



Etobicoke Lakeshore Community Planning Group
ELCommunityPlanning@gmail.com

April 8, 2013

TO: Councillors on the Etobicoke-York Community Council

Dear Councillors:

RE: REQUEST FOR DEFERRAL - ITEM EY23.6 - MIMICO SECONDARY PLAN

We would like to bring the following information to your attention and respectfully request deferral of the above item.

A petition is circulating "Vote No to Mimico 2020 - Stop Another Waterfront Disaster". <http://codebluwestto.com/> There are now more than 650 signatures on the petition, which I have also signed. I sincerely thank members of the CodeBlueWestTo team for this important initiative for Mimico.

1. The fundamental and underlying flaw of the proposed Secondary Plan is the rezoning of Open Space to Mixed-Use to accommodate developers who wish to build high-rise condominiums on the waterfront. This also includes transferring/selling existing parkland, namely, Superior Park, to condominium developers.
2. To provide background information, the Open Space consists of illegal lake-fill deposited in legal Waterlots in the 1950's and 1960's. The illegal dumping of lake-fill by property owners continued in open defiance of injunctions and fines imposed by Councillors of the former Town of Mimico. The objective of the Town was to protect the Mimico waterfront from over-building after the unpopular construction in the 1950's and 1960's of numerous rental apartment buildings along Lake Shore Blvd West backing onto Lake Ontario. Eventually, in 1962 a Zoning By-Law was created which prohibited filling in the Waterlots without special permits. The By-Law also re-zoned the lake-filled area as Open Space and prohibited construction of any buildings on the lake-filled land, other than for recreational purposes. These efforts collectively stopped the illegal dumping of lake-fill.
3. The Open Space on the lake-filled Waterlots fronting the lake is owned by the various owners of the rental apartment buildings located on Lake Shore Blvd West. The Open Space

totals approximately 3 to 4 acres. Little or no effort to beautify the Open Space has occurred to date. A prohibitive factor would be the expense of landscaping and maintenance, when operating a rent-controlled apartment building.

4. A study prepared by the Borough of Etobicoke Planning Department in 1983 entitled "The Mimico Study" <http://lakeshoreforum.ca/sites/default/files/The%20Mimico%20Study.pdf> advised that Mimico was deficient a significant number of acres of parkland (page 29) at that time. Under the current Toronto Official Plan, the construction of 300 new condo units within the Secondary Plan area will require the provision of one acre of parkland, further increasing parkland deficiency.

5. The average depth of the commercial strip properties on the east side of Lake Shore Blvd West is 34.5 meters, and the average building height is 2-3 stories. If the commercial strip is fully developed to mixed-use, mid-rise buildings over time, an additional two acres of parkland will be required.

Calculation

Using the Prototypical Site #1 data from the "Avenues and Mid-Rise Buildings Study" for lot depth 32.6 meters and lot frontage 30 meters:

total frontage on LSBW = 633m / 30m = 21 buildings

Prototype: height = 6 stories, residential units = minimum 30

21 buildings x 30 units = 633 units / 300 units / acre = 2 acres of additional parkland

6. From "The Mimico Study" (page 12) there are 2,145 rental apartment units along the east side of Lake Shore Blvd West (the Mimico apartment strip); the average apartment building is four stories, and average property depth is 150 meters (excluding the Open Space). If these are replaced with eight stories (2145 x 2), and a second row of buildings at 12 stories (3 x 2145), an additional 20 acres of parkland will be required.

Calculation

*Note: the existing 2,145 rental units are protected and must be replaced

total new units = 2,145 x 4 = 8,580

conservatively = 6,000 units / 300 units / acre = 20 acres of additional parkland

7. It can be reasonably concluded that a great deal of new parkland will be required - so where will it come from?

8. Furthermore, the proposed Secondary Plan shows developers are asking for a minimum of 25 stories for their condo buildings, confirming that estimates using 12 stories as being ultra conservative.

