 The indication of any proposed streets, parks, services or infrastructure in policy text or on Secondary Plan Maps, is not to be interpreted as being specifically or solely the responsibility of the City to provide, finance or otherwise implement.

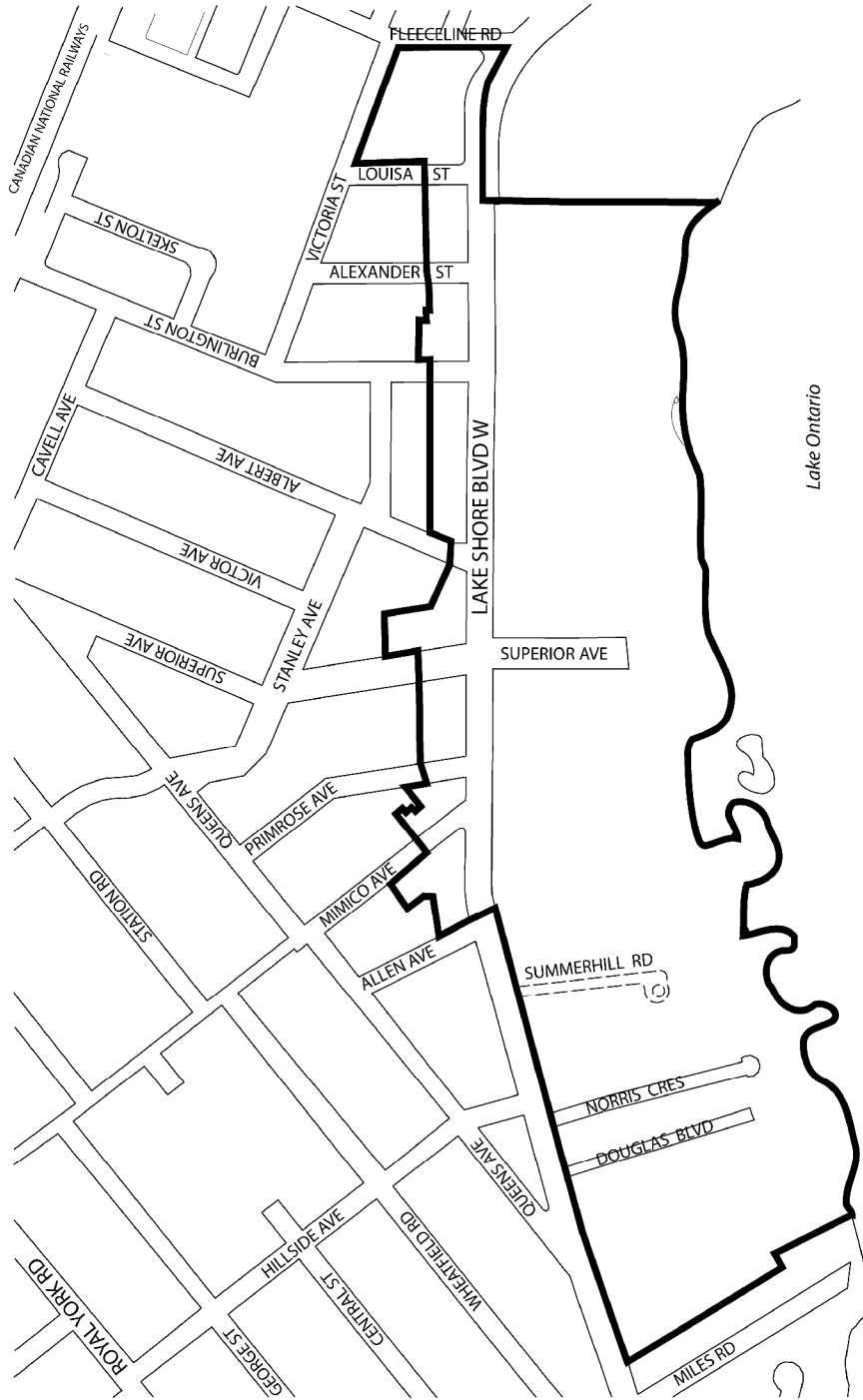
6. Site Specific Policies

6.1 Special Policy Area 1- Map 33-6

The area identified as 'Subject to Site Specific Review - 1' located within Precinct F on Map 33-6 contains a concentration of significant heritage resources including buildings and landscapes. As such, the proposed built form will be subject to a site specific review at the precinct plan and development application stage to ensure that the proposed development addresses the heritage resources in an appropriate and sensitive manner. To assist in this review, a Heritage Impact Assessment will be submitted by the proponent to the satisfaction of the City.

