

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

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

SUMMARY

At its meeting of April 9, 2013, Etobicoke York Community Council held a Public Meeting on the Final Report for the Mimico-by-the-Lake Secondary Plan and deferred a decision to its June 18, 2013 meeting to provide Planning staff an opportunity to respond to the comments received at the Public Meeting.

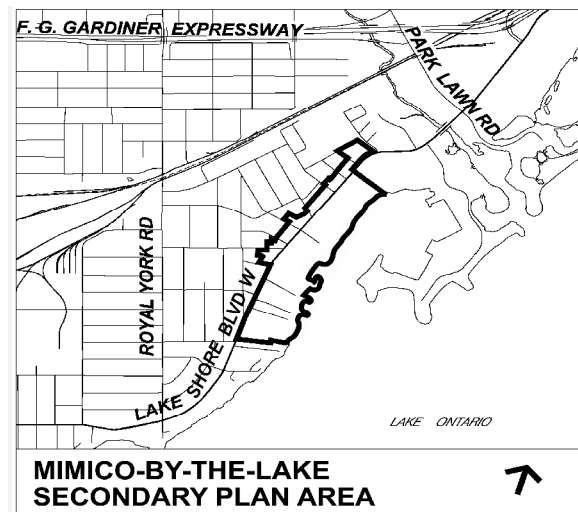
The purpose of this report is to provide a summary of these oral and written submissions, and to outline the recommended amendments to the proposed Secondary Plan resulting from staff's review of this input.

This report recommends that the Final Report be approved with the recommended amendments to the proposed Secondary Plan as outlined in this report.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council receive the report from the Director, Community Planning, Etobicoke York District dated May 30, 2013.



2. City Council adopt the recommendations in the report from the Director, Community Planning, Etobicoke York District dated March 20, 2013 subject to the draft Secondary Plan presented in Attachment 3 of that report being replaced with the amended draft Secondary Plan contained in Attachment 1 of this report.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

DECISION HISTORY

On April 9, 2013, Etobicoke York Community Council deferred its decision regarding the Final Report - Mimico-by-the-Lake Secondary Plan until its meeting of June 18, 2013, "to allow the Director, Community Planning, Etobicoke York District to respond to comments received at the April 9, 2013 Public Meeting".

Etobicoke York Community Council also directed that the "Deputy City Manager of Cluster B, in conjunction with the Deputy City Manager of Cluster A and the Deputy City Manager and Chief Financial Officer, explore options and actions the City could undertake to support the implementation of this new planning framework, and report back within nine months to the appropriate Standing Committee."

This second direction was withdrawn at the City Council meeting of May 7 and 8, 2013. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.EY23.6>

COMMENTS

The Public Meeting for the Mimico-by-the-Lake Secondary Plan was held by Etobicoke York Community Council (EYCC) on April 9, 2013. There were 21 individuals that deputed at the meeting, as well as 34 written submissions presented. The deputations and written materials were submitted by a range of community stakeholders including local community groups, agencies and service providers, landowner representatives, business owners, as well as individual local residents. In some cases, individuals that deputed before EYCC also provided written submissions.

In general, most submissions were supportive of the recommendation to implement a Secondary Plan for Mimico in so far as the Secondary Plan proposed a comprehensive Planning framework that would guide growth and development for the community over the long term. However, while most submissions were generally supportive, they also suggested amendments to the proposed Secondary Plan related to building heights, densities and parkland provisions.

There were some submissions which stated the proposed Secondary Plan was not the vision for Mimico that had been anticipated and it would not provide the solution to

revitalizing this community. A number of landowners specifically indicated the proposed Secondary Plan did not provide sufficient densities to encourage redevelopment in the area.

As per EYCC's direction, Planning staff have reviewed all the submissions related to the April 9, 2013 Public Meeting and the submissions have been grouped into main topic areas, which are discussed below.

1. Building Heights and Density

The submissions made to EYCC indicated the community had a strong desire not to see the area evolve into a community of tall buildings similar to Humber Bay Shores to the northeast. A number of submissions stated the building heights of the proposed Secondary Plan were too high and not in keeping with the historic village atmosphere of Mimico. It was generally suggested that maximum building heights be reduced to a mid-rise scale (8 to 12 storeys). To eliminate the potential that these heights would be seen as a minimum rather than a maximum, it was suggested that a zoning by-law should be implemented to ensure the height limits being proposed would be capped.

Conversely, existing property owners indicated the proposed building heights and densities were not sufficient to encourage reinvestment in the area. Landowner concerns are covered in Section 8 of this report.

To ensure the concern of overbuilding was appropriately addressed, the proposed Secondary Plan was developed based on a built form analysis. This analysis included the existing and planned context of the area, and applied the City's Tall Building and Mid-Rise Building Guidelines to determine the most desirable and appropriate heights and massing. This resulted in the creation of three height areas. The introduction of new public roads, the consolidation of parcels, and the built form and heights being recommended would provide for additional height and density beyond what currently exists today. The approach employed, and reflected in the proposed Mimico 20/20 Urban Design Guidelines, would achieve multiple objectives by reinforcing the village character of the commercial main street, protecting surrounding low-rise neighbourhoods as well as providing for investment and revitalization.

By recommending limited areas for tall buildings, the proposed Secondary Plan recognizes the existing character of the area. These areas include the north area adjacent to Grand Harbour which is an existing tall building development; the Village Heart to promote development in the central area of the community; and the south area on the Longo site due to the size of this parcel. Secondary Plan policies and urban design controls have been developed for these three areas that would limit the number and locations of tall buildings in these areas. The proposed Mimico 20/20 Urban Design Guidelines reinforce this objective as well.

A concern that the development levels of the proposed Secondary Plan would block views and access to the lake was expressed on a number of occasions. A fundamental

priority for the community was to increase access to, and visibility of the lake. The framework developed for the proposed Secondary Plan is premised on introducing a number of new public roads from Lake Shore Boulevard West to the lake prior to development taking place. This will ensure that improved access and views to the lake are provided through any redevelopment.

At this time a Zoning By-law Amendment is not recommended as part of the proposed Secondary Plan process. Staff are of the opinion that the policies contained in the proposed Secondary Plan are sufficient to guide growth in the area over a 20 year horizon. Rather than introducing zoning for this area in the absence of formal redevelopment proposals, staff are of the opinion it is appropriate to establish the policy framework and allow for flexibility of future implementation options that come forward in the form of site specific development applications. Moving forward, the rezoning process would ensure a further opportunity for community consultation as development applications are submitted to City.

2. Community Character and Identity

Concerns were expressed regarding the potential change to 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 and generally poor visibility and relationships to the lake.

