



LAKESHORE PLANNING COUNCIL

lakeshoreplanningcouncil@gmail.com

www.lakeshoreforum.ca

April 8, 2013

Re: Draft Official Plan Amendment - Mimico-by-the-Lake Secondary Plan

Dear Etobicoke-York Community Council Members:

Please find attached our letter dated December 19, 2012, addressed to the Chief Planner, Ms. Jennifer Keesmaat, expressing concerns regarding the inadequacy of the public consultation process, which has now resulted in an unsatisfactory Official Plan Amendment proposal for Mimico.

No acknowledgment of receipt, or any communication whatsoever, has been received in response from the Chief Planner, which is interesting when the subject matter in question is "public consultation".

For the record, "Mimico-by-the-Lake" is the name of the local BIA, and has nothing to do with the former Town of Mimico, its history or heritage characteristics. It is quite inappropriate to use the name of the local BIA to describe the Mimico "Revitalization" Secondary Plan, and particularly ironic when the Plan presents no vision or options to "revitalize" the business prospects for the area.

Mimico is entitled to a far superior Secondary Plan than the one currently suggested by City of Toronto Planning Dept.

Sincerely yours,

Timothy Dobson, OALA, Chairman
On behalf of:
THE STEERING COMMITTEE
LAKESHORE PLANNING COUNCIL CORP.
Email: lakeshoreplanningcouncil@gmail.com

Enc.



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PRIVATE AND CONFIDENTIAL

URGENT - TIME SENSITIVE MATERIAL

December 19, 2012

Ms. Jennifer Keesmaat
Chief Planner
Toronto City Hall
12th fl. E., 100 Queen St. W.
Toronto, ON
M5H 2N2

Dear Ms. Keesmaat:

RE: Mimico 20/20 - A "Revitalization" Action Plan

The Lakeshore Planning Council Corp., as well as many other members of The Lakeshore community in South Etobicoke, have serious concerns regarding the public consultation process carried out to date by the Etobicoke York District Community Planning Department (Planning Staff) for the Mimico 20/20 project. These concerns include: information presented to the public that is vague, inaccurate and incomplete, and additionally, a shortsighted and inappropriate rush to Etobicoke York Community Council in January 2013 to get Planning Staff's preferred ideas approved for implementation.

Comments and concerns from the public, largely against major deficiencies relating to parkland and roads, rental housing replacement policy, as well as unacceptable "tall" building heights, have not been addressed. While approximately ten reports are to be written which are to provide the "basis" for Planning Staff recommendations, in fact, only the first three reports have been provided to the public to date. We understand the remaining reports do not yet exist and are certainly not available for public scrutiny. In the absence of these reports, or full review of them by the public well in advance of a Statutory

Meeting, we simply fail to see how the matter can be tabled before EY Community Council in January - let alone be in the public's best interest.

The Reports

Traffic/Transportation Study
Heritage Resources Strategy
Community Energy Plan
Community Services and Facilities Audit/Gap Analysis
Functional Servicing/Infrastructure Report
Rental Housing Strategy
Land Use Plan (with height and density recommendations)
Urban Design Guidelines (Public Realm, Open Space, Built Form)
Physical 3-D and E-Modeling
Final Study Report

As a comparison, the York University Secondary Plan had such reports available to the public for about one year prior to it being tabled at Community Council.

Park Land

The Mimico 20/20 "Revitalization" project commenced in 2006. A vision for the Mimico community was formulated by the community and the opening statement is as follows:

"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..."

<http://www.toronto.ca/planning/mimico2020.htm>

Please note that "Mimico-by-the-Lake" is only the name of the local Business Improvement Area (BIA) - and not the neighbourhood. It appears that no personnel in the heritage field were consulted during the exercise, as no "historic" community with that name has ever existed in the Toronto area.

As specifically noted on the City of Toronto website, the first priority area of study was identified as Parks, Recreation and Waterfront. To date, no mention has been made to the public of the fact that more than three acres of the private land (lake infill on waterlots) in front of the apartment strip is designated as "Open Space" on the Official Plan and zoned as "Temporary Open Space". According to "The Mimico Study" of 1983 by the Borough of Etobicoke Planning Department, and "The Mimico Study Update" in 1989, there is a serious deficiency of many acres of park land for the apartment strip area that has existed since at least the 1950's. Both reports recommend that, upon any

redevelopment, this tract of "Open Space" should be transferred to the City for necessary park land.

The addition of a much-too-narrow Waterfront Trail does not, in any fashion whatsoever, contribute any significant amount of park land for Mimico's waterfront. Furthermore, in less than 30 days since the Waterfront Trail opened in late October 2012, there have already been confrontations and near accidents reported between cyclists, pedestrians and dog-walkers. This is the result of City Staff and TRCA failing to consider public input in 2010 (or after 2003) on construction of the Mimico Waterfront Trail.

