



**Vote NO
to Mimico 2020
STOP another
Waterfront Disaster**

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

**CodeBlueWestTO Positions and Comments on Item EY23.6
Mimico-By-the- Lake Secondary Plan to be presented to EYCC on April 9, 2013 at 7pm**

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

CodeBlueWestTO is a growing group of residents who have come together over the last 6 weeks to petition for a World Class Mimico Waterfront. We felt that there was a lack of opposition to a Secondary Plan that breaks many of the urban design rules regarding sustainable development and does not reflect the best interests of the community.

We have asked for broad support of the Toronto Community to fight what we feel is a threat to the health and well-being of Mimico by the Lake and a death sentence for the evolution of the Western Waterfront. The Toronto Waterfront has a history of making drastic mistakes when no one is looking. Decisions are made based on the politics of today with little regard to creating a vibrant tomorrow. This is a shame and we are asking the Etobicoke York Council to Vote No to the Mimico 2020 Secondary Plan today to stop the disaster that is being created on our Waterfront.

The Community Consultation has failed to demonstrate the touch points where our feedback was incorporated into the plan. We have been presented with thousands of pages of reports, incomplete data, confusing notations and a lack of justification for why the neighbourhood protection policy should not apply to us.

CodeBlueWestTO petition to vote No to current Secondary Plan (April 2013):

- 561 individuals to date who have Voted No to Mimico 2020 Secondary Plan
- 200 Individuals wrote in-depth reasons why they supported Voting No to Mimico 2020 Secondary Plan
- Updated Zoning bylaws have again been requested as a tool to manage revitalizing Mimico

Mimico Resident Association Survey on Secondary Plan (March 2013): <http://www.insidetoronto.com/news-story/2501282-majority-support-mimico-20-20-survey/>

- 158 individuals responded
- 75 individuals supported the plan or 46%

City of Toronto Survey on Secondary Plan (January 2013):

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

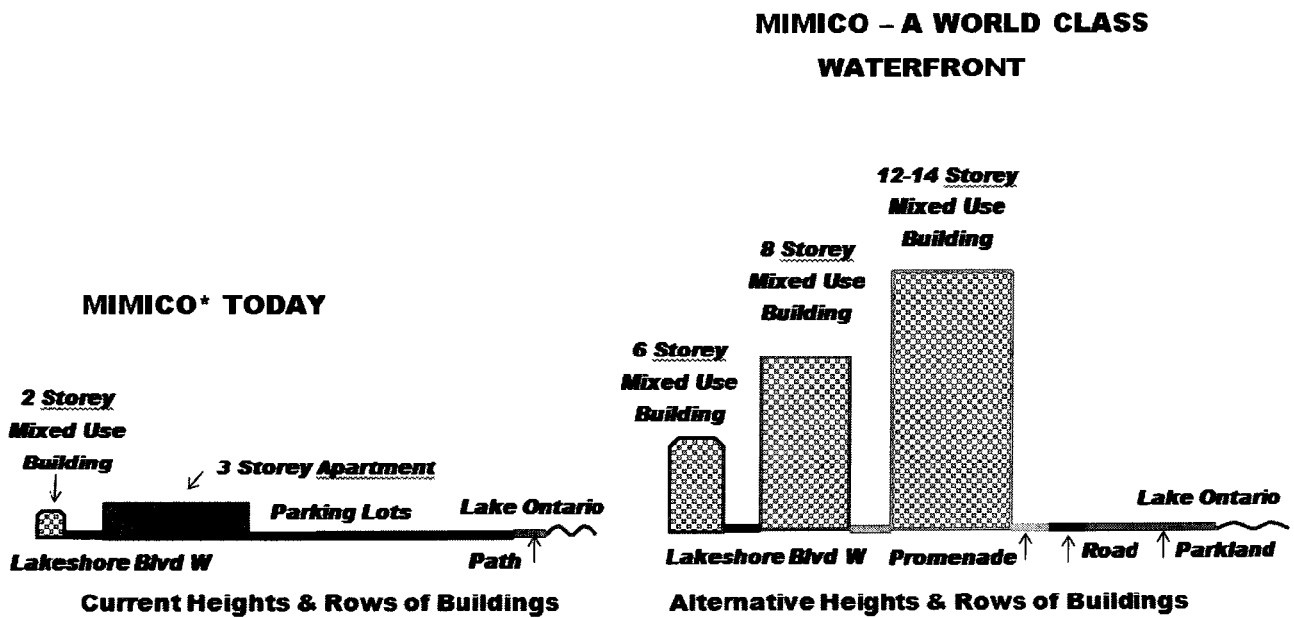
- 36 Individuals responded
- 18 Individuals supported Development Framework or 55%
- 20 Individuals did not support Building heights or 55%

CodeBlueWestTO and the 561 signatories to our petition are advocating for a World Class Mimico Waterfront based on a new plan that will include:

1. **Conducting a design review** – the plan must require developers to add new park space, ensure public access to the water's edge and create a public realm (streets, promenades) that encourages a lively active waterfront
2. **Fixing Zoning Bylaws** - to include height restrictions (12-14 storeys) and a density cap of max. 1.5
3. **Respecting existing neighbourhood** - build 20% family units, preserve the heritage and character of Mimico
4. **Stimulating economic vitality** - ensure the new waterfront neighbourhood is 100% mixed use
5. **Funding Transit** – provide residents with an update on how transit will be expanded and funded to meet the thousands of new residents on the waterfront

Mimico 2020 Precinct A- Liveable Waterfront Neighbourhood

Design Alternatives? - Heights and Densities illustrated



*Lakeshore Blvd between Burlington St and Superior Ave

After 6 years of design work by Urban Strategies and the City of Toronto Planning department, we are left with a plan that few people understand and that is fundamentally flawed. There is talk of 'fixing' the Secondary Plan. We do not feel that this is possible due to the 'recommended framework' adopted by Etobicoke York Council on October 13th, 2009.

The consultant Implementation Action Memo:

"... presents a recommended development framework necessary to implement the established community Vision." <http://www.toronto.ca/planning/mimico2020.htm>

CodeBlueWestTO does not support this framework that includes:

1. Recommended density cap of 3.5 to 6.0 for the Apartment Neighbourhoods
2. A road network that paves over parkland at the base of superior and runs along the edge of the new waterfront path
3. Residential uses only in the new Waterfront Neighbourhood.

http://www.toronto.ca/planning/pdf/mimico_implementation_action_memo_sept09.pdf

As a result of this Action Memo and the guidelines it laid out, the Secondary Plan, even with a Design Review, **cannot veer from this framework**. That is why CodeBlueWestTO feels it is imperative to demand that EYCC and Toronto City Council VOTE NO to the Mimico 2020 Secondary Plan. Any other course of action will end in the same result, guided by an Implementation Action Memo adopted by Etobicoke York Council.

We ask the Etobicoke York Council to take back control of the development of our Waterfront by Voting No to the Mimico 2020 Secondary Plan and by immediately introducing a motion to update the zoning bylaws to reflect:

- Maximum building heights of 12-14 storeys in the apartment neighbourhoods
- Maximum density of 1.5 in the apartment neighbourhoods
- Heights and densities to protect the stable family oriented residential neighbourhood

It is time to put an end to the speculation on built form that is happening on the Western Waterfront and send a strong message to the OMB on what the City of Toronto envisions for the Mimico Waterfront. We want change, but well developed, responsible change. The people are listening and watching; we expect our elected leadership to respond to our very clear voices. The people of Toronto deserve better for their Waterfront.