The proposed Secondary Plan evolved from the Vision Statement and Priorities that were identified by the community. One of these priorities was to support local businesses and promote the unique assets of the area more aggressively. The proposed Secondary Plan envisions a mixed use neighbourhood that fosters a strong village heart. The policies of the proposed Secondary Plan are consistent with the character of the area and strive to ensure the continuation of this character as redevelopment occurs over time.

Some deputants pointed to the redevelopment of Port Credit as an example of the type of redevelopment that should happen in Mimico. Mimico is a unique, established area of the City with existing buildings and multiple owners. There are also a number of City objectives to be achieved within the Secondary Plan area, including the provision of rental replacement housing, improving public parkland and preserving heritage features. When comparing Port Credit and Mimico, it should be noted the majority of the new development in Port Credit occurred on a single large former industrial property. Redevelopment within the Mimico-by-the-Lake area will be incremental and in most instances will require land consolidation.

3. Parkland

Several deputants identified the need for greater parkland provisions within the Secondary Plan area, including expansions to the Mimico Waterfront Park. There were also suggestions made to increase the required parkland dedication rates through the approval of development applications. Some concern was also expressed regarding a

perceived loss of existing City parkland space to accommodate new roads or development, particularly around the lands at the foot of Superior Avenue and along the proposed lakefront road.

The proposed Secondary Plan evolved from a community identified priority of expanding and improving parks and recreational facilities with a focus on waterfront location. Consistent with this priority, proposed Secondary Plan policies were developed to ensure that parkland dedication within the Mimico area focused on expanding the waterfront park. Additional comments on the lakefront road are included in Section 5 of this report.

4. Rental Housing Protection

Many deputants stated a strong desire for the protection of the existing rental housing stock. The community identified maintaining the mix of housing types and retaining/upgrading the existing rental stock as a priority early in the process. The proposed Secondary Plan contains policies to ensure the replacement of rental housing. In recognition of the high proportion of rental housing in Mimico and to encourage reinvestment, the proposed Secondary Plan also contains policies providing flexibility in the location of rental replacement housing. It is anticipated these policies will balance the retention of rental housing with opportunities for redevelopment.

The proposed Secondary Plan contains policies that require a minimum of 5% of units on a site, not including the rental replacement units, to contain three or more bedrooms. It was suggested in the submissions to EYCC there was a need to increase the minimum large unit requirement to 20% of all units. Staff are of the opinion the proposed 5% requirement is consistent with City practice and is considered to be a reasonably attainable target. Through the development approval process, staff will encourage the provision of larger units beyond the minimum requirement.

With respect to the proposed Secondary Plan Map 33-8, concern was expressed regarding some of the areas where off-site rental replacement may be located. To provide certainty in this regard, this Map has been revised to specifically exclude lands designated *Employment Areas* or *Parks and Other Open Space Areas*.

5. Roads and Traffic

Deputants expressed concern with traffic congestion and the need for transit improvements in the area. A traffic study was undertaken as part of the Mimico 20/20 study to analyze the capacity of the existing and proposed road network. This study determined that the proposed road network could accommodate the level of development contemplated by the proposed Secondary Plan. The study also analyzed the Lake Shore Boulevard West and Park Lawn Road intersection, which currently experiences congestion particularly in the 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>

This report is currently scheduled to be presented to the Public Works and Infrastructure Committee at its June 19, 2013 meeting.

Lake Shore Boulevard West is identified in the Official Plan and reinforced through the proposed Secondary Plan as a transit priority route. While the timing of transit improvements are uncertain, the proposed Secondary Plan reinforces the importance of transit by requiring new development on Lake Shore Boulevard West to accommodate future transit platforms and incorporate building designs sensitive to future transit rights-of-way.

A few deputants also questioned the need for a waterfront road. The proposed waterfront road would provide additional access and connectivity to the waterfront, increase public visibility of the waterfront and also create a wider public realm along the waterfront. The waterfront road was first proposed along the park edge both north and south of Amos Waites Park. At the charrettes in May/June 2012, the public questioned the road along the south side of Amos Waites Park, particularly as this area was not seen to be a redevelopment area. This segment of the waterfront road was removed from the proposed Secondary Plan.

Staff are of the opinion the waterfront road should remain north of Superior Avenue because it would provide access to new development, parking opportunities for visitors and increase the extent of the public realm buffer that separates the park from private development. As redevelopment occurs, landowners would be required to construct the roadway and then transfer the lands to the City for public road purposes. This requirement for the public road would be in addition to the requirement for park dedication and is intended to increase public land holdings along the waterfront.

6. Community Services and Facilities

Concern was expressed over the provision of community facilities and services within Mimico, including the need for a comprehensive social development plan and an economic development/employment strategy. Several deputants also mentioned the need for a new community centre for Mimico, and suggested Amos Waites Park as a possible location.

As part of the planning process for Mimico 20/20, a Community Services and Facilities Study was undertaken. This study found that in general, Mimico is well served by community facilities and local service providers including schools, library and community recreation space. The report identified 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 Services 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 appropriate divisions and agencies to identify any emerging or anticipated service gaps on an ongoing basis. The approval of the proposed Secondary Plan would not preclude areas for further study, including a comprehensive social development plan.

7. Heritage

Strong support was expressed for the heritage preservation policies contained within the proposed Secondary Plan.

Some concern was expressed regarding the potential for flexibility or interpretation regarding Site Specific Policy Area 1. The proposed Secondary Plan includes a policy specifically for the Longo site to ensure that future development will be sensitive to the existing heritage resources and that the integration of higher density buildings will take into account the scale, circulation patterns, sight lines and heritage attributes of this landscape. This policy ensures that the unique attributes and issues of this large site are appropriately addressed through any redevelopment.

8. Landowner Concerns

In their submissions, a number of property owners stated that the proposed heights and densities were insufficient to encourage reinvestment, particularly on those properties containing existing rental housing. Landowners also expressed a desire for further direct consultations between the City and the landowner group.

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. Some landowner concern was also expressed regarding a potentially onerous regulatory environment, particularly as it relates to urban design and built form standards.

Through the study process, staff considered the matter of balancing the need to retain affordable rental housing in the community with the landowners' desire for greater flexibility. As a result, the proposed Secondary Plan contains policies which maintain the intent of the Official Plan's rental housing replacement policies while introducing alternative approaches, such as reducing the number of replacement units in favour of additional larger units and the potential for off-site replacement.

By providing heights and densities above what currently exists today, 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 should encourage Mimico's revitalization.