6.2 Special Policy Area 2- Map 33-6

The area identified as 'Subject to Site Specific Review - 2' located within Precinct G on Map 33-6 will be developed for low-rise, grade related residential uses that are contextually sensitive to the surrounding *Neighbourhood*. A public lane system will be encouraged for circulation as well as the full opening and reconnection of Victoria Street. The remainder of this block for lands along the Lake Shore Boulevard West frontage to a depth of 40 metres will be developed in a mid-rise Avenues form in accordance to the Policies of this Secondary Plan.



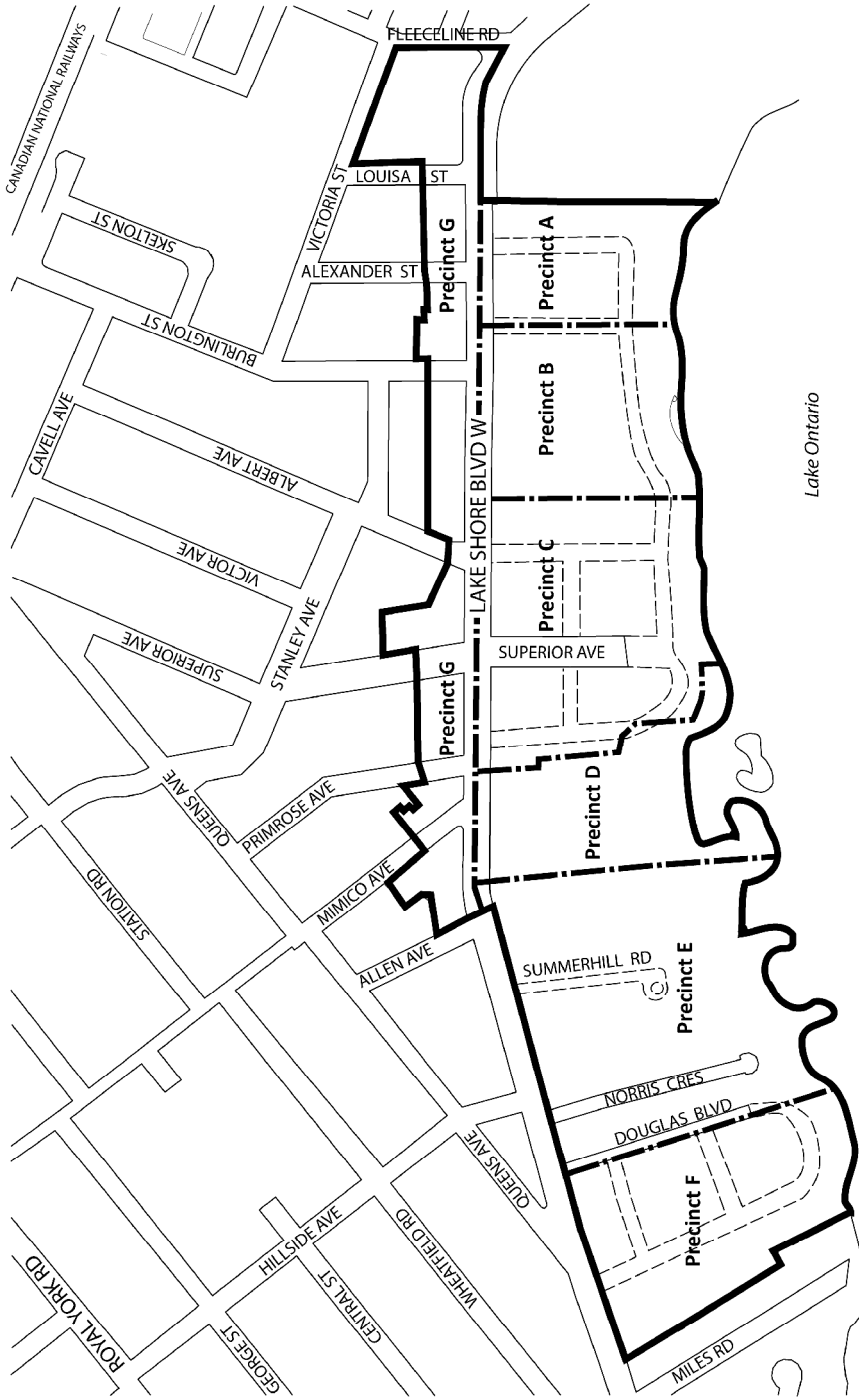
Not to Scale

Mimico-by-the-Lake Secondary Plan
MAP 33-1 Boundary



- Secondary Plan Boundary
- - - Existing Private Street

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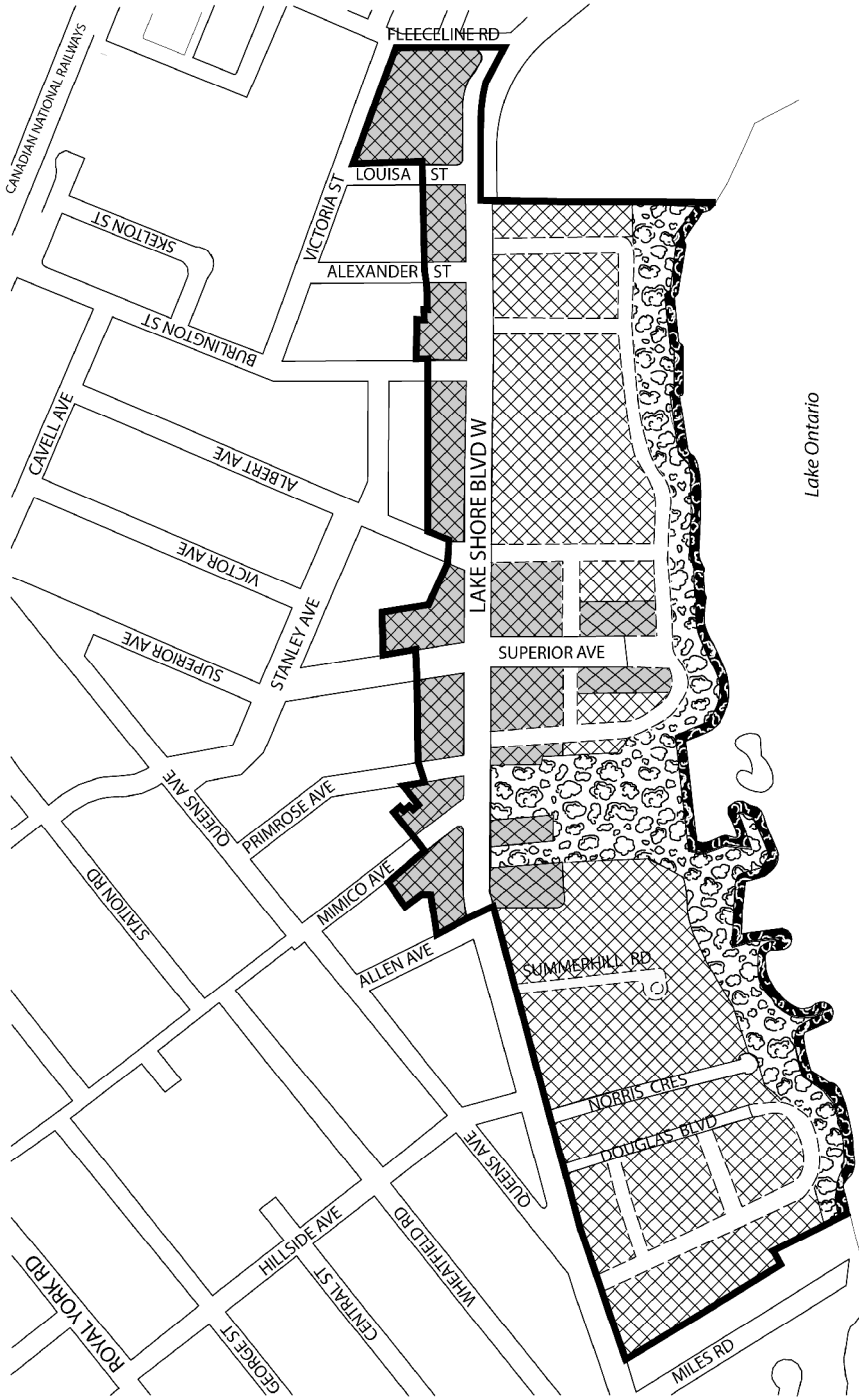
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- Secondary Plan Boundary
- - - New Public Local Streets
- · - · - Precinct Boundary