The private land in question consists of the infill of waterlots. The land is reserved as 'open space' for recreational purposes only. If this land is transferred to The City as Park Land, it is possible to create a "viable" and "useable" **waterfront park** with this additional width, e.g., Chicago Waterfront or even Sunnyside Park. Programming and park components such as skating rink, open space for multi-use recreation (children free play, Tai-Chi, etc), passive areas with benches, vita-parcours, splash pad, open space theatre with a cool summer breeze of the lake, and even a third man-made beach for Toronto are all possible. However, most waterfront park plans for Toronto have resulted in little more than narrow trail widths with no real space for any other park activity or tree space. It becomes transient – not an active zone, not "a park".

Furthermore, the increase in density will require additional park land for residents. If the number of apartment units along the waterfront is doubled, all this private "open space" land, and more, will necessarily be required as additional park land.

No mention of this current zoning situation and Official Plan designation has been made by Planning Staff to the public in writing or at their meetings. In fact, their plan shows buildings on the zoned Open Space and appears to show re-designation of the "Open Space" to "mixed-use". Adding high-rises, up to 25 stories, will simply exacerbate the long-time and existing deficiency of park land, and yet there is no mention of any park land deficiencies or additions to the public.

It is our belief that withholding such pertinent "material" information from the public is highly improper and highly questionable.

At the public Open Houses, members of the public were advised by Planning Staff and/or consultant hosts that:

- they didn't know what the O.P. designation is, or what the zoning is, for this land

- it is not clear where the apartment designation ends and open space begins
- This is completely false, since the registered plans and surveys showing the boundaries, are readily available at the Land Titles Office.
- the park land contribution will be decided "later" but then couldn't respond to the point that a building and park land cannot occupy the same space (piece of land) at the same time. It is one or the other (open space or mixed-use).

Attached is a copy of the Planning Staff May/June 2012 plan¹ for the apartment strip. The blue line shows the approximate boundary between the apartment zone and the Open Space zoning with Official Plan designation. Also attached is a summary review of Mimico Parkland, which includes the Planning Staff November 2012 plan² for the Mimico apartment strip.

Reports

The above-noted "Traffic Analysis" report states: "The City will need to ensure bicycle and pedestrian facilities are to a high standard in order to encourage increased active transportation modes." When asked at the Open House for information about the bicycle lanes, Planning Staff advised bicycle lanes will either be removed or not included, since the road space will be required for parking for cars to accommodate commercial businesses along Lake Shore Blvd West. Bicycle transportation is a major mode of transportation for many commuters to downtown Toronto. Some commuters bike from Mississauga to downtown each day. The response of Planning Staff regarding bike lanes for Lake Shore Blvd West in the Mimico Secondary Plan area is unacceptable.

With respect to the forthcoming report on "Community Services and Facilities Overview", Planning Staff at the Open Houses have informed the public there will be no new services and facilities, since the community "doesn't need them". Such a comment is irresponsible, particularly considering the anticipated increase in housing density and population that the emerging Mimico 20/20 plan envisions.

With respect to "Rental Housing", the community is informed that the plan will respect the Official Plan's 1:1 replacement of rental units - but with "flexibility" as an added requirement. The current emerging policy framework for the secondary plan proposes that the rental replacement policy will contain "flexibility" for size, off-site replacement as well as accept cash in lieu in exchange for a low percentage of replacement of units. We believe that the rental replacement policy of the City of Toronto's Official Plan should remain without any exemptions.

Under what circumstances would such exemptions be granted? By introducing "flexibility", Planning Staff are encouraging developers to negotiate with the City of Toronto (Planning Staff) to not replace existing rental housing. Given the very low vacancy rates for affordable housing within the City of Toronto, the Mimico secondary plan needs to protect all existing rental housing.

Community Consultation

In November 2011, the Mimico Lakeshore Network held its own community meeting related to Mimico 20/20 regarding the proposed Amedeo Garden Court Development proposal for six condo towers and two rental replacement buildings. More than 230 people attended and voiced their opinions and concerns about the proposal.

In October 2012, Lakeshore Planning Council Corp. presented a detailed Alternative Concept Plan for the Amedeo Garden Court property, with accompanying costs of construction, revenues and profits, to the property owners, the Chief Planner, Planning Staff and others. We are now awaiting a revised proposal from the property owners.