A specific concern was raised by a representative of the landowner at 2282 Lake Shore Boulevard West, the site of the Polish Alliance of Canada Hall which is identified as Special Policy Area 2 in the proposed Secondary Plan. The concern was in regard to the redevelopment potential of the lands given the uniqueness of this site in relation to other properties along the Lake Shore Boulevard West *Avenue* in that it is a deep site largely surrounded by public streets. It is also across the street from the Grand Harbour tall building development.

The proposed Secondary Plan generally intends that the Lake Shore Boulevard West corridor be developed in accordance with the performance standards contained in the Avenues and Mid-Rise Buildings Study. One of these performance standards stipulates that the maximum height of buildings should correspond to the right of way width of the adjacent Avenue. For the majority of the Secondary Plan area, the right of way width of Lake Shore Boulevard West is 27 m and therefore, the maximum building height of 6-8 storeys to a maximum of 27 m shown on Map 33-6 of the proposed Secondary Plan is appropriate in most locations.

However, the right of way width for Lake Shore Boulevard West adjacent to the block containing the Polish Alliance Hall site is 36 metres. It is therefore possible this site may be suitable for a correspondingly taller mid-rise building along the Lake Shore Boulevard West frontage, provided the other Avenues and Mid-Rise Buildings Study performance standards are adhered to including the need to transition in height and massing to the abutting *Neighbourhoods* lands.

9. Community Consultation Process

A few deputants voiced dissatisfaction over the public input and community consultation aspects of the Mimico 20/20 study. As detailed in the March 20, 2013 Final Report, the proposed Secondary Plan was developed through a substantial and varied community consultation process over an approximately 6 year period. This report also indicated the April 9, 2013 Public Meeting concluded the community consultation process for the study.

AMENDMENTS TO DRAFT SECONDARY PLAN

As a result of the submissions to EYCC on April 9, 2013, staff have identified a number of amendments that should be made to the proposed Secondary Plan. These are

summarized below and contained in the amended Secondary Plan presented in Attachment 1 to this report. It is recommended that Council approve the draft Secondary Plan with these amendments.

Section 5.6 – Section 37

Transit improvements have been added as a potential Section 37 community benefit to be considered where appropriate.

Section 6.1 – Special Policy Area 1

Additional text has been provided to clarify that should a redevelopment proposal emerge for the central block containing the highest concentration of heritage resources, that the maximum building height provided for is no greater than what is otherwise provided for elsewhere in the Secondary Plan, which is a maximum of 25 storeys.

Map 33-6 as it Relates to Special Policy Area 2

The symbol "A" has been removed on Map 33-6 for the Lake Shore Boulevard West frontage of Special Policy Area 2 to provide an opportunity for the subject lands to be developed in accordance with the Avenues and Mid-Rise Buildings Study performance standards, recognizing that the right of way width for this segment of Lake Shore Boulevard West is 36 m. As the Lake Shore Boulevard West right of way width is 27 m for the remainder of the Secondary Plan area, the proposed maximum building height limit of 6-8 storeys or 27 m under the symbol "A" is appropriate and will remain on these frontages in the Secondary Plan area.

Map 33-8 – Potential Off-Site Rental Replacement Areas

Map 33-8 has been revised to exclude lands designated as *Employment Areas* or *Parks and Other Open Space Areas* as potential locations for off-site rental housing replacement.

Other Amendments

In the context of the comments received at the Public Meeting, the proposed Secondary Plan was also reviewed from the perspective of whether the policies were clear in intent or if clarification would be beneficial. Minor amendments in this regard have been incorporated, particularly with respect to the treatment and expectations of the Mimico 20/20 Urban Design Guidelines. Most of these amendments are stylistic and technical and none of these changes are considered to be substantive in nature.

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SIGNATURE

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ATTACHMENTS

Attachment 1: Amended Draft Mimico-by-the-Lake Secondary Plan

Amendment No. 197 to the Official Plan of the City of Toronto - 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

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.

facilities, parks and open spaces, heritage and archaeology, and the natural environment.

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.

Council adopted Mimico 20/20 Urban Design Guidelines, as modified by Council from time to time, will be used to guide and support implementation of the policies of this Secondary Plan and its objectives, including 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 existing building heights, site and building conditions, and 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 application of the 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. In Precinct G the application of the *Avenues* policies of the Official Plan, with guidance of the performance standards set out in the City Council adopted *Avenues and Mid-Rise Building Study* (2010), as amended from time to time, 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 vibrant and animated main street with mixed use mid-rise buildings containing commercial uses at grade and office or residential uses above.

3.2.2 Precinct Plans will be used as a tool to identify the vision of the subject and adjacent precincts and how the overall vision of the Secondary Plan area is to be achieved. 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 will not be required for Precinct G where 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. Approved Precinct Plans will be appended to the Mimico 20/20 Urban Design Guidelines to assist in the review of future development applications.

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 identity for the community.

The quality of the public realm contributes to the character of the community. To achieve the vision for the area, the Mimico 20/20 Urban Design Guidelines will guide future development to achieve enhanced pedestrian scale lighting, street trees, landscaping, decorative paving and coordinated street furniture.

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 guide 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 Streetscape design will reinforce the connections to the existing neighbourhood, streets and open spaces to achieve a cohesive interconnected community.
- 4.1.3 Streetscape design will achieve enhanced pedestrian scale lighting, street trees, landscaping, decorative paving and co-ordinated street furniture.
- 4.1.4 The design and location of public realm elements within a Precinct will have consideration for

interconnectivity with adjacent Precincts and the surrounding neighbourhood.

- 4.1.5 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 objectives of this Plan are implemented as guided by the Mimico 20/20 Urban Design Guidelines.
- 4.1.6 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*.
- 4.1.7 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.
- 4.1.8 Elements such as lighting, furniture, paving and landscaping on private lands will complement and be integrated with those on public lands.
- 4.1.9 The incorporation of environmentally sustainable infrastructure where possible will be encouraged throughout the public realm.

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 guide 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 Built Form policies specific to building type within the Secondary Plan area, 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 interior 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.

4.2.5 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 have appropriate and meaningful regard for the Mimico 20/20 Urban Design Guidelines and all other Council-adopted urban design guidelines, including but not limited to those that address specific building types such as tall buildings, mid-rise buildings and townhouses.

4.2.6 The Mimico 20/20 Urban Design Guidelines will be used as a tool to ensure that development is consistent with the Official Plan and this Secondary Plan. They will also be used to guide

determinations as to standards to be included in implementing Zoning By-law(s) and to evaluate applications for plans of subdivision and site plan. The Mimico 20/20 Urban Design Guidelines 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.