Sincerely,

Kyle Gojic

Vicki Bourgeois

Megan Norfolk

On behalf of the CodeBlueWestTO Team



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Appendix A – 561 Signatures on the following Petition (April 5, 2013):

Mimico 2013 - Where we are now

The plans in place for the Western Waterfront have failed to achieve world class standards. Heights and densities in these plans have largely been ignored resulting in a virtual wall of towers along our waterfront. **The latest condo is advertised as the tallest waterfront building in Canada at 64 stories.**

The Mimico 20/20 Secondary Plan is more of the same of what has already been built on our waterfront; however our plan has less parkland, and even more towers.

We ask the Chief Toronto Planner Jennifer Keesmaat and Toronto City Council to improve the Mimico 20/20 Plan by:

1. **Conducting a design review** – the plan must require developers to add new park space, ensure public access to the water's edge and create a public realm (streets, promenades) that encourages a lively active waterfront
2. **Fixing Zoning Bylaws** - to include height restrictions (12-14 storeys) and a density cap of max. 1.5
3. **Respecting existing neighbourhood** - build 20% family units, preserve the heritage and character of Mimico
4. **Stimulating economic vitality** - ensure the new waterfront neighbourhood is 100% mixed use
5. **Funding Transit** – provide residents with an update on how transit will be expanded and funded to meet the thousands of new residents on the waterfront

THE PEOPLE OF TORONTO DESERVE A LIVABLE, HISTORIC MIMICO BY THE LAKE

~ A PROUD DESTINATION ON THE WESTERN WATERFRONT.

"... It's one of the most egregious, terrible examples of lack of any kind of decent planning one can think of." Ken Greenberg, Waterfront Architect and Urban Planner, The Toronto Star 2012

<http://www.change.org/en-CA/petitions/codebluwestto-save-the-mimico-waterfront>

Appendix B: Our Voice – 200 Reasons for Signing CodeBlueWestTO petition

<http://www.change.org/en-CA/petitions/codebluwestto-save-the-mimico-waterfront>

As of April 5th, 2013

- Resident TORONTO, CANADA

We need open spaces to the lake not towers of 65 stories.

- Resident ETOBICOKE, CANADA

Toronto's lakeshore has been terribly treated over the years. Don't perpetuate the shortsightedness. There is nothing wrong with development and economic growth - but it does not have to come at the expense of good design and the public interest.

- Resident TORONTO, CANADA

Public spaces are an increasingly rare commodity in the city. Yes, we can put up more buildings to bring in more people, but what does that matter if they have nowhere to go for a stroll or a bike ride? I can tell you one thing: the fondest memories of a neighbourhood that a child will grow up with aren't the buildings that they lived in; they're the fun had with friends and family in the public spaces available to them. We must fight to retain these spaces. To destroy them is to destroy the very thing worth living there for.

- Resident ETOBICOKE, CANADA

I moved into the area because I enjoy(ed) the "small town" feeling of Mimico and New Toronto. This would be destroyed by the City of Toronto and developers who do not care to maintain the quaintness of the area and are only interested in profiteering. Waituntilma developer comes along who is a little less interested in profit and is willing consider the feeling of the existing residents.
David Jackman

- Resident CHATHAM, CANADA

It is disheartening to see the urban blight spreading to the waterfront. I feel it is important to have waterfront available to everybody and is not for condos or homes or pavement.

- Resident ABILENE, TX

For my sister

- Resident TORONTO, CANADA

The area's heritage, environment and sustainability are important priorities. Mimico is unique and requires a made- in-Mimico solution. We do not want Mimico to become another Humber Bay Shores.

- Resident MISSISSAUGA, CANADA

Our first home in 1982 was in the Lakeshore Islington area, an area to which we return to walk, skate and cycle. OUR son is now living in same area and hoping to purchase a home for he and his family. If people want condos they can live downtown not in south Etobicoke where there is an excellent balance of nature and quality of living for all ages. EXcellent community integration which often does not happen with large, impersonal horizontal living units.

- Resident ETOBICOKE, CANADA

I moved into this neighbourhood over 10 years ago because I loved the idea of living near the water, and having access to the water. I see what has happened to the east of us with the wall of condos blocking the view of our amazing lakefront and I don't want to see that happen in Mimico. Yes, change is needed in the area, but I think there is a better way.

- Resident TORONTO, CANADA

Why does Toronto allow a wall of towers blocking our view of, and access to the lake? Chicago has developed their waterfront to be roomy and accessible. Why can't we?

- Resident TORONTO, CANADA

I love where I live and I can't imagine how the ecology of the area will survive. Already the garbage and traffic congestion is becoming unmanageable. I want to be able to see the lake, not a wall of windows. The lake is for all of us to enjoy, not just those who purchase "boxes in the sky".

- Resident TORONTO, CANADA

The population density of Mimico appears to be climbing beyond reasonableness. There remains only one lane for traffic to exit from Lakeshore Blvd over the Humber River eastbound. Adding the proposed density will result in excessive exhaust fumes from vehicular traffic potentially impacting

on the health of Mimico residents. In addition, cyclists are restricted to Lakeshore Blvd from Burlington to First Street westbound. There will be more hazards for cyclists to contend with.....more cars, more people, more kids, more exhaust.

- Resident ETOBICOKE, CANADA

I still want to keep my view of the waterfront relatively clear, keep traffic low and housing prices in check.

- Resident ETOBICOKE, CANADA

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- Resident ETOBICOKE, CANADA

Fixing zoning By-laws

- Resident TORONTO, CANADA

I was raised in Mimico and spent many, many summer days down by the lake. When we drive into the city along the Lakeshore it is sad that the only view of the lake is along Sunnyside. The rest of the shoreline is blocked by high-rise buildings. Toronto should take a lesson in preserving the lakeshore from the City of Chicago!!!

- Resident OAKVILLE, CANADA

Preserve the character of Mimico, keep it family friendly!

- Resident TORONTO, CANADA

I live in the area and do not want public access to my waterfront cut off.

- Resident ETOBICOKE, CANADA

The waterfront is already ruined further east with all the condo towers.... Don't wreck Toronto even more!!!!

- Resident ETOBICOKE, CANADA

The lakefront is essential to the enjoyment of all Toronto residents. Concerned about the lack of infrastructure/planning.

- Resident TORONTO, CANADA

We all share this city so what happens in Mimico affects us all. Thus far, development in Toronto has often been contrary to the principles that result in a truly viable, healthy city - one that has its own unique character and doesn't replicate the mistakes that New York is presently correcting.

- Resident TORONTO, CANADA

We would like to challenge our urban designers and developers to submit a master plan in order for the Grand Jury of the City of Toronto to give an Award of Excellence to for the submission in the category of Large Spaces that honours the unique urban context of the village of Mimico.

From a Proud Citizen of Mimico

Patrick Michalak

P.S. Please listen to the words of wisdom from a top urban designer - Ken Greenberg.

- Resident GRAVENHURST, CANADA

I grew up in Mimico, went to Mimico High. I love that community and it is an important part of the history of Toronto. We have to stop throwing the past in the garbage. Change is not always good.

- Resident TORONTO, CANADA

I live here and I support REASONABLE redevelopment of Mimico that preserves its unique character. I strongly oppose Bay St style wall of condos in my neighborhood. I totally agree with Ken Greenberg - your plans are "one of the most egregious, terrible examples of lack of any kind of decent planning one can think of." We deserve better job from our city planners. Please start representing our interests too, not just interests of condo development industry.

- Resident HAMILTON, CANADA

Lived there and love Mimico still.

- Resident TORONTO, CANADA

Those condos are looking like dominos along the lake...

- Resident ETOBICOK, CANADA

I really appreciate the waterfront vistas and am concerned on the impact of the local infrastructure with all the additional high rise condo units currently being constructed.

- Resident ETOBICOKE, CANADA

I live in the neighbourhood!

- Resident ETOBICOKE, CANADA

It is key to keep total public access to Etobicoke's waterfront and prevent private condo developers/owners from blocking access. Waterfront sightlines should also be maintained. With so many people moving in to the area, infrastructure must be improved and public transit enhanced.