9. The residents of Mimico are clearly not being unreasonable in asking that re-zoning of the Open Space to mixed-use for additional condos be denied. The Valuations Department of MPAC (Municipal Property Assessment Corp.) has provided an estimated market value for the 3 to 4 acres of Open Space at \$850,000 to \$1,000,000 per acre. This unique opportunity for the City to purchase existing Open Space is "priceless" in terms of value for current and future generations of the City of Toronto, for Mimico, and the Toronto Waterfront.

** This irreplaceable Open Space should be preserved to fulfill parkland deficiencies, and should not be re-zoned for mixed-use and high-rise condominiums.*

10. At the recent Chief Planner Urban Fabric Round Table held on February 26, 2013, Ms. Janet Rosenberg and Mr. Harold Madi pointed out the economic value of investing in the public realm, especially investing in great parks, and the resulting economic benefits for surrounding property and business owners, and city taxes. The CABE Study "Paved With Gold: The real value of good street design" was cited, along with references to High Line Park, Central Park and Times Square in NYC; as well as the Bloor Street Transformation and John Street Cultural Corridor. Questions were raised as to "what are our values" as public servants, professionals and residents of Toronto, and how are our personal values reflected in how we regard our public spaces? And finally, Ms. Jeanhy Shim informed that our values and treatment of our public spaces affect the "quality of life" for our residents. Promising residents and purchasers of condo units that well-designed and sufficient public spaces will be provided, for example, parkland, then requires follow-through on a timely basis by developers, professionals, public officials and city staff.

11. Mimico is regarded as a Historic town and is the oldest of the former Lakeshore Municipalities. In 2006, the local BIA and residents in Mimico requested of Councillor Mark Grimes that a review of Mimico's main street, Lake Shore Blvd West, take place, with the specific objective to upgrade and "revitalize" the well-worn public realm. Consequently, the "Mimico 2020 Revitalization" program was created. After enthusiastically participating in several Charettes, a community vision was formulated, to first and foremost to capitalize on Mimico's finest attributes: Waterfront Parks and Cultural Heritage.

**People understand and appreciate the value of Public Spaces and good land-use planning. People understand that Great Public Spaces can and do revitalize a community. To revitalize the community through enhancement of the Waterfront Parks and Mimico's Cultural Heritage was and still remains the hope and vision of residents for Mimico.*

12. We have now engaged a Landscape Architect Consultant. After reviewing the material on the City of Toronto Mimico 2020 website, visiting Mimico and inspecting the Open Space, and discussions on how WATERFRONToronto has embraced the concept of the "value" of investing in the public realm, to the benefit of both local economies and quality of life, and in light of the presentations which took place at the Chief Planner Round Table in February 2013,

it was concluded that the recommendation of the Toronto Planning Department to re-zone the Open Space is not in the short or long-term public interest.

13. We are currently preparing the "Mimico Beach - Secondary Plan Alternative" which will consist of a "tweaking" where necessary of the Draft Plan proposed by the Planning Dept. The "Mimico Beach Plan" will first be presented to the residents of Mimico for their review and approval. A preliminary view leaves us hopeful and excited that an improved Secondary Plan can be created for Mimico. Following review with Mimico residents, the "Mimico Beach Plan" will be presented to the Chief Planner and Councillors. We therefore kindly request that EYCC consideration of the proposed Secondary Plan prepared by City Planning be deferred until this process has been completed.

**"Mimico Beach - Secondary Plan Alternative" is being prepared and will be ready for discussion purposes in approximately two weeks.*

14. Attached are several maps and photos to provide you with a pictorial view of the particular areas in Mimico discussed above.

APPENDIX A - Maps showing location of the Open Space and Superior Park on the Mimico Waterfront

APPENDIX B - Map and information on Mimico Linear Park, Superior Park, and Humber Bay Shores

APPENDIX C - Photo of the Open Space and photo of Superior Park

APPENDIX D - Official Plan Amendment Map showing the elimination of Superior Park and existing Open Space

APPENDIX E - Aerial view of the Open Space and locations where photos were taken

APPENDIX F - Mid-Rise Study - Prototypical Site #1

We trust that the mutual objective of Councillors, City Planners and residents is the best possible land-use planning that can be achieved that is in the public interest for Mimico.