4.2.7 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 policies of this Secondary Plan as guided by the Mimico 20/20 Urban Design Guidelines.

4.2.8 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

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.

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 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.

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.

- 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 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 and will illustrate 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 will have appropriate and meaningful 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 appropriate and meaningful 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 *Avenues* policies of the Official Plan and give appropriate and meaningful regard to applicable design guidelines including the City Council adopted *Avenues and Mid-Rise Building Study* (2010), as may be amended from time to time, as well as the *Mimico 20/20 Urban Design Guidelines*.

5.1.2 Precinct Plans will not be required for development proposals within Precinct G where new lot patterns and new infrastructure is not being proposed. Development proposals within Precinct G will be consistent with the *Avenues* policies of the Official Plan and will give appropriate and meaningful regard to the City Council adopted *Avenues and Mid-Rise Building Study* (2010), as may be amended from time to time as well as the *Mimico 20/20 Urban Design Guidelines*.

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 4.8.4 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.

5.1.6 The City may enter into Agreements pursuant to the Planning Act, including s37, 41, 51 and 53, and the City of Toronto Act to secure matters required to support the development provided for by this Secondary Plan.

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 provide for orderly sequencing of development in phases or otherwise address provisions in the Secondary Plan, including provision of appropriate infrastructure and services, 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.

5.6.2 Community benefits will be determined by considering the following 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 with guidance of the 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;
- k) facilities and amenities for pedestrians and cyclists; and
- l) improvements to local transit facilities

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 Where there is a conflict between applicable guidelines, the Mimico 20/20 Urban Design Guidelines shall prevail.
- 5.7.6 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

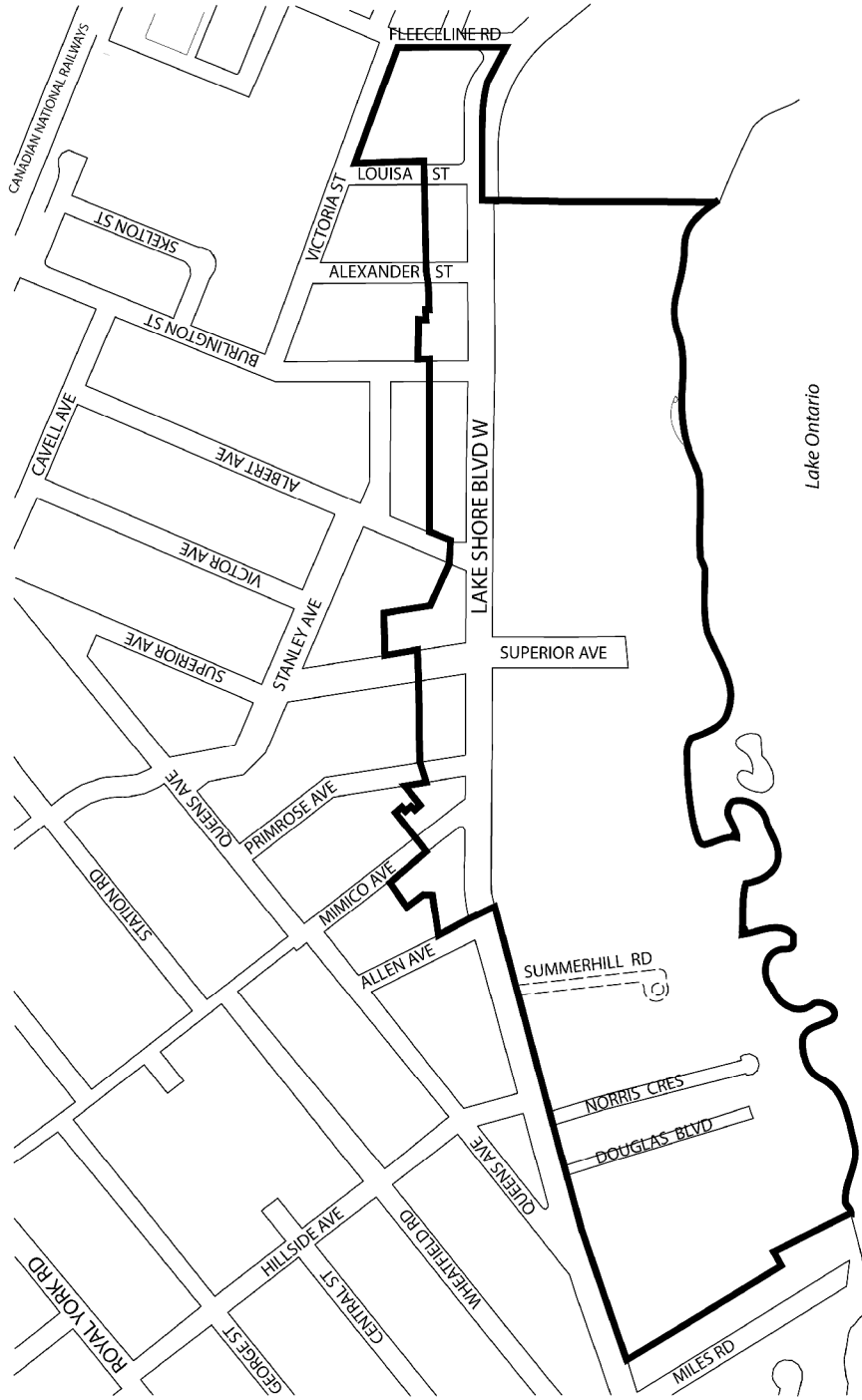
6.1 Special Policy Area 1- Map 33-6

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. Should a redevelopment proposal be brought forward in this area, 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. The proposed central block on this site as shown on Map 33-6 contains the highest concentration of heritage resources on this property. In determining the appropriate height for any redevelopment proposal at this location, the maximum height limit indicated elsewhere throughout this Secondary Plan as shown on Map 33-6 will apply. 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.