- Resident ETOBICOKE, CANADA

Mimico is a beautiful family community that is being over taken with large high rises - it is changing our neighbourhood, and turning it into a "new" downtown. I am frightened for my children crossing the streets and the over population that has already begun at our tiny school.....

- Resident TORONTO, CANADA

Mimico can be a great community. It is in need of so much work and if it's done properly, we will all prosper and create a liveable environment that is the envy of the rest of the city. I hope our elected officials will keep my best interests and quality of life at heart. That's what I pay them for.

- Resident SCARBOROUGH, CANADA

THE PEOPLE OF TORONTO DESERVE A LIVABLE, WALK-ABLE, LAKEFRONT!

- Resident TORONTO, CANADA

The MAIN reason I purchased a house in south Etobicoke was the largely undeveloped waterfront. There were little parkettes dotted along the water at the ends of various streets and there were a few

great waterfront parks that were NATURAL and minimally developed. I will be both furious and terribly saddened if this is destroyed for me and for others. Surely there must be a way to develop our area without destroying what is best.

- Resident ETOBICOKE, CANADA

Our lakeshore is slowly disappearing behind a wall of high rises. There is no indication of how the infrastructure will support more people. Parklawn has already been torn up each summer for the past few years! what about grocery stores, schools etc. and what about parks for people to enjoy and access to the lake for everyone in Mimico.

- Resident TORONTO, CANADA

I love this district near the water . It's getting more and more difficult to see the lake.

Why imitate Miami---a horrible place to live .

Look at Fort Lauderdale where

they don't block off the water side for all to enjoy, not just a rich few (up in the highrise).

- Resident ETOBICOKE, CANADA

As a long time Etobian and proud Mimico'er...we need to better plan for this expansion.

- Resident CANADA

another example of private over public interests. it shouldn't happen!

- Resident ETOBICOKE, CANADA

I hate what has already happened to the east - a wall of bldgs cutting people off from the waterfront.

- Resident ETOBICOKE, CANADA

the same thing is occurring at Humbertown plaza in my neighbourhood. too high too dense too much traffic for existing community roads. no one seems to listen. the city just wants tax money. fed up with our juvenile ineffective toronto city councils over the last 30 years. no thought to the future. just look at the transit system. no new effective subways in 30 years.

- Resident TORONTO, CANADA

The lakefront is currently being exploited with a very short term outlook. This area is beautiful and care should be taken not to destroy it. Oakville style mansions would be bearable, crappy highrises show a complete lack of awareness.

- Resident TORONTO, CANADA

We already have too many condos and we are ruining the waterfront. Also, traffic would be HORRIBLE! It's bad enough already.

- Resident ETOBICOKE, CANADA

Mimico residents are already cut off from the waterfront with only a few access points to speak of. If a plan like this goes forward the waterfront will potentially become more isolated and we run the risk of losing our "small town" community, which is the reason that most residents decided to move here. Large, high-density development projects in the City of Toronto have generally seen their property values decline drastically after the initial interest has waned, and no Mimico resident wants another St. James Town on their doorstep.

- Resident ETOBICOKE, CANADA

Keep our area livable - not a wall of super high rise condos with high density! is this important to you? (Optional)

- Resident TORONTO, CANADA

Mimico is my home and I love it

- Resident TORONTO, CANADA

I would like to see a "liveable" community development not just some shoddy planning where developers slap up slabs of 60 or 70 storey glass towers with no proper planning of having parks, community spaces, retail, walking and biking trails and an interconnectiveness amongst the buildings. In other words I don't want to see another Humber Bay disaster on an even larger scale. I know people that live there and they are always complaining about no shops and that nobody knows their neighbours. If you want to see an urban plan that was done right...look at what Mississauga and Hazel McCallion did with the Port Credit waterfront...that is what we should strive for. It's a bustling VIBRANT waterfront.

- Resident ETOBICOKE, CANADA

The Mimico Waterfront leaves a lasting impression. When visiting the Mimico waterfront, I met a young man who used to live here and is now in Richmond Hill. He purposely drove down to 'take in the view' that he enjoyed so much in his childhood. It is imperative to keep one of the waterfronts in Toronto open and free.

- Resident ETOBICOKE, CANADA

Living here 55 years we have enjoyed being able to see/use the waterfront. The lower the density/height of the buildings the better for everyone living in this area.

- Resident ETOBICOKE, CANADA

I live in Mimico

- Resident TORONTO, CANADA

The cavalier nature of the proposed project will destroy the social and environmental community life of Mimico while wearing even more thin the current infrastructure (roads, schools and public transportation). We urge the city council to reconsider its priorities on creating healthy communities.

- Resident ETOBICOKE, CANADA

I live in the area for 17 years now and when I purchased a house in Mimico, I never have thought that this type of development will occur. I am planning to move my family out of the area when this happen. I don't want to live around Tall buildings, crowded areas and no parks for children to play.

- Resident TORONTO, CANADA

I live in the area and I want a liveable Mimico Waterfront.

- Resident KINCARDINE, CANADA

Lived in Mimico for 5 years. Still have friends there. What kept me sane way during those years was the Waterfront Trail along the actual waterfront...don't deny access to all but the elite...for you just cause more problems for the city by not providing healthy, peaceful, safe, and beautiful environments for all citizens.

- Resident TORONTO, CANADA

Mimico is my home and that of my family. It is a lakefront neighbourhood and everyone who lives there, or visits, deserves to enjoy this unique and beautiful area.

- Resident TORONTO, CANADA

I feel too much density not enough infrastructure re: transit/roadways.

- Resident TORONTO, CANADA

Too much prime lake front has already been taken over by a wall of condos. I hope Mimico can do something more to everyone's liking and not just the developers.

- Resident ETOBICOKE, CANADA

The last thing we need blocking our gorgeous lakeview is ANOTHER condo and less green space. Newer is not always better.

- Resident TORONTO, CANADA

I grew up in Mimico and still visit my parents there, usually by biking along the waterfront from downtown. The influx of condos is depressing, the waterfront in that area is incredible and should remain open to the public.

- Resident ETOBICOKE ON, CANADA

because there are already too many high rises. We don't need more just to give a few developers their dreams of making a great deal of money and creating a mess towards traffic and crowded conditions.

- Resident ETOBICOKE, CANADA

I bought in this area because I didn't want to live among sky scrapers and wanted a neighbourhood feel.

- Resident WINDSOR, CANADA

Toronto city council has no regard for the surroundings of its citizens and their green spaces. They are only concerned about how much money they can line their pockets with by approving building projects that have and will destroy the green spaces in Toronto.

- Resident TORONTO, CANADA

Mimico is my home. It's home to my parents, my children, my friends. Mimico has a rich history. It deserves better than it's getting.

- Resident ETOBICOKE, CANADA

We don't need big skyscrapers invading our community!!

- Resident MISSISSAUGA, CANADA

I grew up in Mimico, Hate to see it change for the worst

- Resident ETOBICOKE, CANADA

The waterfront in this part of our community is becoming too congested, with less and less access to the waterfront and walking trails. While we don't want to stop developments that improve our community, we are frightened of the possibility of more high-rise buildings in the area. We insist on low-rise residential buildings with walkways to the water and parkland for other residents in the community. We're getting tired and worried about the sky-high, glass condos with no community supports to be found anywhere in sight.

- Resident MISSISSAUGA, CANADA

I a former Mimico resident but primarily because I think the drive along the lakeshore and gardeners into Toronto has an obstructed view of the lake which is a major water feature for Toronto. It was also a calming view during traffic. To completely block out the lake is irresponsible and greedy.

- Resident TORONTO ON, CANADA

I would like to see public parklands, bike paths separated from pedestrian paths, the entire length of the Lake Ontario shoreline.

