



## Mimico 20/20 Revitalization Plan Community Workshops

# What We Heard

May 29 & June 5, 2012







# Introduction

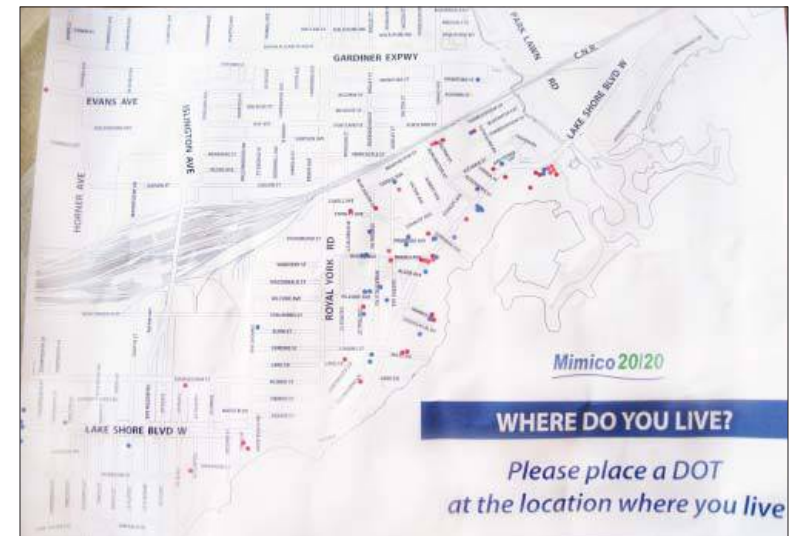
The City of Toronto City Planning Division hosted Community Workshops on May 29 and June 5, 2012 to seek input on the potential public realm and built form 'building blocks' of the emerging plan for Mimico 20/20 and to introduce the concept of a Secondary Plan for the area. The workshops ran from 6:30-9pm and included presentations from both City Staff and the Consultants. The workshops were well attended, with close to 300 participants over the two evenings. Extensive feedback was gathered at these events. City Staff and the consultants will consider all of the input from the workshops as they prepare the Mimico 20/20 Secondary Plan and Urban Design Guidelines.

The workshops started with a City Planning presentation updating the status of the Mimico 20/20 study process, as well as introducing the decision to develop a Secondary Plan to provide specific policy direction for the area. Urban Strategies then gave an overview presentation on the existing conditions and characteristics of the area followed by three 'breakout' sessions for participants to consider, discuss and provide comment on a 'revitalization continuum', as well as sample built form and heights for precincts within the study area.

Upon arrival at the workshop, participants were asked to place a dot on a map of South Etobicoke to indicate where they lived. Most participants indicated that they live within the area bounded by the rail corridor to the north, Royal York Road to the west, Mimico Creek to the east and the lake.

Participants were assigned to tables with City staff working as table facilitators. A number of representatives from other City Divisions and agencies were also on hand to answer questions and hear comments, such as the TTC, Transportation Services, and Parks, Forestry and Recreation. The goal of the evening was to capture the full range of opinions and comments. Participants were encouraged to mark-up maps and plans provided while the facilitators took notes of the discussions. In addition to the table discussions, eighty comment forms were received at the sessions and during the online comment period of three weeks following the June 5th workshop.

This feedback report provides an overview of the City Planning presentation followed by the feedback received from each of the breakout sessions for both of the workshops. The complete presentation as well as the breakout session panels used at the workshops are posted on the project website: [www.toronto.ca/planning/mimico2020](http://www.toronto.ca/planning/mimico2020).



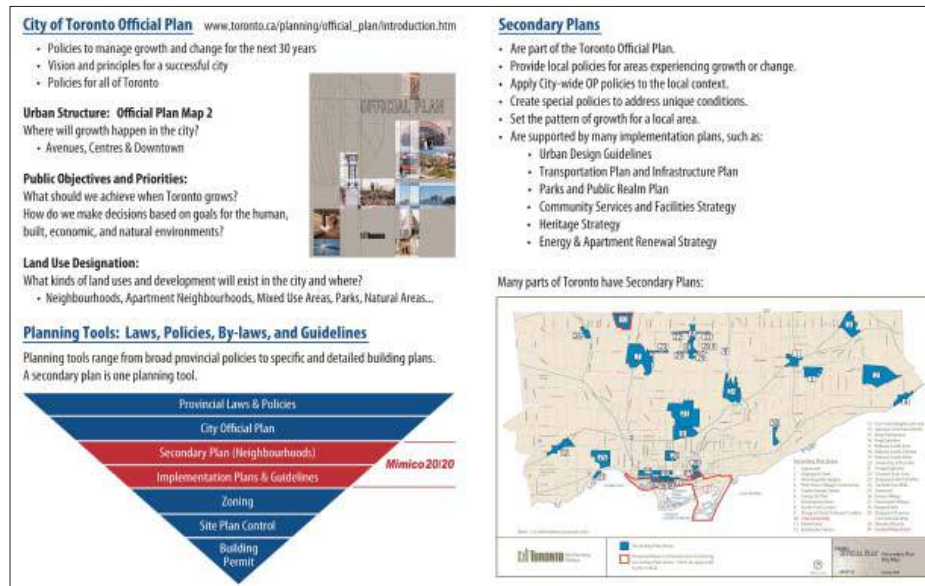
*Most attendees live within the Primary Study Area (red and blue dots indicate attendance at either the May 29 or June 5th session)*