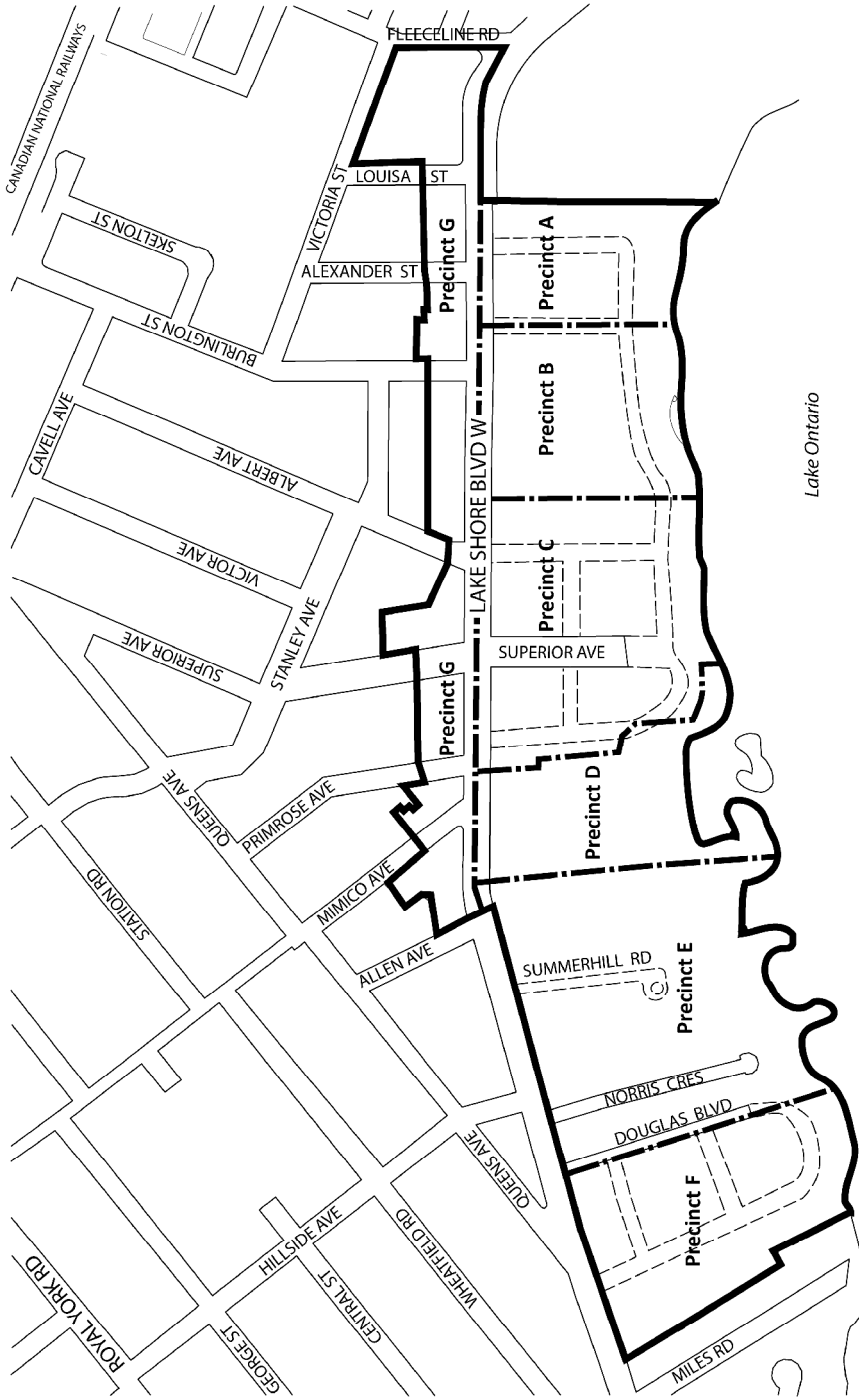
Not to Scale

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



- Secondary Plan Boundary
- - - Existing Private Street

DRAFT March 19, 2013



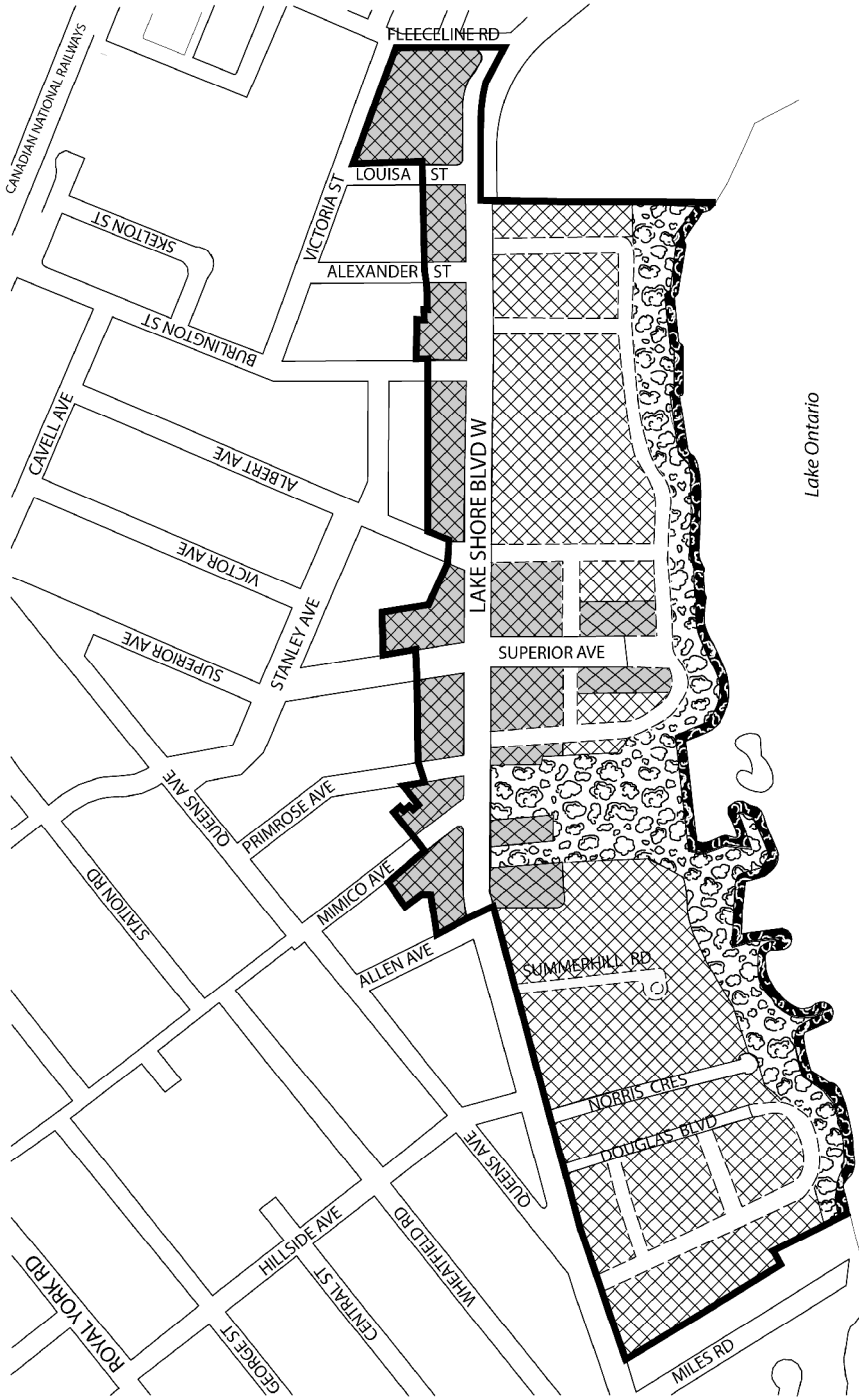
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Mimico-by-the-Lake Secondary Plan
MAP 33-2 Precincts