- Resident TORONTO, CANADA

The waterfront belongs to all of us in Toronto; we, the residents of the city, as well as visitors to our city, should be able to enjoy the lake and surrounding park area in an unobstructed fashion. Even for environmental reasons it is better to leave the waterfront area free from condos and apartments. Even from the point of view of having a beautiful and scenic waterfront - a developed parkland area (and NOT condos) is way more attractive than towering buildings. There is NOT one good reason to build condos except to make a few developers very rich. The waterfront should be seen as PUBLIC space for the enjoyment of EVERYONE. Thank you.

- Resident TORONTO, CANADA

Already the main thoroughfares are clogged with traffic. we don't need to even further crowd our neighbourhood with mega highrises and density beyond belief.

- Resident TORONTO, CANADA

The waterfront is for all people to enjoy with parkland.

- Resident TORONTO, CANADA

Because the waterfront should belong to all the people!

- Resident TORONTO, CANADA

Have we learned nothing? Must we continue to separate the waterfront from residents? Do the developers now call the shots throughout the city?

- Resident TORONTO, CANADA

The waterfront will become over populated resulting with more traffic, garbage and noise pollution for the Mimico residents.

- Resident ETOBICOKE, CANADA

No residential area should have a 64 story building in there back yard. I'm sure Toronto councillors would not want it built near them.

- Resident TORONTO, CANADA

Density is already high for enough in area

- Resident TORONTO, CANADA

I don't want Toronto to become a condo forest

- Resident ETOBICOKE, CANADA

I believe that the entire lakefront of Toronto must be developed with the context of a single visionary plan. This plan should be looking to enhance green space and waterfront with a focus on walk-ability and public transit access. Developer should be contributing to the enhancement of the lakefront. A priority of this plan should be continuous, open access for all Torontonians to enjoy our waterfront. My other concern is that areas that are currently zoned for business will be rezoned to residential and nearby gogging up opportunities for walkable access to shops, restaurants and businesses for residents within the neighbourhoods.

- Resident TORONTO, CANADA

Leave some green grass. Also, blind politicians allowing increase of density without increase of required infrastructure.

- Resident TORONTO, CANADA

The waterfront is a gem with much potential to be the crown jewel of our fair city. If we don't stop the madness and start building sensibly, with all citizens and visitors in mind, we will FOREVER regret it. No more walls of condos!!!!!!

- Resident ETOBICOKE ON, CANADA

I have been living iat this address since Dec 1956,and felt save.everyone had a job and could live in a little house,teach our 6 children responsebility in keeping the comunity clean and protected.!!,save for families to grow up..

- Resident TORONTO, CANADA

We must keep the waterfront public. The way the Condos are squeezed in is way to much.

- Resident TORONTO, CANADA

Toronto's Official Plan, Section 2.3.2, POLICY #6 states: Increasing public enjoyment and use of lands along the water's edge will be promoted by ensuring that future development...will....(a) minimize physical & visual barriers between the City and Lake Ontario.

What ever happened to that idea?

- Resident TORONTO, CANADA

Too often developers bully developments into communities with no consideration for quality of life.

- Resident TORONTO, CANADA

i believe that torontonians should have a say in the future of the waterfront. I believe that to this point the western edge of the waterfront has been poorly designed and built. We need to take our time and make sure that we do not squander the opportunity to redevelop to the highest standards: to creat a mixed use neighbourhood that is well connected to the city centr by good transit. So far I don't see that the city has achieved this.

- Resident TORONTO, CANADA

It is important to preserve create a balanced community focus and not perpetuate our penchant for tall condos along the Lake Ontario shoreline. Thoughtful planning can make Mimico a model others could follow.

- Resident TORONTO, CANADA

I have great concerns about walling off the Lakefront.

- Resident TORONTO, CANADA

My brother and sister in law live in mimico with their son. The plans for the waterfront don't consider and include existing residents at all. Far more public space And access to the water is required. The only time to fix this is NOW, before these new towers go up.

- Resident TORONTO ON, CANADA

LONG -time resident reduction of density ,more parkland ,a community recreation centre to accommodate the already dense poulation here

- Resident TORONTO, CANADA

Too many condos wreck the look of natural beauty

- Resident TORONTO, CANADA

I participated in the Mimico 2020 Charrette & was surprised by the urban design outcome.

- Resident ETOBICOKE, CANADA

As a condo person who has lived and worked in the area for a number of years I have my concerns.

First: when I can look at the area to live in.. I was made aware that the old run down homes which are for sale at \$500,000 + are not something I can afford or have the money to repair after the cost of buying.

Second; The old community is in seriously under funded, high at risk people, mental health, drugs, low income, poor quality or empty business, apartments are in disrepair. Who has been in charge of caring for this area?... This did not happen over night.. It is not the condo's that has caused this behaviours!

I have seen the bus loads of private property investors swarm

the waterfront as home owners, apartment owners, business owners welcome the money they will gain from the selling of thier properties...

Please note; It is the locals who are selling off the waterfront..

The people, the community who are willing to sell to make the money without the 20/20 vision.

Third and final point: I want to be in a community that is a mix of condo's, well maintained homes & apartments.

Businesses that are open and have invested into thier proerties. I have tried to shop and get services within walking distance of my home...

Besides Value-mart food store and one new Indian restaurant.. I am let felling unsafe in the evnings to be in the dark, dirty business area. Even Birds and Beans is closed and the park is full of drugs, booze and not a place to walk my dogs...

So who is driving the Condo craze... I belive it is from with in your old and rundown community..

- Resident ETOBICOKE, CANADA

We are fighting the inappropriate intensification of Humbertown Plaza. We do oppose change, renewal and intensification. "The only constant is change". However, the developer's proposal is a "density bomb" similar to Mimico's dilemma.

Count me in on your challenge too.

- Resident TORONTO, CANADA

There is too much density, buildings prohibit ease of access to the waterfront. The planners I spoke with in the meetings could not tell me how much parkland there was between the new linear park and the fence(answer: none). they are planning without ever stepping foot where we live. They want to increase density with no appropriate transit. You can't keep increasing density and have no impact on traffic if there is no transit. The very core of this plan has turned into profit. We can't afford to sell the soul of Mimico to the highest bidder with the highest tower for the most profit.

- Resident TORONTO, CANADA

we want this area to be a livable community that encourages people to enjoy the lakefront. public access, parkland and spaces to enjoy the waterfront are paramount. We should also have more family friendly units rather than 1 bedroom condos that encourage a market that will move towards rentals with no commitment to the neighborhood.

- Resident TORONTO, CANADA

save the waterfront!!...don't hide the nature/beauty with more condos...will only add to more traffic congestion!!...add green spaces for recreation...don't think only of \$\$ figures here...think of the future, families, the environment!!

- Resident TORONTO, CANADA

The waterfront is precious for all us and as a newcomer to Canada it was always a joy to have somewhere to go to enjoy the lakefront. Please preserve it from the Condo otherwise it will end up looking like a wall of buildings lke what was done on Front St. near the harbour.

- Resident ETOBICOKE, CANADA

too much congestion, most condos are extremely ugly, no vision for life that includes family, nature and beauty

- Resident TORONTO, CANADA

I live in Mimico and want to save the waterfront

- Resident ETOBICOKE, CANADA

Our neighbourhood, our future

- Resident TORONTO, CANADA

I want less high rise and the roads are too busy now the drains . We need less density down near the lake of buildings At the present time I can see the lake from my bedroom window that we not last I guess.

- Resident ETOBICOKE, CANADA

live in Mimico

- Resident ETOBICOKE, CANADA

I live in Mimico

- Resident KITCHENER, CANADA

I have a daughter who lives in Mimico and it's important to her, so it's important to me.