# Overview of City Planning Presentation

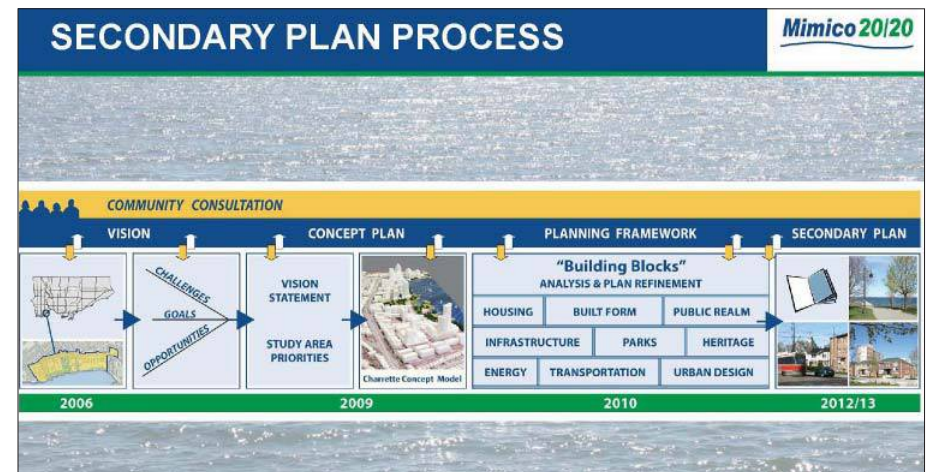
City staff began the evening with an overview of the Mimico 20/20 process to date, and a description of what a Secondary Plan is including the various 'building blocks' that go into preparing a Secondary Plan.

## A Secondary Plan forms part of the City's Official Plan:

Secondary Plans form part of the City's Official Plan and applies city-wide policies to a focused local area. This local focus allows for policies to be developed in response to unique local conditions. Like the overall Official Plan, a Secondary Plan will guide growth and change over the long-term with a horizon of over 20 years. City Planning has prepared many Secondary Plans: there are 32 currently in place across the City. They come in all shapes and sizes; each one is unique. There are a range of opportunities and challenges in Mimico and a desire to develop a comprehensive planning framework to guide growth and change over the long term. A Secondary Plan is an appropriate planning tool to develop a "made in Mimico" solution.



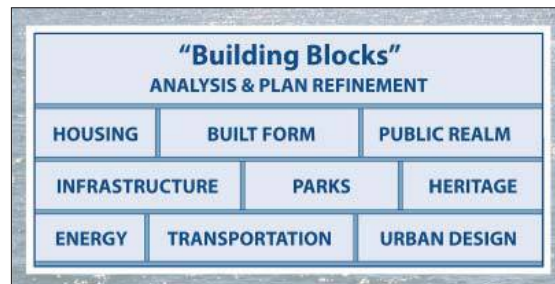
**Where We've Been; Where We're Going:** Preparation of a Secondary Plan for Mimico 20/20 will build on the work that has been underway in the community since 2006. The Mimico 20/20 process started by discussing the challenges, goals and opportunities in the area, with a focus on the Lake Shore Boulevard corridor. In consultation with the community, a Vision Statement and Study Priorities were developed. The process continued with a major "charette" hosted by City Planning in 2009. The purpose of the four-day event was to transform the Vision Statement into a concept plan.



Work towards a Secondary Plan has been progressing on many fronts, but there is still more study to be undertaken:

## Building Blocks:

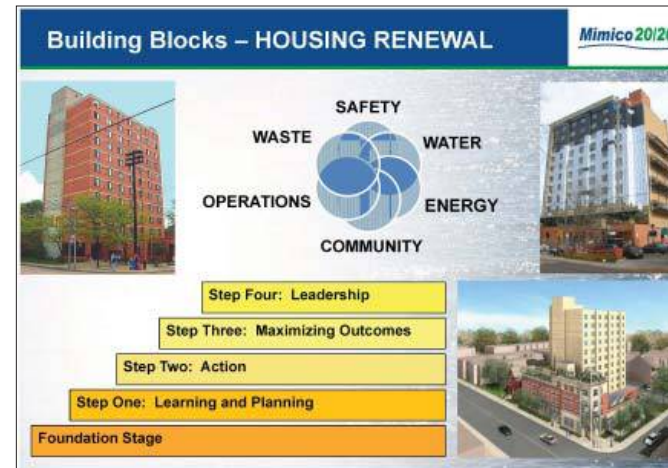
Development of a Secondary Plan requires consideration and analysis of a number of 'building blocks' such as housing, built form, parks, transportation and heritage. Work on these buildings blocks is well underway and these workshops seek feedback on specific building block elements to inform the preparation of a Secondary Plan.