Mimico-by-the-Lake Secondary Plan
MAP 33-2 Precincts

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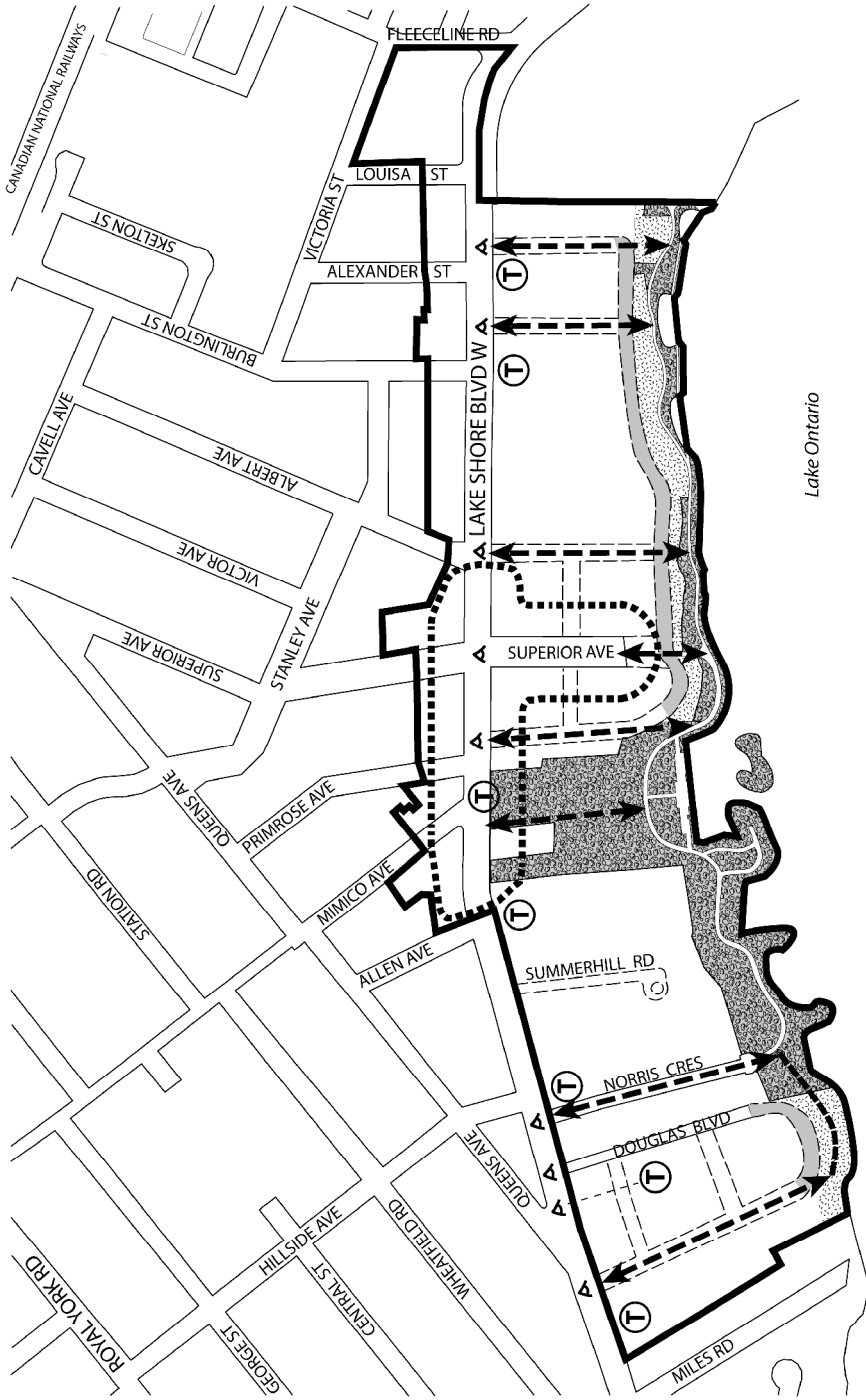


Mimico-by-the-Lake Secondary Plan

MAP 33-3 Land Use Designations

- Secondary Plan Boundary
- New Public Local Streets
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks & Open Space Areas
- Natural Areas
- Parks

