

May 29 & June 5, 2012 Mimico 20/20 Public Consultation Workshop

Response from the Mimico Lakeshore Network

The Mimico 20/20 Secondary Plan will shape decisions being taken now that will affect generations to come. These important decisions should be taken thoughtfully and carefully.

The recommendations of the Mimico Lakeshore Network (MLN) Steering Committee reflect the decisions brought forward in the Mimico Resident's Speak Report (February 2012).

Discussion 1:

THE REVITALIZATION CONTINUUM



Low-rise Renewal (houses to remain)



Apartment Renewal



Avenues



Potential Infill



Potential Redevelopment

QUESTIONS:

A) Did we get the Continuum categories right?

- In general, we support the categories listed
- The Polish Alliance Hall, the only vacant site within the Mimico 20/20 Revitalization Initiative is approximately 4 acres in size. The front end of the property should be developed as Avenues, however, we believe the remainder of the site should be considered as Potential Redevelopment.

THE REVITALIZATION CONTINUUM & PUBLIC REALM



-  Low-rise Renewal (houses to remain)
-  Apartment Renewal
-  Avenues
-  Potential Infill
-  Potential Redevelopment

QUESTIONS:

A) What do you think of the new streets and open spaces?

Streets

- Potential redevelopment is not being proposed for the properties located between Douglas Blvd and Amos Waites Park. There is no need for a street at this location. It is a poor use of parkland and creates a dangerous barrier between the housing to the west and the park. The issue of how to provide vehicle access to the Longo Redevelopment proposal to the south of Douglas Blvd should be reviewed as part of the site's redevelopment proposal.
- The road proposed at the south end of Amos Waites Park should be maintained as parkland.
- Superior Avenue should be extended to the water's edge.
- The road running along the waterfront trail, north and south of Superior Avenue, should be maintained as parkland.
- The road between Louisa Street and Superior Avenue should be replaced with a road between the existing buildings and the infill. This scenario would give the infill properties and address other than Lake Shore Blvd and it would not take away any land from the linear park that is just being built at considerable expense. Such an interior road would do away with the potential problem that could arise with a lakefront road. The latter could be either purposely or accidentally – because of condo owner parking – become unavailable either in part or the whole to other residents of the area, thereby reducing access to the lake even more. There is a precedent for such concern. There is a strip of public access to the lake and the Mimico Gazebo that runs down the side of Grand Harbour but that has in the past been cut off by a gate that was locked. Public pressure got the gate reopened but it has since been closed again because of a linear park construction. The public entrance further east on Lakeshore is not visible and people using it; have run into opposition from Grand Harbour residents who see Grand Harbour as a gated community.
- Extend Burlington Street down to the new access road.
- Extend Albert and Alexandria Street to the new access road only.
- The road between Amos Waites Park and the extension of Albert Street along the waterfront should be removed and replaced with a road between the apartment renewal and infill properties.

Parks and Open Spaces:

The proposed secondary plan is located in a parkland priority area. The 1983 Mimico Study recommended an additional 10 ha (24 acres) of parkland for the Mimico area; 5 ha (12 acres) of parkland for the area south of Lake Shore Blvd which corresponds to the Mimico 20/20 Revitalization Initiative area. The increase density being proposed for this area will further increase the parkland deficiency. To resolve this situation, we recommend the following:

- Create community parkland on Humber Bay Park West and a link to access these lands (see map below)
- Create new islands in the area, with beaches and where feasible agricultural land for community gardens (see map)
- Encourage vertical green walls, roof top gardens
- Build more green spaces surrounding residential developments and link them to the existing park infrastructure

- Lastly, do not add to parkland deficiency. The required parkland contribution for this area is 0.4 ha of parkland per 300 units. This amount is capped at 15% for sites that are 1 to 5 ha in size. Most sites in this area are less than 5 ha. New residential developments will contribute to parkland deficiency unless the 15% cap is removed. Land for parkland is favoured over cash-in-lieu.



MIMICO

Legend

- Baseball Diamond
- Gymnasium(s)
- Playground
- Pool
- Sports Field
- Tennis Courts
- Wading Pool
- TD(CJSB) Amenities
- Humber Sailing Club
- Private Open Areas
- Mimico Centennial Library
- Beach (infill)
- Gardening (infill)
- Green space (infill)
- Open Space
- Linear Park
- Water
- Park
- Amos Waites

COMMUNITY ASSETS

Depictions

- 1** Coordination with existing community assets could improve use of gymnasiums and other programming spaces such as playing fields.
- 2** Mimico's local parks, parkettes, playgrounds and pools. Both phases of the Mimico Linear Park are depicted, including lands zoned for open space.
- 3** Existing open spaces along lake frontages (#2) and between apartment buildings provide value to residents. Access and landscaping in these spaces can maintain and improve their public use.
- 4** The Mimico Study (1983) found Mimico deficient in parkland. This example of lake fill imagines roughly 4.3 hectares of new park land, including space for beaches and gardens.
- 5** One way to meet demands for community amenities may be to upgrade existing facilities or build new ones. Here, the footprint of a community centre is depicted, converting Amos Waites pool into an indoor pool and cultural and recreational centre.
- 6** A fixed link to Humber Bay Park West, shown here as routed through the depicted lake fill in number 4, would connect people to the more than 17.5 hectares of park land west of the Mimico Creek while maintaining boating access to the bay.