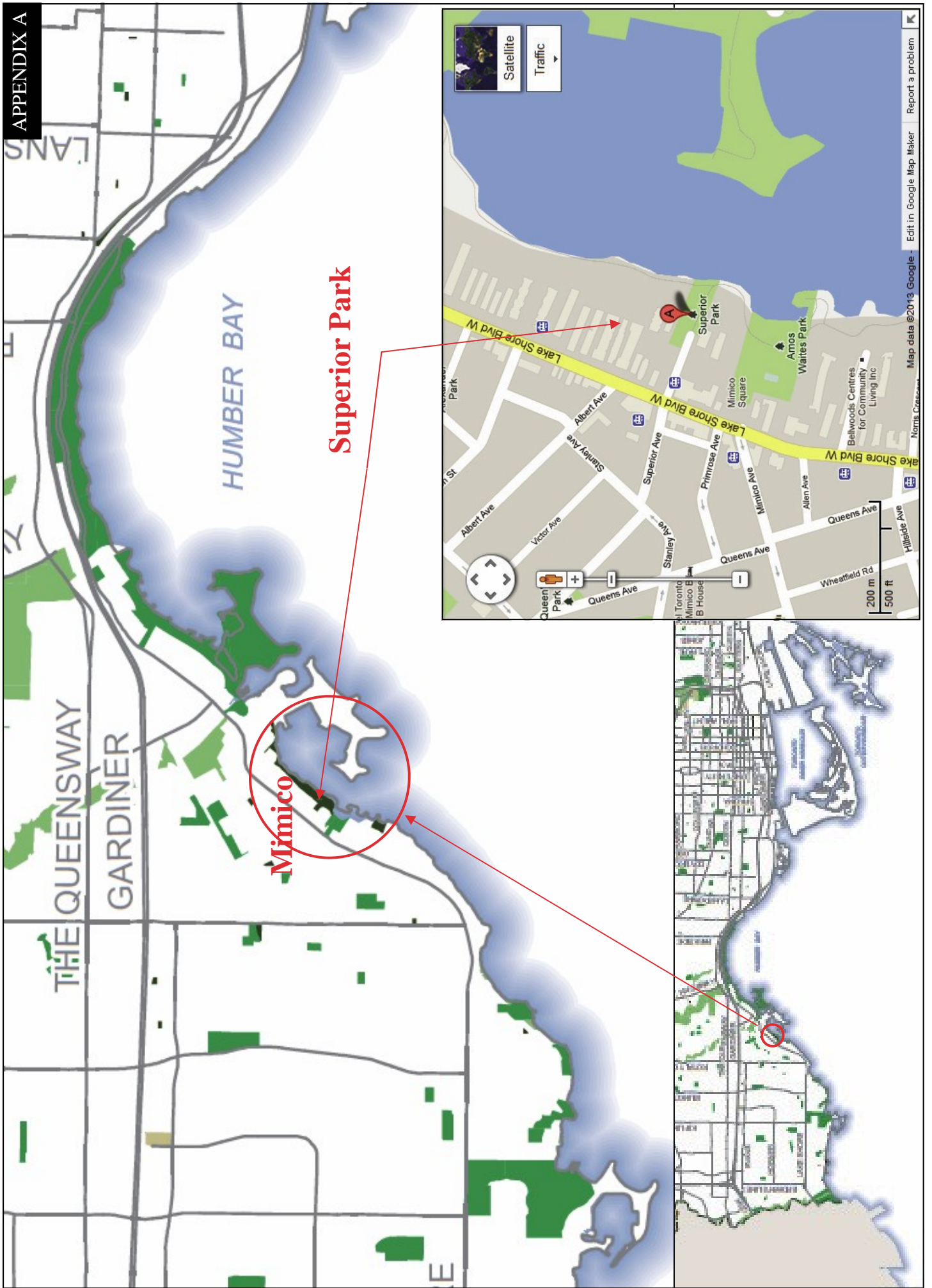
Please kindly defer this matter so that additional necessary work can be done towards this goal.