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Mimico-by-the-Lake Secondary Plan

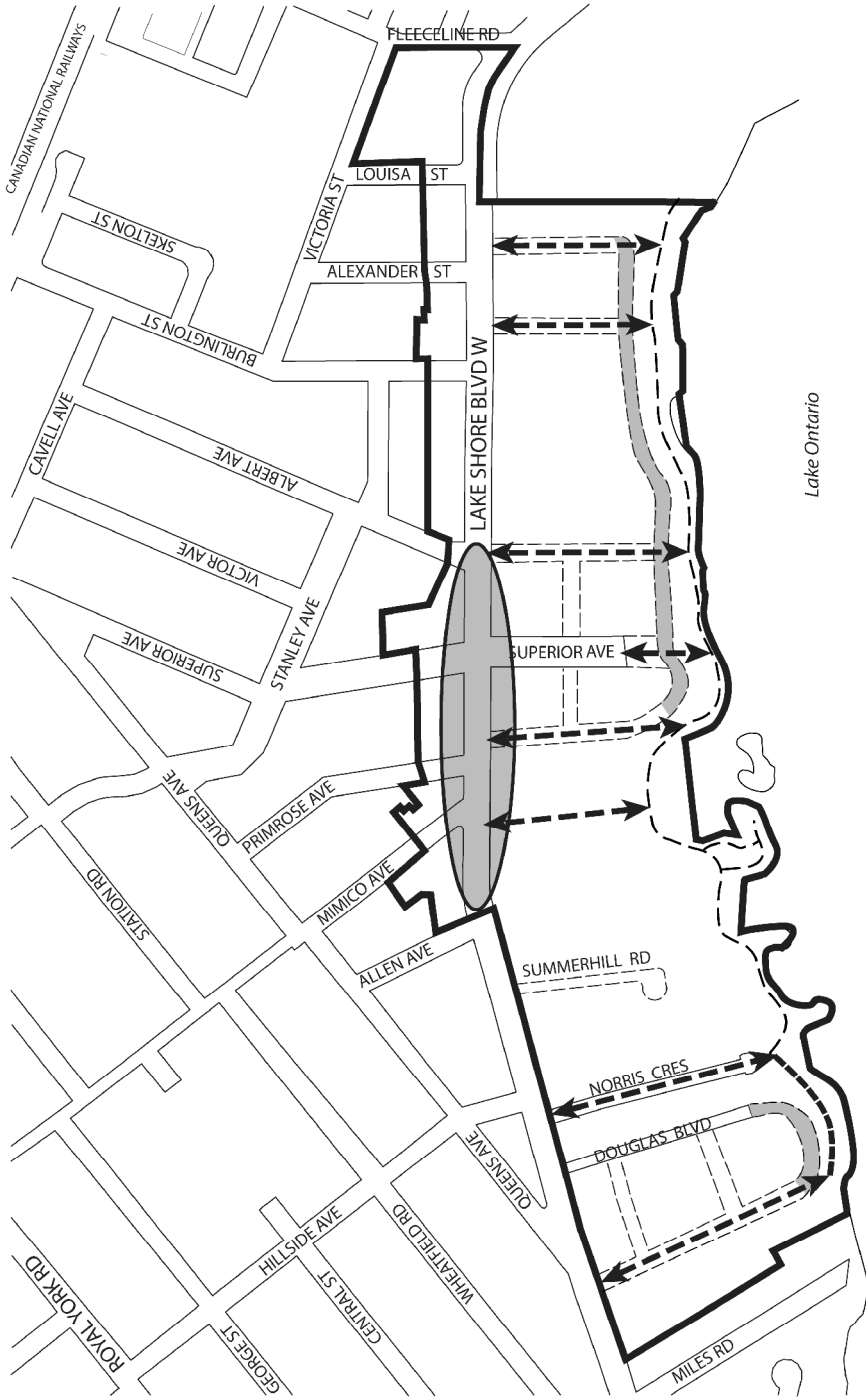
MAP 334 Urban Structure



- Secondary Plan Boundary
- New Public Local Streets 16.5 m width
- Proposed Open Space
- Existing Open Space
- New Trail Extension
- Village Heart Boundary
- Cycling and Pedestrian Connections
- New Public Secondary Local Streets 13.5 m width
- View Terminus
- Views