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

DRAFT March 19, 2013



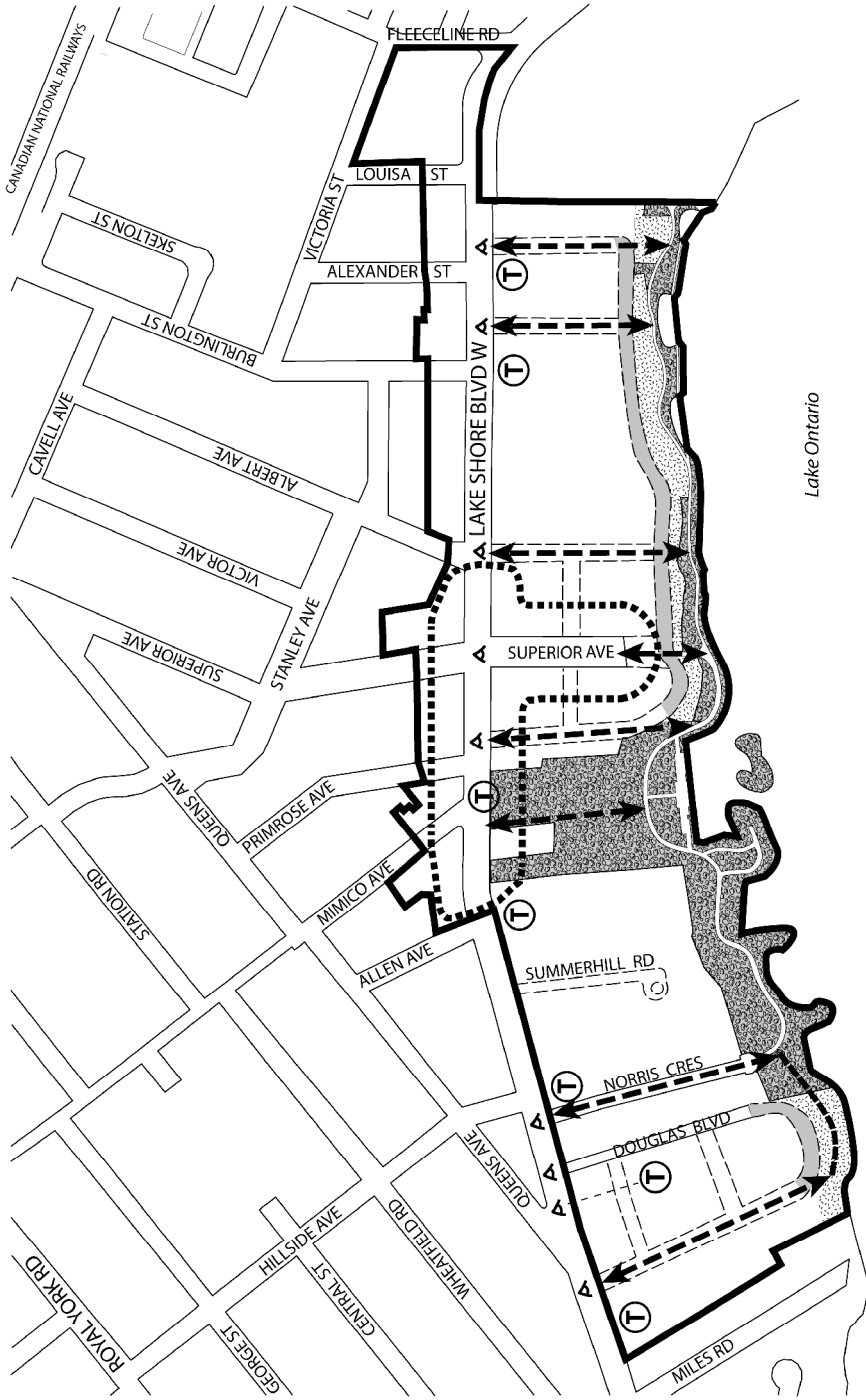
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Mimico-by-the-Lake Secondary Plan
MAP 33-3 Land Use Designations