<http://preservedstories.com/wp-content/uploads/2012/11/Alternative-Concept-Plan-for-Amadeo-Garden-Court.pdf>

Also, several hundred residents attended the Town Hall meeting on Mimico 20/20 held by Planning Staff in December 2011, where residents voiced their concerns and priorities. The meeting ran overtime until 10 p.m.

In February 2012, the Mimico Lakeshore Network organized a community meeting on ideas for Mimico 20/20, and the views of 110 participants were virtually unanimous on the vision for Mimico. Planning Staff have been provided with the resulting report - "Mimico Residents Speak".

<https://mimicolakeshorenetwork.files.wordpress.com/2012/04/community-workshop-feb-11-2012.pdf>

At the May and June 2012 "workshops" held by the City, there were up to 300 residents in attendance for the two meetings. But there was no "plenary" session at the end, where ideas from the residents at the various tables could be shared and discussed. Instead, Planning Staff have elected to deal only on a one-on-one basis, and have engaged in "private" consultation, where alternative ideas from the public are not "shared" with the public at large. As a result, Planning Staff can simply "pick and choose", and Staff comments and responses to individuals are not subject to any scrutiny as to completeness or accuracy or consistency. This also applies to their "feedback" forms.

We refer to two surveys undertaken by Mimico Residents Association, the first in June 2012 and the second in November 2012.

<http://www.mimicoresidents.ca/mimico-2020-survey-results/>

<http://www.mimicoresidents.ca/mra-november-2012-survey-report-mimico-2020-height-and-density/>

While these had 265 and 119 respondents, respectively, Planning Staff advise they have received feedback from only 30 to 40 respondents in November 2012, many of whom apparently declined to answer all the questions.

We are aware that residents who did provide input and feedback forms for the Workshops in May and June 2012 found their concerns were not addressed by Planning Staff in the subsequent Open House presentations, and therefore did not spend time completing the November feedback forms, only to be again disregarded by Planning Staff. The view is that Planning Staff are simply not listening, not interested or willing to change their "plan" for Mimico. The plan provided by Planning Staff at the December 2012 Open House shows very little change from the previous May/June 2012 submissions and promises little more than a repeat of the wall of high-rises of Humber Bay Shores.

Contrary to how some may wish to view it, "quantity" does not equate to "quality" with respect to the consultations of Planning Staff with the public on Mimico 20/20.

Economic Development

In addition, the Mimico 20/20 Plan has never considered economic development and increasing local employment levels as part of its mandate, unlike WATERFRONToronto and other revitalization projects. Considering this major failure to address local employment needs, how can one expect any reasonable level of economic revitalization? What Mimico 20/20 essentially plans is a neighbourhood with an intensified and more concentrated population that is highly-dependent on transportation because virtually everyone works outside the community.

There are also community concerns regarding the intrusion of "The Avenues" up side streets into Mimico's residential areas. Lake Shore Blvd. West is the designated "Avenue", and properties not fronting on the "Avenue", but instead, fronting on residential side streets should not be considered as being part of an "Avenue". Such intrusions certainly threaten the stability of "neighbourhoods" and their character, which are supposed to be protected under the Official Plan.

Lobbyists

Furthermore, Mimico residents have been misadvised (by persons "unknown") that they either have high-rises or no change at all. This is nothing more than "scare tactics" and "propaganda" promoted for the benefit of high-rise developers. The profits from high-rises are significant, running from many tens of millions of dollars into many hundreds of millions of dollars. While the City has regulations in place to try and prevent the influence of money (lobbyists) on City Council decisions, Planning Staff and the local Councillor spend many hours behind closed doors in discussions with high-rise developers whose objective is to change zoning and O.P. designations in order to build higher and higher, solely for the purpose of increasing profits. It is naive to pretend that this is nothing less than "lobbying" and that hundreds of millions of dollars in profits from high-rise condo sales cannot "influence" planning decisions any differently

than the large profits anticipated by casino lobbyists or any other large, for profit entity could. Planning in our communities ought not be exposed or subjected to this risk of improper "influence".

Mimico 20/20 Working Group Implementation Team

In "The Mimico Study Update" of 1989, the Etobicoke Planning Department recommended that a Mimico Task Force be created and composed of area Councillors, local residents, and appropriate staff. A formal request³ dated May 25, 2011, from local residents to EY Community Council, to be included on the Mimico 20/20 Working Group Implementation Team, was refused at the request of Councillor Mark Grimes. Instead, the Team was appointed and consists of:

City Manager
Chief Planner
Director, West District Community Planning
Director, Policy and Research
Members of the City Planning and Consultant Team

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EY6.32>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EY7.27>