NOTE: Trails are approximate

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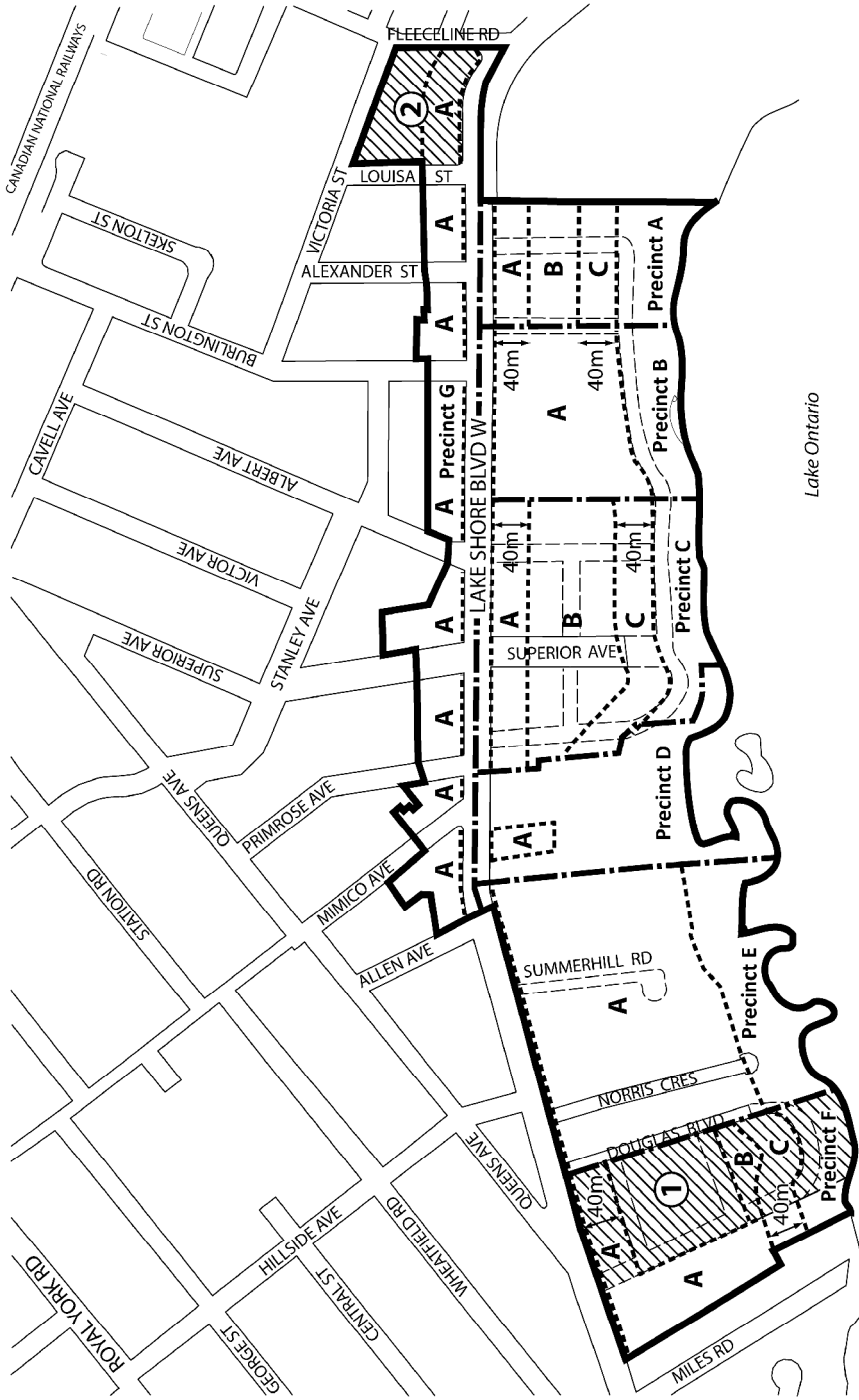
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Mimico by-the-Lake Secondary Plan
 MAP 33-5 Transportation Structure

- Secondary Plan Boundary
- - - New Public Local Streets 16.5 m width
- - - New Public Secondary Local Streets 13.5 m width
- - - Existing Trail System
- - - New Trail Extension
- Enhanced Pedestrian Area
- ↔ Cycling and Pedestrian Connections