- Resident ETOBICOKE, CANADA

I live here

- Resident ETOBICOKE, CANADA

I live here

- Resident ETOBICOKE, CANADA

I live here because I enjoy being near the lake and enjoying the parkland along the lake. I appreciate change but I don't want a Queens Quay in my backyard

- Resident TORONTO, CANADA

I am 60 I plan to live here til Idie

- Resident ETOBICOKE, CANADA

This is my neighbourhood! Don't make the same mistake made on Queens Quay and the Motel Strip (at least they left some parkland) where huge towers block and don't enhance the neighbourhood.

- Resident TORONTO, CANADA

To maintain the character of the Mimico Area. To ensure green space and maintain adequate transportation

- Resident TORONTO, CANADA

The potential density of this neighborhood is already out of control. Stop with the glass and concrete jungle that is already occurring here!!

- Resident TORONTO, CANADA

I hope our grandchildren will look at us and say thanks for speaking up for our greenspaces. Let us think before we have regrets

- Resident TORONTO, CANADA

Creating a high rise ghetto is no improvement of the area. An area needs a healthy mixed use. These plans don't have that.

- Resident TORONTO, CANADA

We enjoy sharing the lake with others, but wish to retain the fantastic parklands, a sense of existing neighbourhood while supporting solid transit options.

- Resident MISSISSAUGA, CANADA

The waterfront is important to all and to best maintain it, we need to provide sustainable development.

- Resident MIMICO, CANADA

As a local resident of the area. I feel that we need to preserve the green space in front of the lake, and to preserve Mimico's small town heritage. This new proposal for development offered by the city is absolutely wrong and as a home owner and tax payer residing in Mimico, I need to see a more livable and green space friendly proposal.

- Resident ST CATHARINES, CANADA

I live along Lake Ontario and what happens along part of its shores affects us all.

- Resident TORONTO, CANADA

Preserve our waterfront, don't exploit it. Keep the condos downtown where they belong.

- Resident ETOBICOKE, CANADA

Our roads cannot handle volume of cars with proposed plan.

- Resident TORONTO, CANADA

The waterfront is precious and limited. Any development along the lake needs to respect the need for green space and public access. It needs to take a long-range view on behalf of everyone in the city. Once these condo towers are built, it seals the fate of the waterfront.

- Resident OAKVILLE, CANADA

I grew up in Mimico and worry about the lack of foresight in planning waterfront areas. I recently visited Windsor with my husband and loved the waterfront development there: very people friendly! Why can't we do that in Toronto? It's too late for the downtown area, please don't let Mimico go the way of downtown!

- Resident TORONTO, CANADA

Lets stop choking the waterfront and squashing the spirit of Toronto with more buildings and condos there. The waterfront should be for people to enjoy as this is what makes Toronto a livable city. Views of the lake in expensive apartments can be bought 10km away, not right on the water.

- Resident ETOBICOKE, ON, CANADA

We need access to the lake. We do not need 25-storey plus condos populated by people who will be isolated from their neighbours.

- Resident TORONTO, CANADA

Mimico is my home and my family has been here since 1941, I want to hold onto what makes my neighbourhood special and not destroy it with concrete and glass towers!

- Resident TORONTO, CANADA

World-class cities don't hand over the keys to their waterfront to developers; cities must make the waterfront part of the PUBLIC REALM to be enjoyed by ALL residents (and visitors), not just become some condo dwellers backyard. Shared parkland is at least as important as housing. Toronto already has -2- waterfront sections that are now Walls of Condos (Humber Bay Shores and Queens Quay); we don't need to mess up another great waterfront area.

YES, Mimico does need revitalization, but this 'plan' is NOT the way; it doesn't meet the Vision for Mimico 20/20 set out by the City. Mimico needs to evolve with a combination of public spaces and mixed-use buildings that are environmentally sound and fit the human-scale of the neighbourhood, not some that overwhelm it.

While a lot of time seems to have been spent on increased automotive traffic issues, according to the plan's Transportation Report, much less thought has been given to alternative modes of transport (transit, cycling, pedestrian). Mother Earth will not give us more land just because man wants to squeeze more people into a small space; we must make better use of what's available by giving folks real choices to move around and through neighbourhoods.

Mimico 20/20 can be a model for future revitalization in Toronto; please, let's do it properly.

- Resident TORONTO, CANADA

The new proposal creates a wall to the lake. There seems to be no overall plan.

- Resident TORONTO, CANADA

We need to ensure we all have access to the waterfront, that adequate amounts of parkland are available to all, and that all waterfront buildings are at a human scale.

- Resident TORONTO, ON, CANADA

Some horrendous mistakes have been made on Toronto's waterfront, overbuilding of highrises downtown for example. We do not need to continue this. Everyone should have the opportunity to see the lake, walk by the lake. Toronto's population is growing fast and they need good access to parkland on the lake.

- Resident ETOBICOKE, CANADA

The west-end waterfront is getting choked. And the enemy is not purple loosestrife. Bad planning is choking the waterfront. Too many cars, too many people for this infrastructure to handle. Please be kind and respect the west-end waterfront.

- Resident TORONTO, CANADA

As a Mimico resident I want our waterfront to be a place for all, and not blocked by a wall of condo's

- Resident TORONTO, CANADA

While I do want development here in Mimico, I want development that is sensitive to all the residents of Mimico, not just to the developers and the people making money off this plan. All Mimico residents need PROPER access to the waterfront and to not be blocked off by a wall of more condos. We already have too many condos.

- Resident TORONTO, CANADA

I live in Mimico, and hate to see another wall of giant condos block the only waterfront left in the city.

- Resident TORONTO, CANADA

Local Resident

- Resident TORONTO, CANADA

Development is not revitalization. The secondary plan does not adequately address the goals of the initial 20/20 vision. All it does it dramatically increase density with little to no regard to increasing livability and workability in our neighbourhood. What is Mimico getting for allowing developers a massive increase in density? Virtually nothing according to the secondary plan. Such a shame considering all the time spent "listening" to what residents want. This was a failed community consultation process . Our city's waterfront deserves better.

- Resident ETOBICOKE, ONTARIO, CANADA

I think the Mimico waterfront should be available to everyone. High rise buildings do not improve the area.

- Resident TORONTO, CANADA

We need to ensure we develop all neighbourhoods in Toronto to be livable, thriving and environmentally sound. That includes density along with vibrancy, designing for human-scale and protecting/opening up park spaces. I've been involved in public meetings on this plan for 6 years and this end result does not come close to benefiting my community and/or the city of Toronto and our important waterfront. I don't want to lose this opportunity to do this right.

- Resident TORONTO, CANADA

Want the best for the area which includes a better design for the area and waterfront. We should be aiming to increase the amount of people coming in the area to shop and work. Transit planning and waterfront design is important. **WE DO NOT WANT A WALL OF TOWERS! THIS WILL DESTROY THE WATERFRONT.**

- Resident HAMILTON, CANADA

The waterfront is a beautiful place to visit and should be preserved for the people. There are too many condo's along the lake shore an it takes away from the view of the city.

- Resident HAMILTON, CANADA

Shallow and Pedantic.

- Resident TORONTO, CANADA

We need to preserve the lake, the lakefront, the cycling path... keep some nature in the city. Have some quiet residential areas... keep traffic flowing smoothly. The city allows developers to build fast & cheap, non durable condos (I know, I live in one)... that fall apart within 10 years. We need to think sustainability & put make eco-urban design a priority. Need I say more?!

- Resident ETOBICOKE, CANADA

I am concerned that we are about to make the same mistakes made in the downtown south corridor. Queens quay has been so isolated from the city as a result of a wall of towers that they are now, at great expense, trying to go back and make it more pedestrian friendly. We only have one chance to get this right! The west beaches, with its HIGHLY COVETED boulevard and green space already represents the perfect blank canvas. Let's not blow this!! Lakeside al estate is the LAST place that high density housing should be considered- the lakefront belongs to it's citizens...it is not the exclusive privilege of condo owners. Someone needs to take a trip to Chicago...