It is noted that WATERFRONToronto considers, as part of their responsibility to the City residents, that public consultation is collaboration between the corporation and stakeholders, and consequently has formed Stakeholder Advisory Committees. The SAC's typically include representatives for the community through neighbourhood associations, condominium boards and/or residents at large; representatives for business through business improvement associations, area businesses or land owners, and/or trade associations; and representatives from special interest groups such as cycling associations, environmental groups, and heritage and cultural associations.

http://www.waterfrontoronto.ca/get_involved/public_consultation

Also noted is Mississauga's highly successful approach to community planning with their "Inspiration Lakeview" starting in 2010, and "Inspiration Port Credit" this past summer:

<http://www.mississauga.ca/portal/residents/inspirationlakeview>

<http://www5.mississauga.ca/marketing/websites/inspirationportcredit/>

In this light, the attitude and approach of Councillor Mark Grimes, EY Community Council, and Planning Staff regarding public consultation for Mimico 20/20 simply pales in comparison to that commonly achieved within other municipal jurisdictions.

Ironically, in his letter⁴ dated April 15, 2011, Councillor Grimes makes reference to WATERFRONToronto, as if there is any real comparison whatsoever between

the planning and design standards maintained for the Central Toronto Waterfront versus the Mimico Waterfront - including quality of public consultation (collaboration) and quality of management and planning. On the one hand, we have very high standards for quality of design and implementation for the Central Waterfront, along with comprehensive and ongoing public involvement; and on the other hand, "something is better than nothing" for the Mimico Waterfront.

For instance, the underwhelming design for the entrance to Amos Waites Park "Mimico Town Square" at Lake Shore Blvd West and Mimico Avenue consists of an exposed concrete slab (hot enough to fry eggs on in summer) and a "kit" platform "stage" - in other words, a "lunch bucket" plan. The entrance to this prime waterfront park property was allowed a very limited budget and very rushed implementation in order "to show progress" (or something is better than nothing). Grass, trees and park benches would have been a preferable interim solution pending a longer term plan. The City Planning Dept. needs to be mindful of long-term planning and design, and the incredible potential of our irreplaceable assets, such as park land and the Mimico Waterfront.

WATERFRONToronto

In addition to the comments above on WATERFRONToronto, we note the following approach taken by WATERFRONToronto management for planning the Central Toronto Waterfront, and which we believe is the original goal and vision of the residents of Mimico for their own waterfront community.

"Revitalization, rather than Re-development"

1. Start with the public space—get the public space right. That then attracts new development.
2. Invest a significant portion of our government funding to build parks and public spaces in the first phase of the redevelopment process.
3. Since 2004, Waterfront Toronto has opened 17 new or improved parks or public spaces. EXAMPLES: The West Don Lands will include 10 hectares of parks and public spaces and the new Don River Park consists of 16 acres.
4. Parks and public spaces invite and draw people into new areas, plus they demonstrate that change and development is happening.
5. A major goal for waterfront revitalization is to give the waterfront back to the people by increasing access to the lakefront and ensuring that people can enjoy their waterfront.
6. Lead revitalization efforts with the development of great parks and public spaces
7. Parks and public spaces are critical to the development of new neighbourhoods: (a) They help create a sense of identity and place within

neighbourhoods; (b) Dynamic public spaces are the measure of great cities.

8. These efforts are paying off. WATERFRONToronto projects have already won numerous awards.

This is the goal of "revitalization" - not simply rezoning for high-rise re-development.

It is the view of LPCC Steering Committee that the entire Toronto Waterfront, including the East and West Waterfronts should come under the jurisdiction of WATERFRONToronto:

- to ensure quality of planning, design and management for east and west
- to ensure "consistency" of this quality across the Toronto waterfront
- to provide the west and east waterfront communities with the same planning "consideration and respect" as accorded to downtown communities
- to honestly involve and collaborate with resident stakeholders
- to avoid re-inventing the wheel and benefit from lessons learned
- to avoid waste of taxpayer money on inferior planning, design, and implementation
- to acknowledge that the entire Toronto waterfront is a precious asset
- to acknowledge that the asset in its entirety deserves good planning
- to take necessary steps towards the "world class" city that Toronto could be

Conclusions

- Planning Staff have simply paid "lip service" in their conduct of public consultation
- 7 of the 10 the reports aren't completed or available – yet the Mimico 20/20 "Plan" is scheduled to be approved at Etobicoke-York Community Council in January 2013
- The Mimico "Revitalization" plan to date simply removes irreplaceable "open space" to permit high-rise developers to profit from the Mimico waterfront
- The planning process is vulnerable to financial "influence" behind closed doors
- The quality of the Mimico plan presented to date represents a gross waste of taxpayer money and time - another Humber Bay Shores
- Planning Staff fail to acknowledge the current and future deficiency of park land when re-development occurs
- Planning Staff fail to plan the public spaces (park land) first, and have presented no plan at all for additional park land or recreation on the waterfront
- WEST and EAST Toronto Waterfronts should come under the jurisdiction of WATERFRONToronto for the benefit of the east and west communities and the City as a whole