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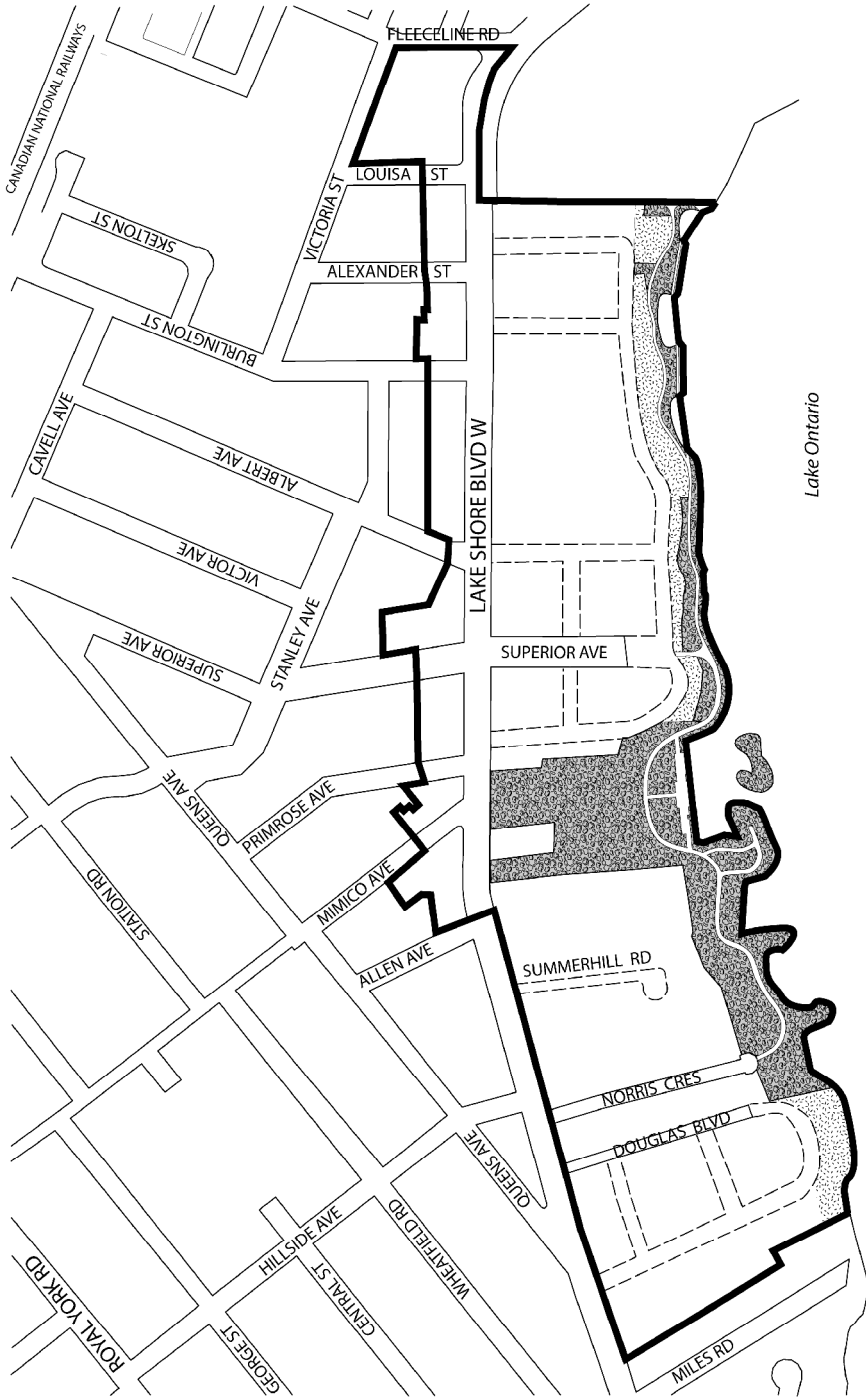


Mimico-by-the-Lake Secondary Plan

MAP 33-6 Maximum Building Heights

- Secondary Plan Boundary
- Precinct Boundary
- ▨ Site Specific Policy
- A** Height 6 to 8 storeys, to a maximum 27 m
- B** Height 16 to 25 storeys, 50 m to 76.5 m maximum
- C** Height 10 to 15 storeys, 31.5 m to 46.5 m maximum