Thank you for your consideration.

Yours truly,

Peggy Moulder

CC: Ms. Jennifer Keesmaat, Chief Planner



Superior Park

Mimico

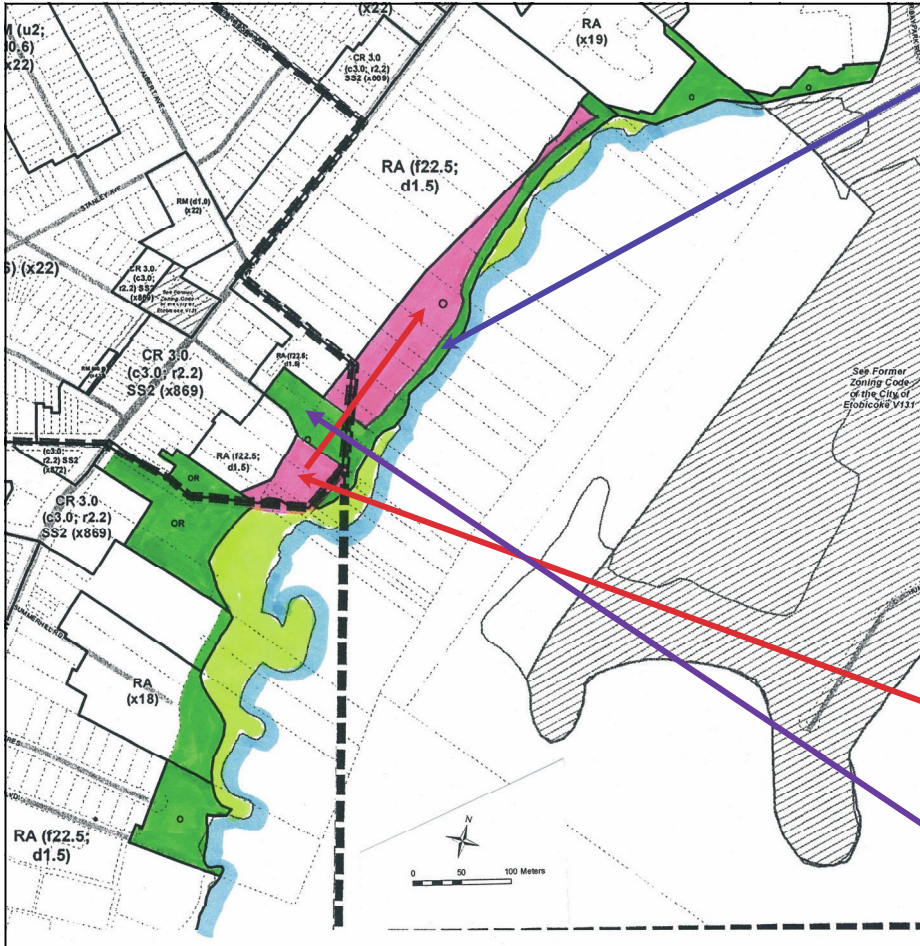
THE QUEENSWAY
GARDINER

HUMBER BAY

Satellite
Traffic

Map data ©2013 Google. Edit in Google Map Maker. Report a problem

200 m
500 ft



MIMICO LINEAR PARK is less than 20 meters wide. This is less than the width of Lake Shore Blvd West (27m) and is equivalent to 3 car lanes. Within weeks of opening in October 2012, there were reports of near accidents as cyclists, pedestrians and dogs on leashes all try to make room for each other along a trail far too narrow for use by the current area population.

The existing parkland serves more than 9,000 people. The proposed Secondary Plan provides for mid-rises and high-rises that will increase the number of units by at least 6,000 along this strip of Lake Shore Blvd West.

Additional park land will be required at the rate of 1 acre for every 300 units—a minimum of 20 acres. There is available **OPEN SPACE** of 3+ acres. Instead, the proposed Secondary Plan shows the sale of **SUPERIOR PARK** to developers and re-zoning of the Open Space for condo development.