- Resident ETOBICOKE, CANADA

I live here and would like to preserve some of the character of the neighbourhood, while updating the "emerging" retail areas.

- Resident TORONTO, CANADA

The road network and transit system cannot handle the influx of density in this area! Traffic will be complete gridlock. The towering condo's need to be restricted to 12 stories to maintain the view of the waterfront.

- Resident ETOBICOKE, CANADA

The character of the West end is being destroyed by uncontrolled development with the support of our elected representative, Mr Grimes

- Resident ETOBICOKE, ON, CANADA

"Mimico of the future could become a vibrant village of main streets dotted by lakeside restaurants and cafes, new parks and countless connections to the water." - Etobicoke Guardian, April 2009 article DREAMING BIG IN MIMICO.

That's right... In April 2009, Mimico residents were told to "Dream Big". We were promised a "waterfront destination" that could be enjoyed by all residents of Toronto. The Mimico 20/20 plan has failed to deliver on this promise. The only ones "dreaming big" now are the landowners and developers. Mimico deserves better. Toronto deserves better.

- Resident ETOBICOKE, CANADA

I lived on the Lakeshore for 30 years and had to move for financial reasons. If the condos keep going up then where are all the rest of my used-to-be neighbours supposed to live.

- Resident TORONTO, CANADA

Because contrary to what the mayor and councillors say, Toronto is not a world class city and this further erodes that position! When the hell will they learn?

- Resident TORONTO, CANADA

It is important on many levels

1. Traffic that is heavy now will become intolerable.
2. We are going to lose the low rental apartment buildings to condos which at this point there are far too many.
3. Developers being who they are- greedy- must be stopped from gouging any more people by building these massive towers.
4. The towers (condos) are extremely energy deficient (too much glass) thus creating more greenhouse gases to support them.
5. There is very little, if any new infrastructure created by building this condo ghetto.

If past experiences are a measure. We have gotten token retail/ commercial from these developments.

Just a sprinkling of Doctors offices, Dentists offices hair salons, variety store and restaurants have been created thus far, a far cry from what was promised. Before they were built. Another example of developers greed and dishonesty. We will only get more of this lack of amenities/infrastructure from these developers.

6. Lastly, we are moving out of this neighborhood partly because of the ruinous nature of incessant condo building. I will do whatever I can before that time to help secure a better planned future for this neighborhood..

- Resident TORONTO, CANADA

Toronto has repeatedly failed on its' waterfront due to 'settling' for a plan that is 'good enough'. That's how you do not create a world class city. Mimico 20/20 again waters down the real needs and opportunities in the name of Corporate Development welfare (give aways). What should be a generous waterfront park space is again proposed to be filled with a road and buildings and a sliver of a 'Trail' - not much of a park. there is still substantial unpermitted land-fill from decades ago on the waterfront that again be occupied by buildings rather than Parkland. We deserve a better plan with lower buildings and more open space. Developers do not need incentives.

- Resident SOUTH ETOBICOKE, CANADA

I have lived in this waterfront community for 40 years. Have seen open space, access, dwindle away due to redevelopment that is totally out of fit with neighbourhood scape. Little or no support for community from councillor, big developers have established precedence. Need to have more mindful planning with preservation of our lakefront. It belongs to all citizens of Toronto, not the chosen few.

- Resident TORONTO, CANADA

20/20 planning has failed to respond to the needs and wishes of Mimico and surrounding area residents; public feedback has been skewed or ignored in order to conform to a plan which benefits no one but potential developers. Current proposals destroy the character of the neighbourhood, increase population without adequate/any improvements to infrastructure (ex TTC/vehicular traffic), and virtually obliterate the already-too-limited waterfront parkland and open space. Walls of mid- and high-rise condos will do irreparable damage to both private and public spaces in Mimico. Let residents, planners, and city officials put in the time and consideration it takes to achieve truly world class results for our waterfront.

- Resident TORONTO, CANADA

Additional density is not desired or needed. Traffic & transit in the area is not able to cope is a disaster. Don't add to what is already a bad situation.

- Resident TORONTO, CANADA

Too many condos! We don't want them to takeover our awesome waterfront by the lake in mimico

- Resident TORONTO, CANADA

Sadly the lack of good planning is ruining our city. We already have a glut of condos which seem to be sprouting everywhere - whether or not the neighbourhood and infrastructure can support them. Even worse, most of these condos are being sold to offshore buyers as income shelters. It's about time Toronto did something good for Torontonians - not developers.

- Resident ETOBICOKE, CANADA

take a page out of vancouver's book and have the waterfront accessable and lots of parkland. at this rate Mimico will be horrid and the waterfront useless.

- Resident TORONTO, CANADA

Why is there such a demand to ruin the city's waterfront edge? We are fortunate that our city has a waterfront, lets embrace it, not destroy it. I am angered by the lack of information regarding plans to develop infrastructure to support this boom in population. This is a residential neighbourhood, lets keep it that way.

- Resident ETOBICOKE, CANADA

City Planning fails AGAIN. No respect for the community, poor planning practices, inadequate public consultation, withholding vital informatoin from the public concerning existing zoning for Open Space, and complete disregard for the value (economic returns and quality of life) of protecting and saving the existing limited Open Space as necessary waterfront parkland for Mimico (and ultimately, Toronto).

- Resident TORONTO, CANADA

I don't believe there is a need to build condos on the waterfront; there is more than enough there already.

- Resident ETOBICOKE, ON, CANADA

My understanding before any condos were built was that the waterfront was supposed to be kept completely clear. Without debate, condos started emerging at the bottom of Yonge and Bay and then have branched out in all directions, especially along the waterfront. Our infrastructure is a mess as it

stands and certainly cannot accommodate the population density to this point let alone increasing that to the extent condominium complexes do.

- Resident TORONTO, CANADA

I just want the best for my community and the high density that has been allowed recently has not come with sufficient infrastructure or community consultation.

- Resident TORONTO, CANADA

The development at Parklawn and Lakeshore has proved to be an eyesore of poor condominium planning and greed.

- Resident TORONTO, CANADA

We live in the area and wish to continue to enjoy it. Tall towers that bring very high density, to an area that isn't prepared to accommodate such a population, will drive us away from this area that we presently like so much.

- Resident TORONTO, OH

I cannot imagine living with a wall on our waterfront. It is an immoral money grab.

- Resident ETOBICOKE, CANADA

It matters!

- Resident TORONTO, CANADA

Will ruin the neighborhood and pollute the skyline.

- Resident TORONTO, CANADA

One of the great things about Toronto is that it is made up of different and unique neighbourhoods. If Mimico residents wanted to live in an area of constant construction, traffic jams, minimal green space and sun blocking skyscrapers, we would have stayed downtown.

- Resident HAMILTON, CANADA

Family friends live near here.

- Resident TORONTO, CANADA

I didn't begin to live here to be blinded by huge towers. Let me keep my historic Mimico

- Resident MILTON, CANADA

As a user of public outdoor spaces, I am pleased to see development of our waterfronts, but believe this has to be done with a balanced approach, placing importance to public access of green spaces, appropriate use of our waterfronts, and, of course, sound economic growth.

The market for condos is failing, we don't need to clutter our most beautiful landscapes with more buildings, for little long-term value.

- Resident HAMILTON, CANADA

Grew up in Etobicoke. Family lives in Mimico now. So much potential for the area if done right: only get one chance.

- Resident ETOBICOKE, CANADA

no highrises - cap building height at 8 to 10 storeys

- Resident ANNAN, CANADA

It is important to preserve natural walkways for Toronto's citizens to enjoy the Mimico Waterfront. This opportunity nourishes the soul!