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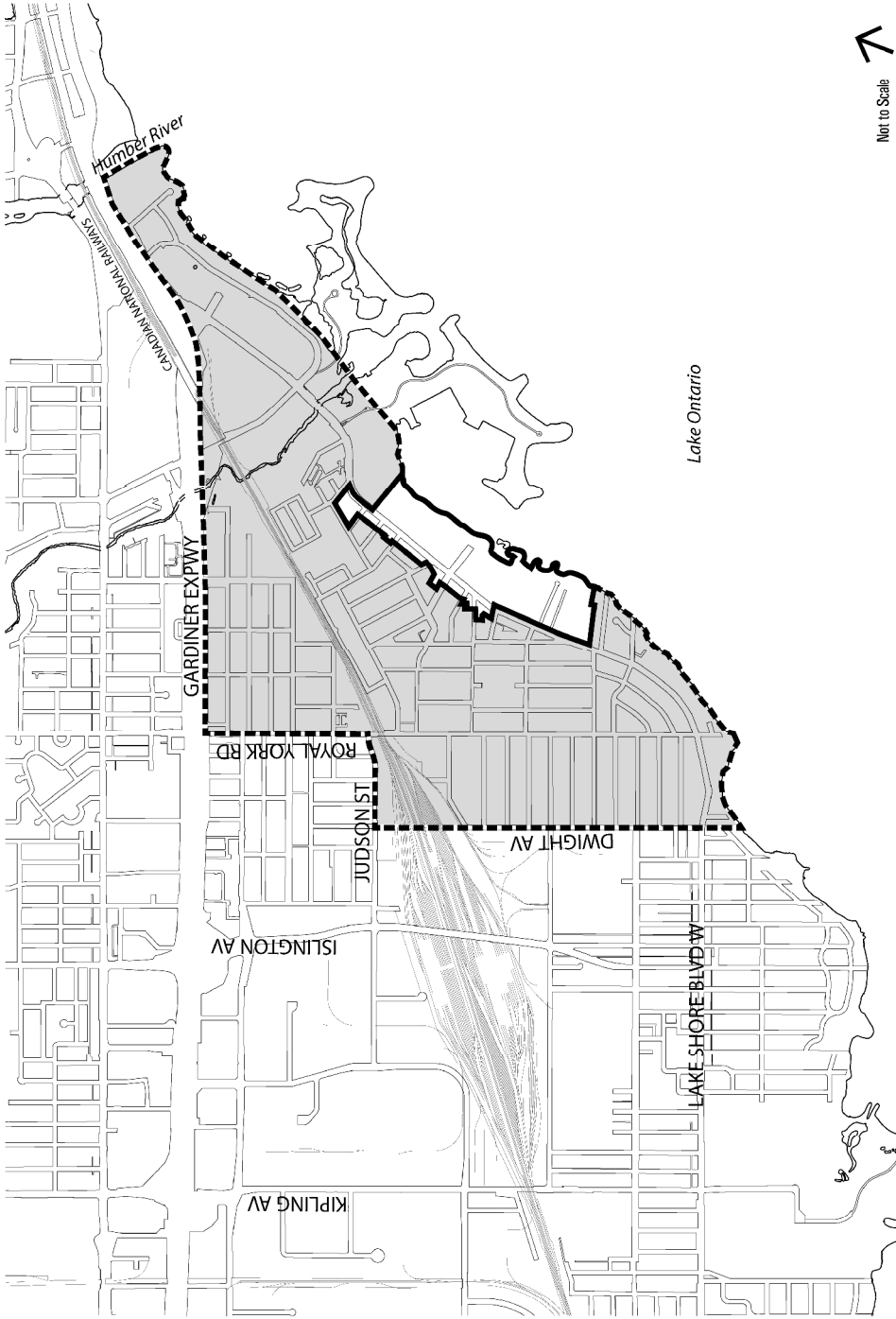
Mimico-by-the-Lake Secondary Plan
 MAP 33-7 Parks and Open Space



- Secondary Plan Boundary
- - - New Public Local Streets
- ▨ Proposed Open Space
- Existing Open Space

NOTE: Trails are approximate

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Not to Scale



Mimico-by-the-Lake Secondary Plan

MAP 33-8 Potential Limited Off-site Rental Replacement Outside Secondary Plan Area

-  Secondary Plan Boundary
-  Potential Limited Off-site Rental Replacement Outside Secondary Plan Area Boundary

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