ACTION

In the absence of an acceptable process and plan for Mimico 20/20 "Revitalization" from Planning Staff, LPCC anticipates creating an Alternative Mimico 20/20 Revitalization Secondary Plan, similar the one created for Amedeo Garden Court, - including shadow studies, and starting with the public spaces, namely Superior Park and Amos Waites Park, as recommended by WATERFRONToronto, and as envisioned by the Mimico community many years ago. We are encouraged to do so by the efforts and success of the Lakeview Community in Mississauga.

Thank you for taking the time to review this letter. We trust you will appreciate the serious concerns that many local residents have and will review the Mimico 20/20 file in detail and recognize that, beneath the surface, there are serious deficiencies with the handling of the Mimico 20/20 "Revitalization" project.

In the meantime, it would be appreciated if you would please:

- A. arrange to provide us with access to the Minutes of the Meetings of the Mimico 20/20 Working Group Implementation Team over the past 18 months for our review.
- B. arrange to provide us with the total cost spent by the City to date on the Mimico 20/20 "Revitalization" project (now Mimico-by-the-Lake Secondary Plan).

In the months ahead, under your leadership, we, and no doubt many other residents throughout Toronto, frankly look forward to major changes and improvement in the management of staff time, effort and direction in the Planning Department at City of Toronto

Sincerely yours,

Timothy Dobson, OALA, Chairman
On behalf of:
THE STEERING COMMITTEE
LAKESHORE PLANNING COUNCIL CORP.
Email: lakeshoreplanningcouncil@gmail.com

Attachments:

¹ Planning Staff May/June 2012 Plan for the Mimico apartment strip

² Mimico Parkland Summary for the Mimico apartment strip

³ Letter dated May 25, 2011, from Brenda Bloore, Co-Chair, Ward 6 Community

Action Team

⁴ Letter dated April 15, 2011, from Councillor Mark Grimes

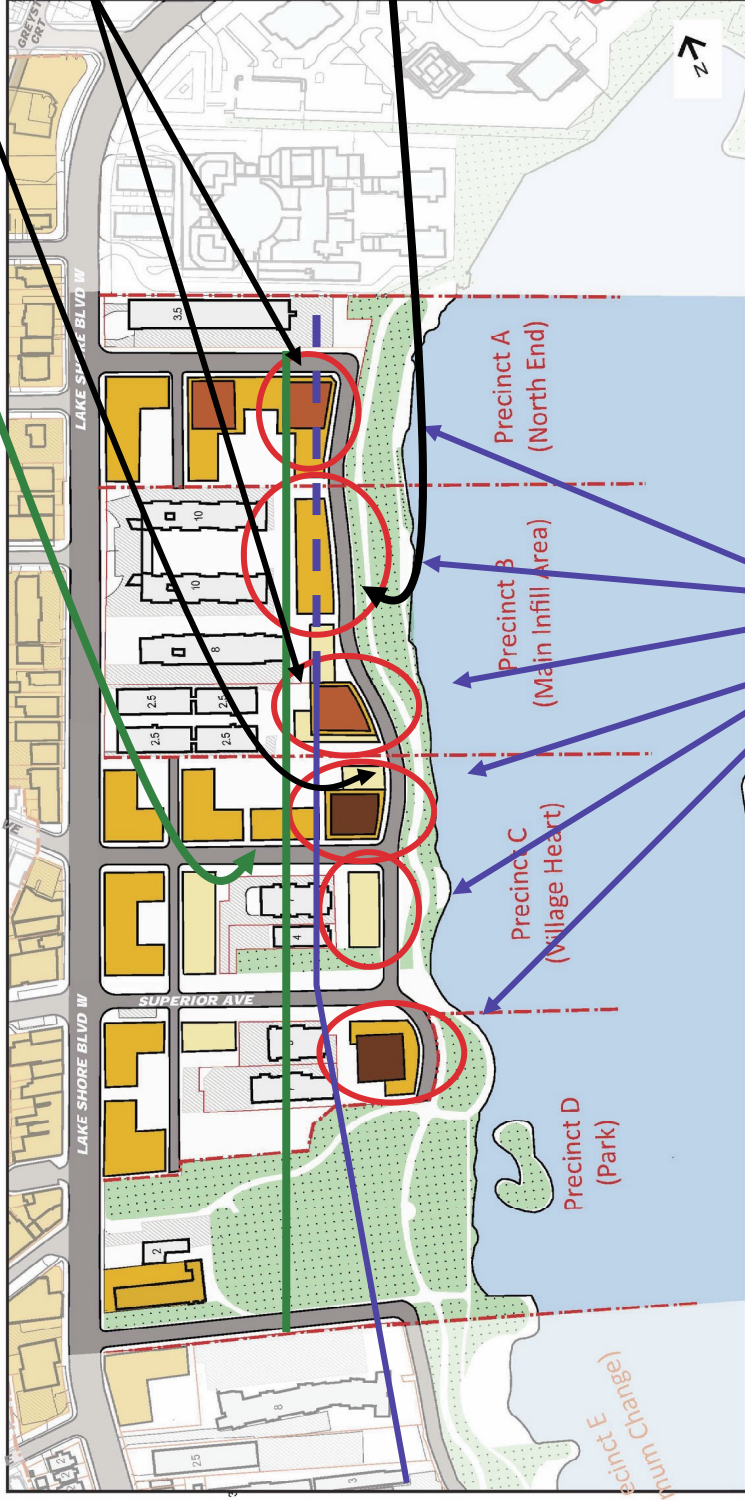
CC: Mayor Rob Ford
City Manager, Joseph P. Pennachetti
MPP Laurel Broten
MP Bernard Trottier
Councillor Mark Grimes
Councillor Peter Milczyn

