



**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, Councillor Peter Milczyn  
CC: City Planning: Matthew Premru, Neil Cresswell & Jennifer Keesmaat  
CC: TTC Chair, Andy Byford  
CC: Mark Wilson, Chair of Waterfront Toronto

**CodeBlueWestTO Positions and Comments on Item EY25.15  
Mimico-By-the- Lake Secondary Plan to be presented to EYCC on June 18th, 2013 at 11am**

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

CodeBlueWestTO is a growing group of residents who have come together over the past 3 months to petition for a World Class Mimico Waterfront. **Over 918 residents have signed our petition to Vote No to the Mimico 2020 Secondary plan.** Of the 918 residents who have signed the petition, 465 or 51% live in Ward 6 South Etobicoke and 668 or 72% live in Toronto. We are the single largest community group in Mimico that has a clear mandate on how we want the Etobicoke York City Council to proceed with the planning and implementation of revitalizing Mimico by the Lake. Mimico by the Lake is a historic village of primarily bungalows and 2 storey homes and the 25 storey heights and the unlimited densities in the 2020 Secondary plan do not reflect the best interests of the community.

The comments incorporated into the Mimico 2020 Secondary plan based on the April 9<sup>th</sup> EYCC meeting failed to address the primary concerns raised in the CodeBlueWestTO petition specifically regarding height and density, parkland, transit and job creation. We are also deeply concerned with the motion by Councillor Mark Grimes to pass an implementation plan that would have effectively passed the 2020 Secondary Plan without the full understanding of the public or the Toronto City Council. This motion was ruled out of order by Toronto City Council on May 7<sup>th</sup> 2013.

EYCC has recently voted down a development plan for Humbertown Plaza that was 12 storeys in height. Given the similar nature of Humbertown Village to Mimico by the Lake, we would ask that the EYCC council to be consistent in their voting, and understand that the OMB views all Toronto Residential Neighbourhoods in the same light.

The city public consultation and the community groups who have supported the Mimico 2020 secondary plan do have not have the critical numbers needed to pass a 25 year development plan on the Etobicoke Waterfront.

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](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%

**We ask Peter Milczyn, Head of the Growth and Management Committee to:**

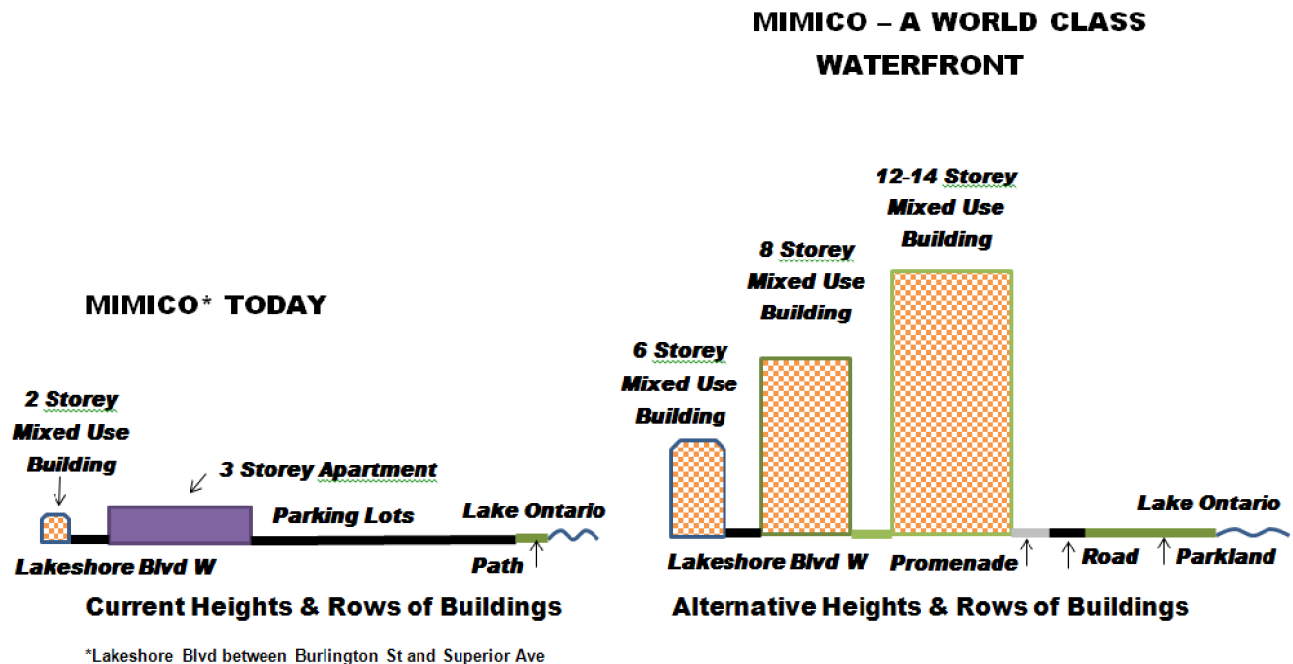
- 1) Introduce a motion to defeat the Mimico 2020 Secondary Plan**
- 2) Introduce a motion to direct City Planning to create a new City Centre Designation in Humber Bay Shores in the Official Plan based on the significant population increases above what was envisioned in the Motel Strip Secondary Plan. This will ensure that the Etobicoke Waterfront is a top priority for transit investment and job creation.**
- 3) Introduce a motion to direct City Planning to update the Mimico zoning bylaws:**
  - o Maximum building heights of 12-14 storeys in the apartment neighbourhoods
  - o Maximum density of 1.5 in the apartment neighbourhoods
  - o Maximum height of 2.5 storeys and lot coverage of 0.75 in the residential neighbourhood

CodeBlueWestTO and the 830 signatories to our petition are advocating for a World Class Mimico Waterfront based on a new Mimico by the Lake 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**



After 7 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 13<sup>th</sup>, 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.
4. A transit strategy that included the Waterfront West LRT- that will not be funded for the next 30 years

[http://www.toronto.ca/planning/pdf/mimico\\_implementation\\_action\\_memo\\_sept09.pdf](http://www.toronto.ca/planning/pdf/mimico_implementation_action_memo_sept09.pdf)

As a result of this Action Memo 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.

It is time to put an end to the speculation on built form that is happening on the Western Toronto 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

On behalf of the CodeBlueWestTO Team