- Resident BURLINGTON, ONTARIO, CANADA

My son, his wife and my two beautiful granddaughters should be able to enjoy the waterfront as I have for years. Enough destruction of nature by sky high monstrosities

- Resident COLLINGWOOD, CANADA

Revitalize the waterfront, grow a community. Don't build big towers that will destroy the greenland and do nothing to grow community.

- Resident TORONTO, CANADA

The height and density of buildings planned in the area south of Lakeshore between Miles and Superior is a huge source of concern. I am not anti-development, but think that towers over 10 stories are completely out of line in the neighbourhood.

- Resident BURLINGTON, ON, CANADA

No More High Rises!! Keep our waterfront for all to enjoy!!

- Resident CLARKSBURG ONTARIO, CANADA

We own a 2 home in Long Branch, let's make Etobicoke beautiful, not high rise city.

- Resident ETOBICOKE, CANADA

Respect for the waterfront & community if required for all the existing families

- Resident TORONTO, CANADA

I support density but with height restriction as not to limit the waterfront views and natural light ONLY to condo owners. Existing homeowners need to be respected.

- Resident ETOBICOKE, CANADA

We moved here to get away from crazy huge condos, have you seen Liberty Village lately. Mimico is a family neighbourhood please look at this carefully !!

- Resident TORONTO, CANADA

We deserve a better, fairer, and clearer plan for Mimico2020 that doesn't just give the developers free reign.

- Resident ETOBICOKE, CANADA

I have lived in Mimico for 20 years and want to keep the "village" in Mimico.

- Resident MIMICO, CANADA

We moved to Mimico to be close to the water and away from the hustle and bustle of big buildings in the core taking away our access and view - don't take that away from me and my family!!!

- Resident ETOBICOKE, CANADA

I'm disgusted by the prospect of a 64 story tower in Mimico! More park land and fewer towers should be the goal here. Mimico families will not be ignored.

- Resident WELLAND ON, CANADA

It's too much - we need to maintain our parks and our wildlife - and let the children of Mimico enjoy the beauty of the lake and the parks.

- Resident TORONTO, CANADA

I remember when the city took a small group of buildings down by the waterfront at Amos Waites park, and it opened up a view to the Lakeshore, and a more lovely path to it. We need people to be connected with the lake, there are enough high rise apartments along the lake, and plenty of new condo buildings. I'm in a condo because I had a hard time finding a 3 bedroom dwelling for my kids and I that was anywhere near affordable. Take a look at Chicago, how they have built. So many 3 story walk ups, beautiful architecture, not walls of steel and glass.

- Resident TORONTO, CANADA

We need a responsible plan that considers the residents of this community and all our futures here. Let's do the right thing for Mimico - help us build a bridge to our future rather than a wall that blocks our way to it.

- Resident TORONTO, CANADA

We want a vibrant community that does not take away from our beautiful environment. Please do not continue the wall of condos across our community!

- Resident TORONTO, CANADA

The lakeshore is already bombarded with buildings on the downtown to east end and its eliminating a beautiful aspect of Toronto that is under-appreciated

- Resident ETOBICOKE, CANADA

Toronto continues to fail at developing viable, liveable communities that access our beautiful waterfront. Don't let Mimico become another example of how we "could have" made it world-class and a destination for tourism. The city needs to stop lining the pockets of the developers and start thinking about the future of our city.

Revitalizing Mimico by the Lake: A Failed Community Consultation

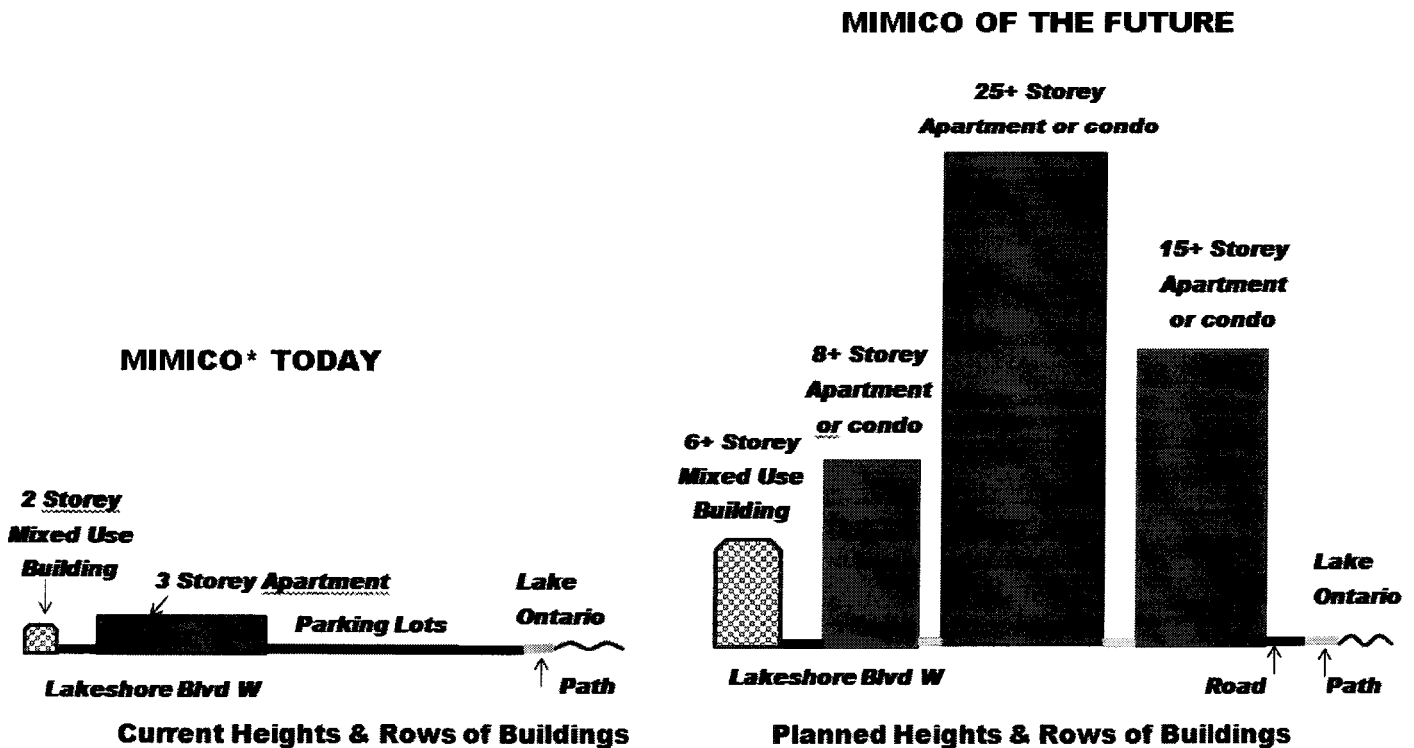
Over the past six years, the Mimico community has strongly supported the idea of a revitalized Mimico by the Lake. We have embraced the idea of increased density that will bring new energy to the area and help to make Mimico's waterfront a destination that we can all be proud of.

Our support was based on the idea that Mimico by the Lake would evolve under urban planning guidelines, design excellence, environmental regulations and a strong commitment to transit. We eagerly attended meetings to share our thoughts and ideas with the local councillor Mark Grimes, the design consultant Urban Strategies Inc. and with the city.

Unfortunately, despite our hard work and engagement, the plan that has emerged for Mimico's waterfront is all about building condos – and not at all about revitalizing Mimico by the Lake.