Mimico Revitalization Precinct Study

Breakout Discussion #2

Sample Built Form & Height (Precincts A - D)

LIMIT OF NEW DEVELOPMENT



As previously noted, these buildings have been sited in the **NO BUILD** Zone for Temporary Open Space.

The mandate is to **increase** Parks and Open Space, and these buildings and roadway lie where an opportunity exists to **add to Park land**.

When the “undesirable” buildings are removed, the “undesirable” road becomes unnecessary, providing more green parkland.

Legend

- Tall Building 1 (16 to 25 storeys)
- Tall Building 2 (10 to 15 storeys)
- Mid-rise Building (5 to 9 storeys)
- Low-rise Building (2 to 4 storeys)

Comments on the Built Form and Height:

A wall of buildings and accompanying vehicular roadway lining the shoreline, currently in a **NO BUILD** Zone, is **NOT DESIRABLE** **OR APPROPRIATE** for Mimico’s Waterfront Trail and Parkland.

The term “Mid-Rise Building (5 to 9 storeys)” needs to be clarified to include a **maximum height of 27 meters** (the width of the right-of-way) and to **strictly comply** with the Performance Standards described in the Avenues and Mid-Rise Buildings Study of May 2010 in order to provide the members of the community and developers with **“certainty”**, as to the allowable height and massing of any proposed built forms. Exceptions to be allowed by the community in return for specified benefits, if and as stipulated by the community.

The community has clearly stated that **Tall Buildings** (greater than the maximum allowable height of 27 meters) are **not appropriate** for Mimico, especially along the water’s edge. Tall Buildings should be allowed only on an **exceptional basis**, in exchange for specified benefits, especially Parkland, as required and approved by members of the community **prior** to any development applications being approved by the City.