HUMBER BAY SHORES waterfront parkland amenity is more than 50 meters wide to serve the 15,000 people currently living there, with a near-term projected increase in population to 25,000 as new condos are occupied.

(City of Toronto Zoning Maps— to scale)

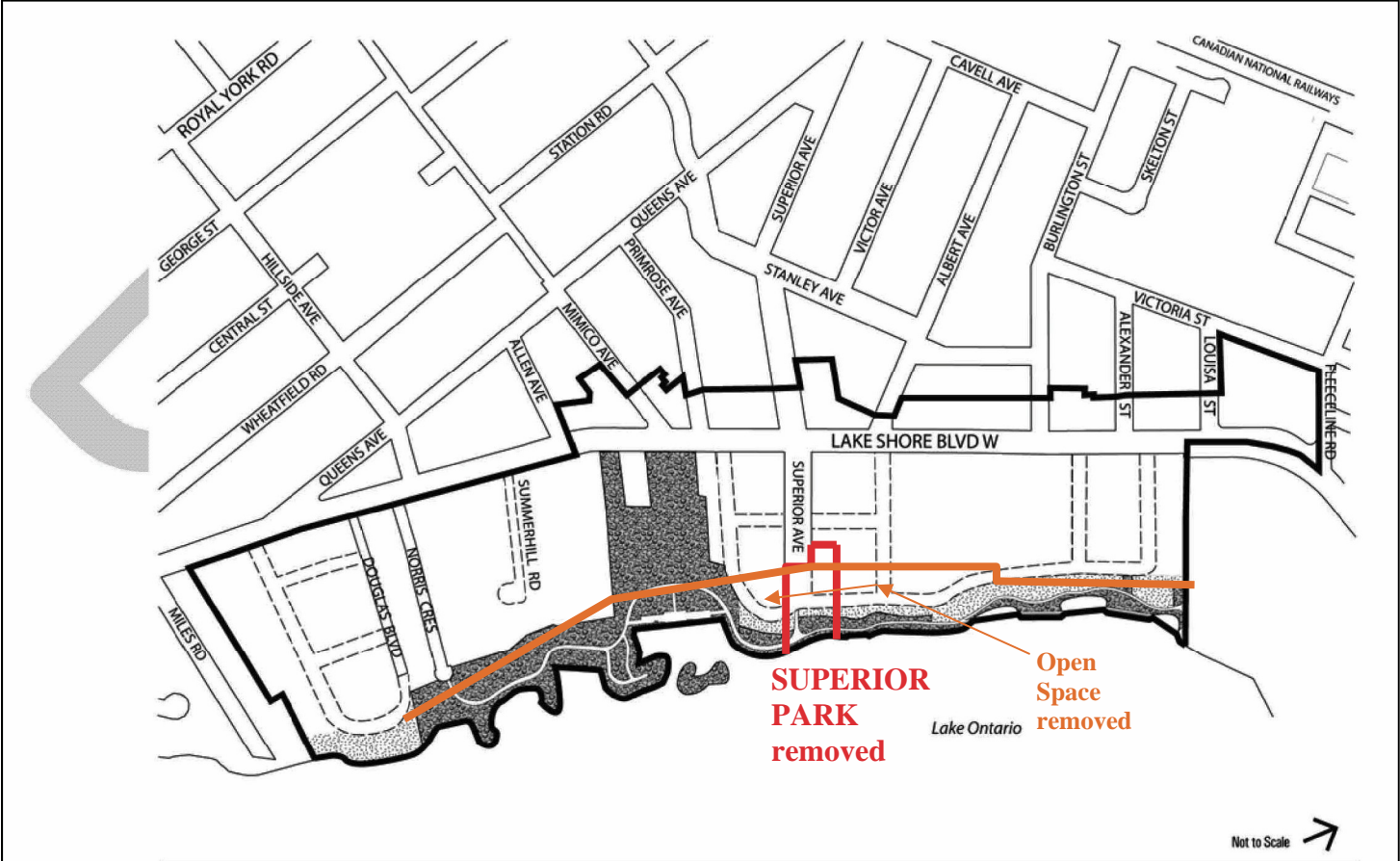




Photo looking east towards the fence located on the property line between the Open Space zoning and Mimico Linear Park, and out to Lake Ontario.