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

DRAFT March 19, 2013



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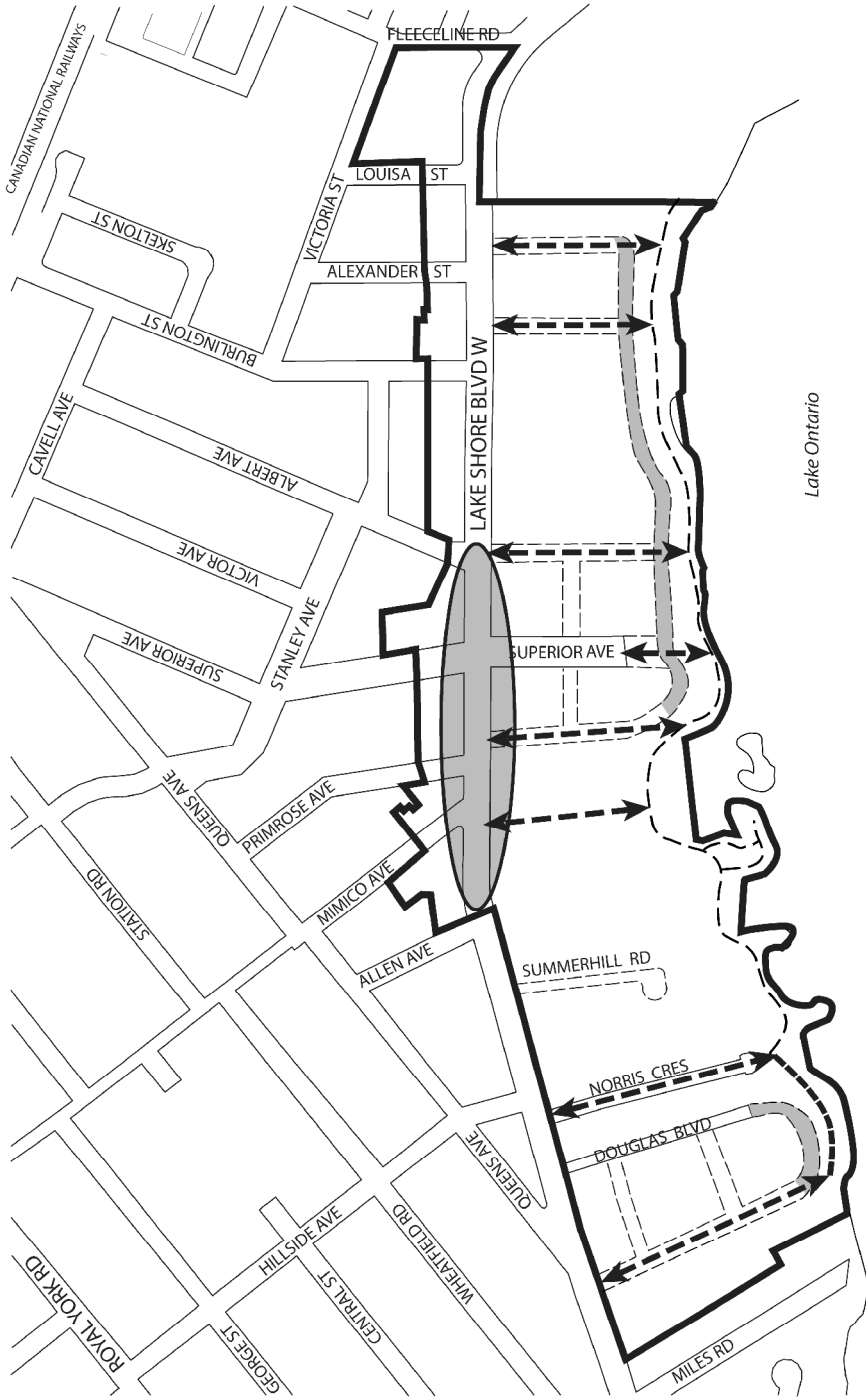
Mimico-by-the-Lake Secondary Plan

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

DRAFT March 19, 2013



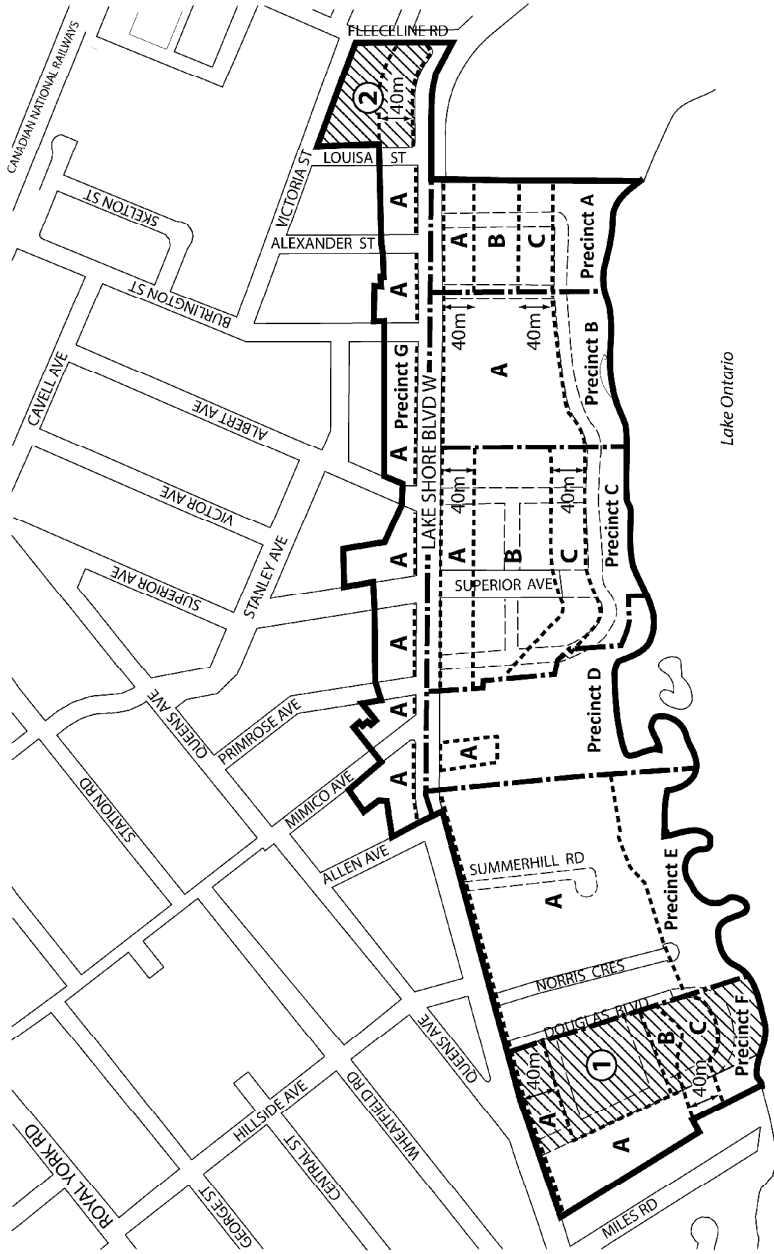
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Mimico by-the-Lake Secondary Plan
 MAP 33-5 Transportation Structure