WHAT THE PLANNING DEPARTMENT

DIDN'T TELL THE PUBLIC

ABOUT THE APARTMENT STRIP AND

MIMICO 20/20

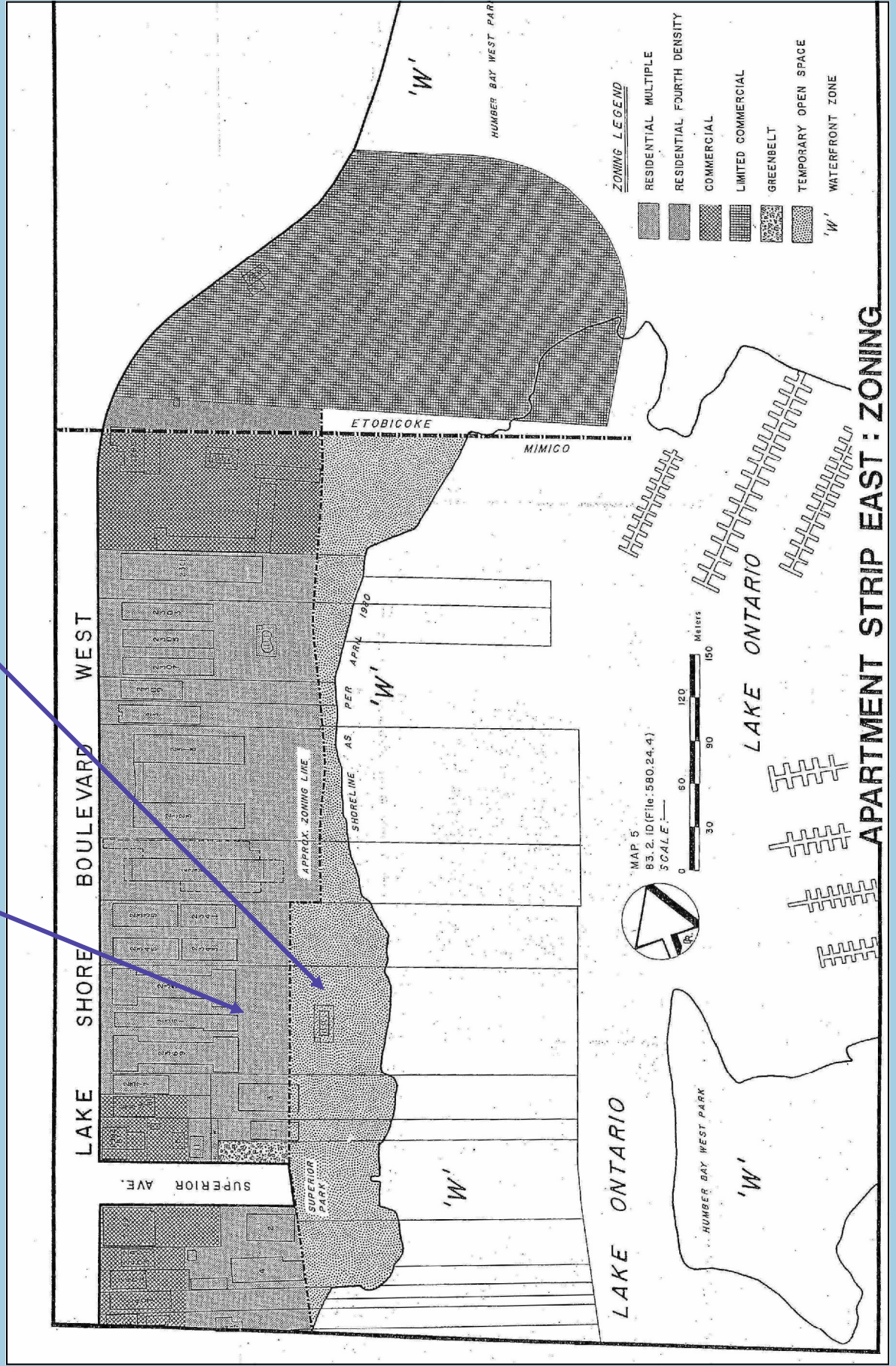
IN 1983 “THE MIMICO STUDY”
WAS COMPLETED BY THE
BOROUGH OF ETOBICOKE PLANNING DEPARTMENT

<http://lakeshoreforum.ca/sites/default/files/The%20Mimico%20Study.pdf>

“THE MIMICO STUDY”

The apartment strip is zoned R4, Residential Multiple. The approximate zoning line is shown on Map 5.

The remaining area is zoned as “Temporary Open Space” and is restricted in use—approximately 3+ acres of land.



“THE MIMICO STUDY”

Deficiency of Neighbourhood Parkland in the Apartment Strip:

1. Amos Waites Park is serving approximately 9,000 people beyond accepted capacity standards.
2. To satisfy the existing Community Park need, 12.4 acres of Community Parkland are required south of Lake Shore Blvd. between Royal York Road and Park Lawn Road.
3. Superior Park is 3.96 acres short of the required Neighbourhood Park area.
4. The Humber Bay Parks are close to the apartment strip, but not close enough to serve a Neighbourhood Park function.
5. The apartment strip is in the greatest need of additional Neighbourhood Parkland.
6. An increase in population through a higher number of persons (or units) per acre would worsen the ratio of available parkland.

“THE MIMICO STUDY”

The Study provides the following recommendations:

1. As the amount of parkland in Mimico is below the level desired to adequately service the existing population, any new development will be required to provide a substantial park contribution.
2. A developer may be required to provide a park contribution in the form of:
 - (a) a 5% park dedication for residential and 2% for commercial or industrial development;
 - (b) a conveyance to the Municipality of up to 2.5 acres per 300 dwelling units built.

Note 1: The addition of the Waterfront Trail (Boardwalk) does not increase the quantity of parkland to an adequate service standard for the existing population (or anticipated increase in population due to redevelopment).

Note 2: In October 1989, a follow-up report entitled “The Mimico Study Update” reconfirmed the original recommendations. It further recommended that a Mimico Task Force be created composed of area Councillors, local residents, and appropriate Planning Staff.