Mimico 2020 Precinct A - FAILED COMMUNITY CONSULTATION

Heights and Densities illustrated



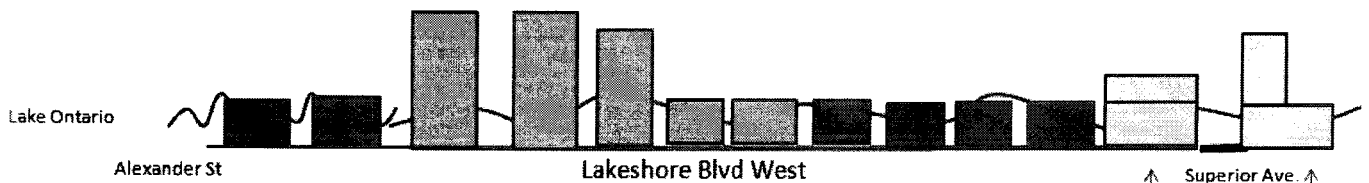
* Lakeshore Blvd W between Burlington St and Superior Ave

The current plan is not 'best in class' – it's simply 'good enough.' It's a plan based on the idea that Mimico cannot do any better. We have been told that the developers will only build on our

waterfront if they are permitted to build complexes with massive towers. They say that because of the replacement of a few hundred rental units they simply cannot make a profit unless they are given “carte blanche” to build as high and as dense as possible. This is not revitalization.

Massive towers without appropriate parks, transit and urban design standards end up as towers of poverty. Mimico already made that mistake once in the 1950s and 1960s. And we’re about to make it again, but on a much larger scale. Mimico deserves better.

THE GREAT WALL OF MIMICO TODAY

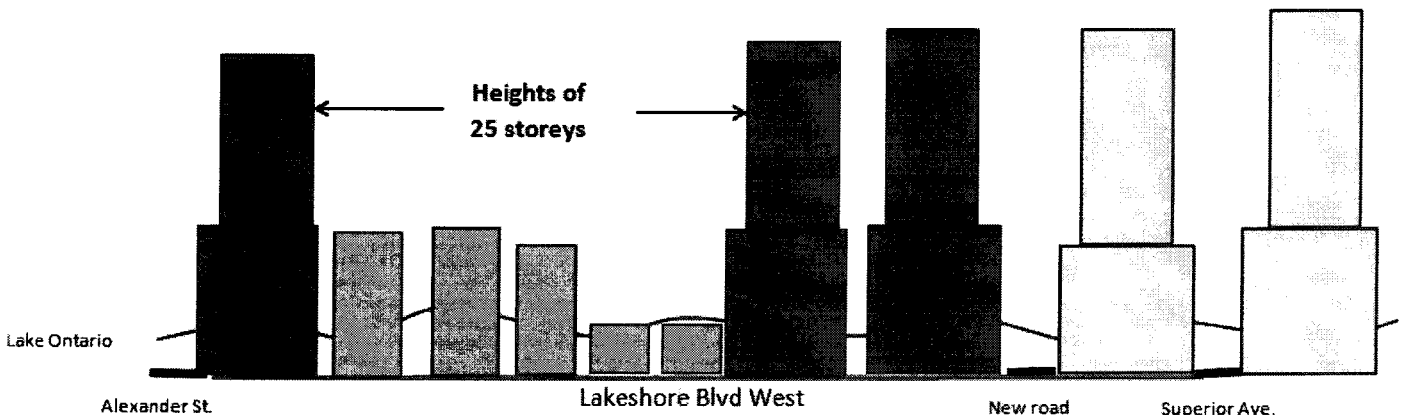


Mimico 2020 Precinct A, B & C Illustration

- The vast majority of buildings today in Mimico are low rise with the notable exception of about a half dozen buildings.
- The tallest building in the revitalization area is currently 14 storeys.

Mixed Use areas – the plan does not have enough jobs or tourism dollars

FORTRESS MIMICO - OUR FUTURE



Mimico 2020 Precinct A, B & C Illustration

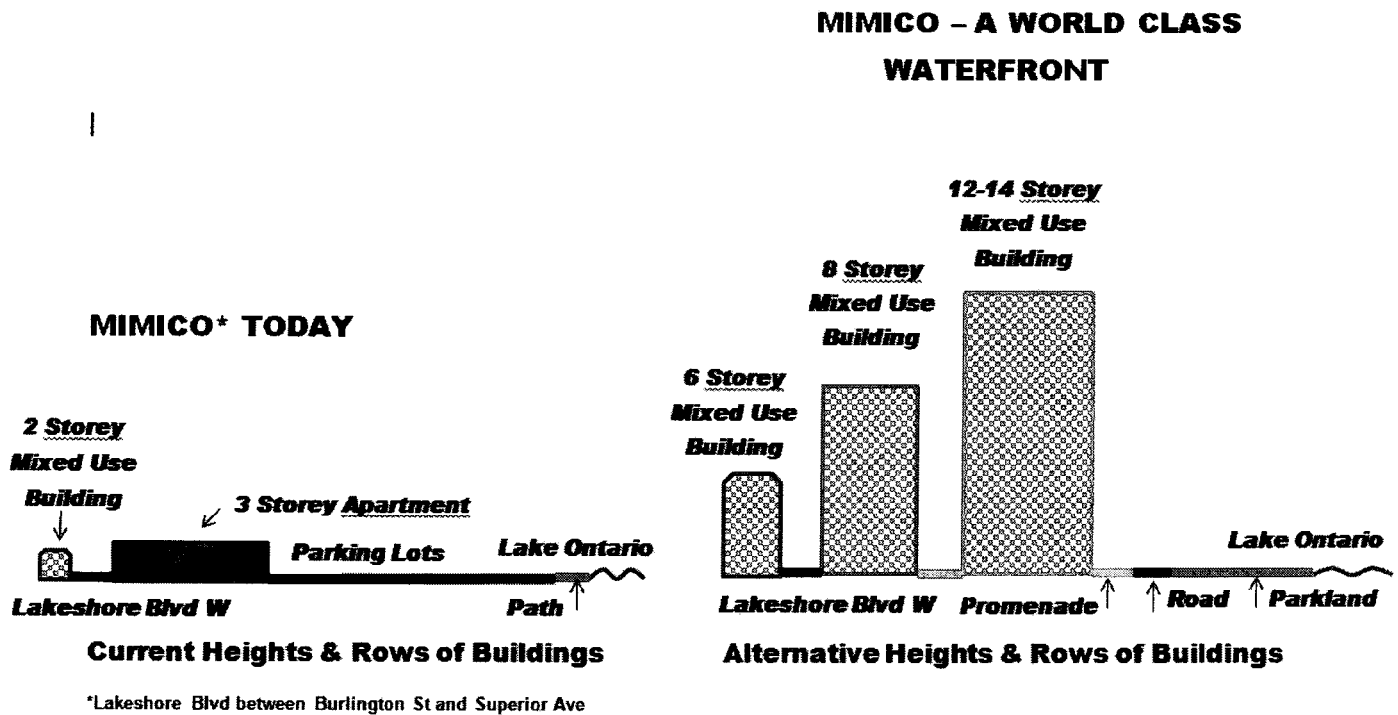
While we want to see the current stock of aging apartment buildings on our waterfront revitalized, we do not support replacing these buildings with a wall of 8+ to 25+ storey residential buildings 3-4 buildings deep on one lot. Like our fellow residents on the Central Waterfront, we expect our City Planners to create a plan for Mimico by the Lake that is based on:

- Design excellence
- Environmental sustainability
- Transit service that meets the needs of the increased density

- Strong commitment to the public realm and access to the water's edge
- Mixed use neighbourhood principles leading to animated city streets and job creation

Mimico 2020 Precinct A- Liveable Waterfront Neighbourhood

Design Alternatives? - Heights and Densities illustrated



This could have been accomplished in the 2020 plan by eliminating one of the three rows of buildings running parallel to and south of Lakeshore Blvd West to be replaced with parkland and by making the new Waterfront neighbourhood a mixed use area rather than one strictly residential.

The community has worked with the city in good faith, and instead of design alternatives and active engagement, we have been presented with the same plan over and over again for the past 6 years. The failure of our public consultation process raises some serious concerns over the transparency and credibility of this key city building process.