- 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

DRAFT March 19, 2013



Not to Scale

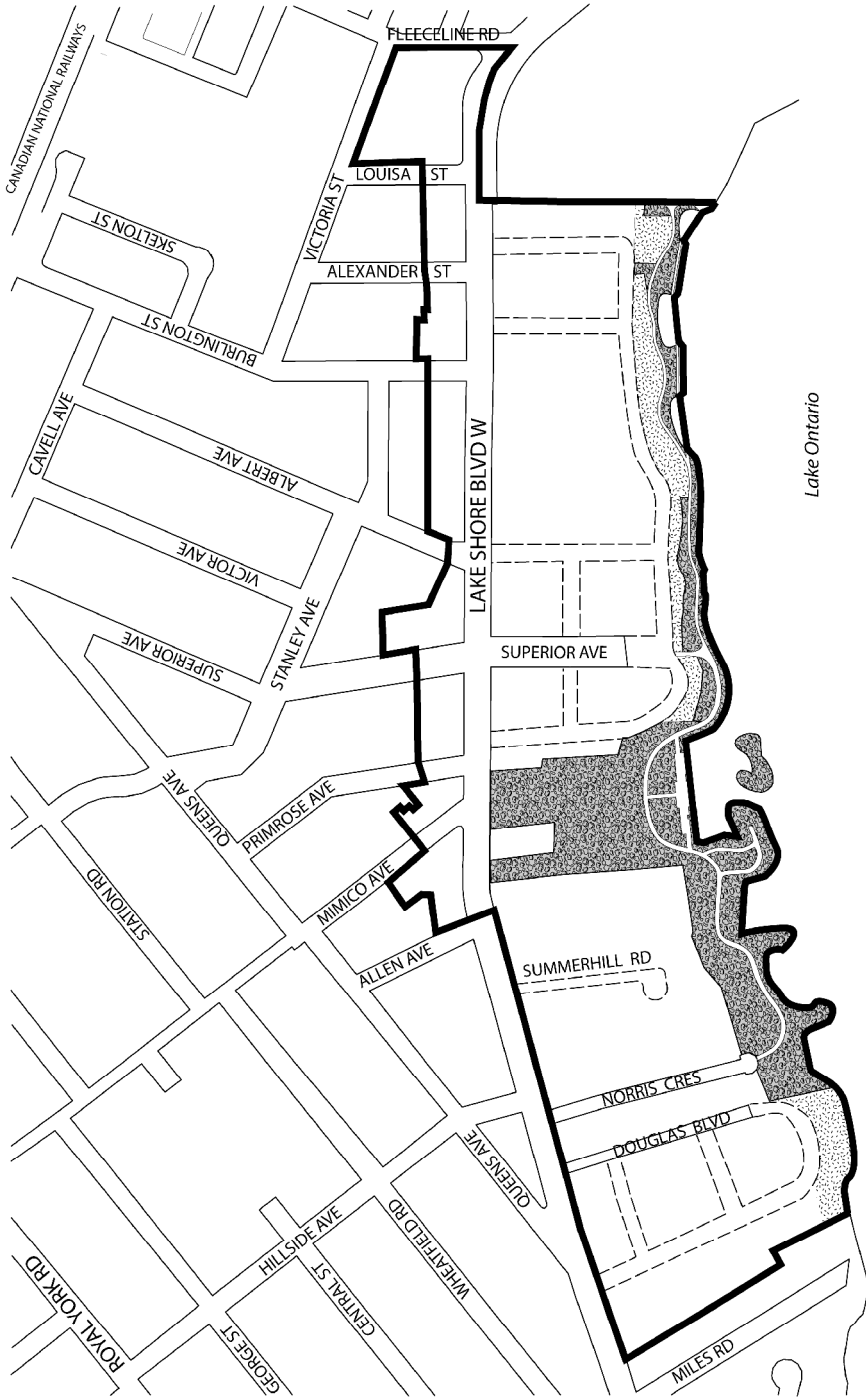
Mimico by-the-Lake Secondary Plan

MAP 33-6 Maximum Building Heights



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

DRAFT May 23, 2013



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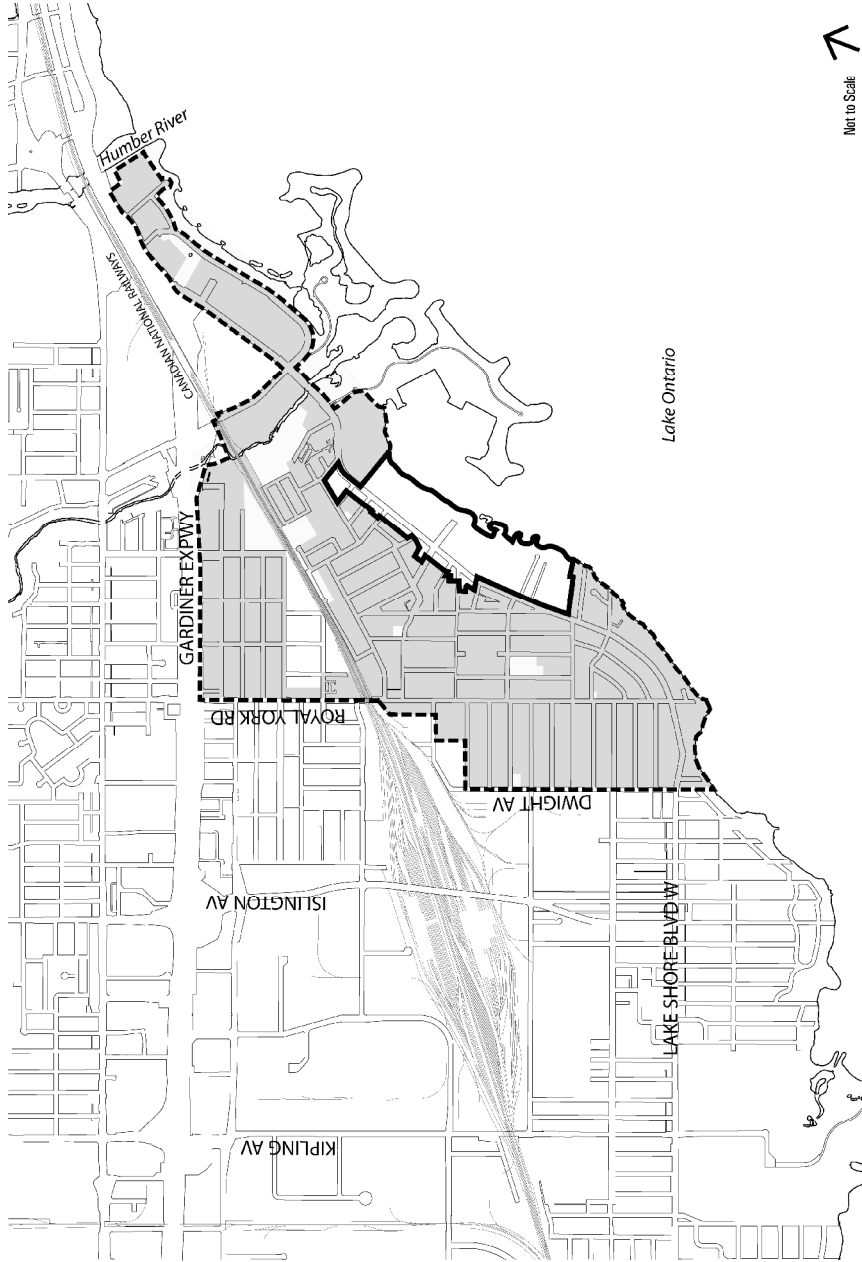
Mimico-by-the-Lake Secondary Plan
 MAP 33-7 Parks and Open Space



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

NOTE: Trails are approximate

DRAFT March 19, 2013



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

DRAFT May 29, 2013