City of Toronto Planning Department has presented a plan, which eliminates the “Temporary Open Space” zoning (Official Plan designation) and replaces it with “mixed-use” Official Plan designation. The “Temporary Open Space” occupies approximately 15% of the private land holdings.

It is recommended to the community that the “Temporary Open Space” zoning and Official Plan designation should not be changed, and the redevelopment of the properties should be limited to the zoning line described in “The Mimico Study” and as shown (approximated) below. This will provide ongoing opportunity for negotiations with land owners to acquire additional parkland in exchange for higher densities.

Additional parkland could include: Tennis courts that serve as an ice-skating rink in winter; a volleyball court, basketball court, picnic tables, a dock for boating and fishing, and many other ideas.



“Revitalization, rather than Re-development”

- Lead revitalization efforts with the development of great parks and public spaces
- Parks and public spaces are critical to the development of new neighbourhoods: (a) They help create a sense of identity and place within neighbourhoods; (b) Dynamic public spaces are the measure of great cities.
- Parks and public spaces invite and draw people into new areas, plus they demonstrate that change and development is happening.





Ward 6 Community Action Team

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<http://ward6cat.wordpress.com>

Councillor Mark Grimes, Chair & Members
Etobicoke-York Community Council

May 25, 2011

Councillor Grimes, Chair & Members of Etobicoke-York Community Council:

Our community group, the Ward 6 Community Action Team, has reviewed the Mimico 20/20 Working Group Staff Report (**ITEM EY7.27**) and we have a number of concerns. Our membership's major concern is that the composition of the Mimico 20/20 Working Group Implementation Team lacks any community members or avenues for community input. Our group's mandate is to ensure that the residents of Ward 6 have their voices heard. We have talked to hundreds of community members and they feel that not enough consultation of the people directly affected by the Mimico 20/20 Revitalization Plan has been conducted.

We are requesting that at least three local residents are appointed to the Working Group from diverse social and economic backgrounds. We also request that representatives of local community groups have an opportunity to voice the concerns and ideas of their members on a regular basis.

An inclusive, diverse and healthy community can only be accomplished when all community members' voices are heard. The City of Toronto has hired Urban Strategies Inc. because they were the right consultants for the job. We are truly hoping the City and Urban Strategies Inc. follow the philosophy of urbanism set out on Urban Strategies Website, especially these two tenets:

The careful management of urban growth and controlled evolution of cities is essential to the quality of human lives and the health of the planet.

City building is a great collective project that relies on many disciplines, citizen participation and an appreciation for history.

Please consider our request to include community members in the Working Group Implementation Team and to provide a proper avenue of communication with local community groups. Every constituent in Ward 6 has the right to voice their ideas, concerns and love for their neighbourhood. Together we can all breathe new life into the Mimico-by-the-Lake neighbourhood without excluding or displacing those that call it home. Thank you for your time.

Sincerely,

Brenda Bloore
Co-Chair, Ward 6 Community Action Team

April 15, 2011

Etobicoke York Community Council

Mimico 20/20 Community –Formation of an Implementation Team

I am requesting that the following matter be added to the Community Council agenda on April:21,2011
Mimico 20/20t Community –Formation of an Implementation Team

Following on the very successful public visioning process and the associated Mimico 20/20: Revitalization Action Plan report approved by Community Council on October 13, 2009, Planning staff are about to commence a study to define the implementation framework that can achieve the vision.

Like other major recent revitalization efforts in the city including the Central Waterfront, the West Donlands and Regent Park, the Mimico waterfront has tremendous potential to become a contemporary, high quality, mixed income community.

Mimico also has a great many unique challenges that will require creative solutions to allow it to realize its potential. Most importantly, and unlike the other examples noted above, Mimico's revitalization will not involve complete replacement of existing buildings but rather a targeted set of strategies to renew good buildings, replace buildings that have reached the end of their useful life and add new buildings on underutilized land, all while addressing the City's various policy interests, including replacement of affordable rental housing that may be removed.

This plan will be a demonstration of the strategies required to enhance one of the City's largest Apartment Neighbourhoods. The new waterfront park system and boardwalk in the neighbourhood is an excellent example of a successful collective approach at work, an approach that can be expanded through organized implementation methods.

Recommendations:

1. That Etobicoke York Community Council direct the following, staff listed below, in consultation with the local councillor to report back to Community Council at its next meeting on a recommended makeup of a Mimico 20/20 Working Group Implementation Team .:

- City Manager
- Chief Planner
- Director, West District Community Planning,
- Director, Policy and Research
- Members of the City Planning and Consultant Team

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