Photo overlooking Superior Park adjacent to the rental apartment building at 1 Superior Avenue, and looking further eastwards over the Open Space zoning towards Lake Ontario.



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



PHOTO 2

PHOTO 1

SUPERIOR PARK

OPEN SPACE

0 174m

SOUTH

NORTH

WEST

EAST

Copyright: City of Toronto 2008

Prototypical Site #1

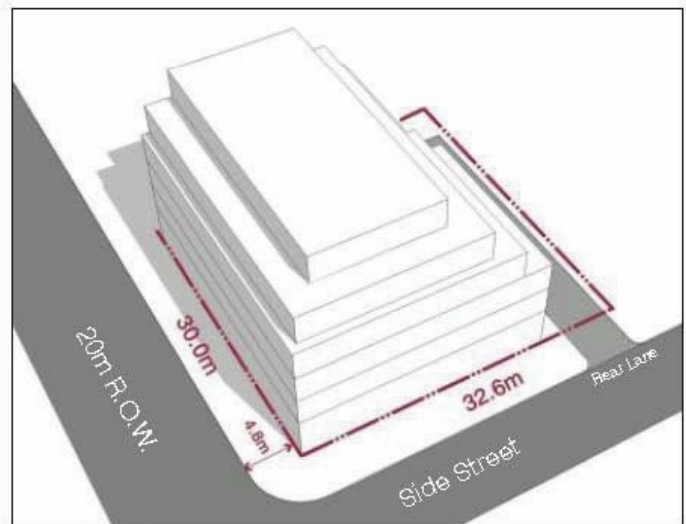
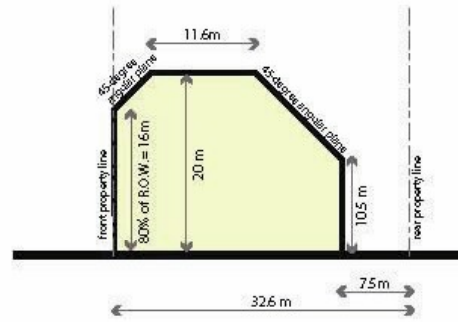
20 metre R.O.W.

Site Info

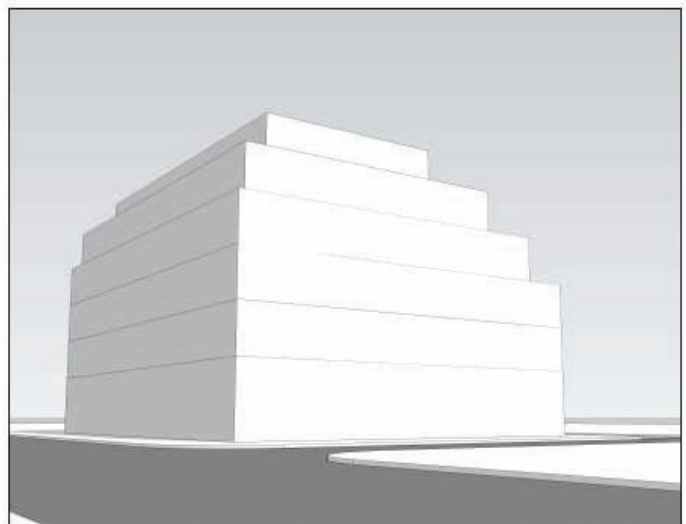
Lot Frontage	30 m
Lot Depth	32.6 m
Lot Area	978 sm
R.O.W. Width	20 m

Building Info

Height	6 storeys, 20m + Mech. Penthouse
Residential GFA	2,940 sm
Retail-Commercial GFA	709 sm
Total GFA	3,649 sm
Density (FSI)	3.73
Number of Suites	± 30-35
Number of Parking Spaces	±27/level
Parking Levels	1.5 - 2 levels below grade



Aerial view



Street-level view from opposite R.O.W.