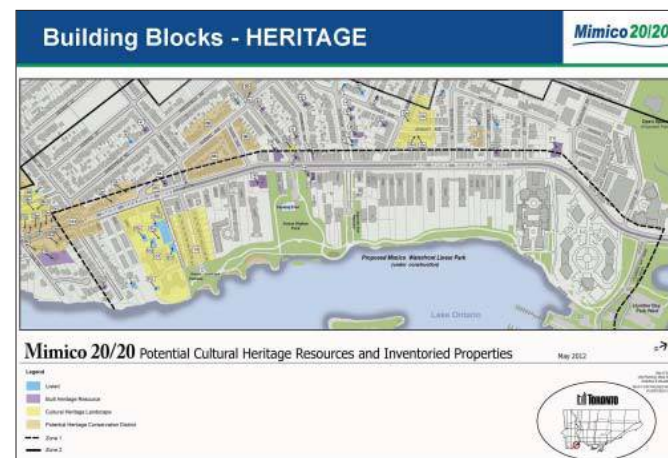
**Housing:** The Mimico 20/20 Secondary Plan will recognize that many residential apartment buildings will remain and that renewal of this component of the housing stock is important. The City's Tower Renewal program is interested in ways that Mimico can be a special pilot area where renewal policies and approaches can be built into the Secondary Plan policy. The Tower Renewal program recognizes that various factors such as energy and operations can influence how apartment buildings can be improved.

The City's Tower Renewal STEP program [http://www.toronto.ca/tower\\_renewal/pdf/STEP.pdf](http://www.toronto.ca/tower_renewal/pdf/STEP.pdf) works with building owners to incrementally build their capacity to undertake increasingly substantial projects in these component categories: Water, Energy, Waste, Operations, Community Building and Safety. This will help ensure that the existing rental stock is a key part of the revitalization of Mimico.

The Secondary Plan will also recognize that some buildings will redevelop over time and that replacement of this housing stock is important too. If rental properties are redeveloped, the City's existing rental housing replacement policy of 1:1 replacement will continue to apply here, but the City is considering flexibility in some of the parameters such as unit sizes or off-site replacement.



**Heritage:** A survey of the Mimico 20/20 area has been undertaken to identify potential cultural heritage resources. This work will be evaluated to determine resources recommended for inclusion on the City's inventory of heritage resources or designation under the Ontario Heritage Act. This work will also inform the structure and built form opportunities of the Secondary Plan, and identify any heritage related policies to be included in the Secondary Plan.





**Transportation:** A traffic/transportation study will be completed that looks at the broader area, including the Humber Bay Shores area, to establish existing conditions, and assess and comment on proposed street networks and development scenarios in order to understand potential impacts to traffic operations and suggest improvements and mitigation measures. Cycling and pedestrian routes and connections will also be evaluated.

**Parks:** The area has seen significant reinvestment in recent years in the form of the Waterfront Linear Park and expansion of Amos Waites Park. The Secondary Plan will seek opportunities to build on and enhance these assets. The Plan area is located within a local parkland acquisition priority area in the City. Opportunities for on-site parkland dedication through the development process will be sought where practicable, particularly for the lands located on the east side of Lake Shore Boulevard West.



**Infrastructure:** A servicing study is being completed to evaluate infrastructure capacity to support development within Mimico 20/20 area.

**Energy:** A Community Energy Plan is being prepared that will identify opportunities for improved energy efficiency across the area for both renewal and redevelopment sites.

**Community Services and Facilities:** A review of existing community facilities in and around the study area has been undertaken. The review will help to identify gaps in services and facilities in the area and set out possible priorities and approaches to address these gaps as the area undergoes redevelopment.

The next public engagement event is expected in the fall 2012 and will present the key findings, and conclusions resulting from these reports and studies and how they are informing the preparation of a Secondary Plan.

# Urban Strategies Presentation & Breakout Sessions

The first part of the Consultant's presentation established some of the current conditions of the existing area, including:

- A pattern of long narrow lots running east from Lake Shore Boulevard to the lake, with extensive surface parking adjacent to the lake
- Existing building heights indicate a range including 8, 10 and 14 storey buildings as well as 2, 3.5 and 4 storey buildings in the immediate study area.
- Major investment in open space in recent years with the construction and upcoming completion of the Waterfront Linear Park and improvements to Amos Waites Park.
- Access to the waterfront park is limited, in particular between Superior Ave and the public walkway adjacent to the Grand Harbour development in the north end of the study area.
- The pattern of public roads perpendicular to Lake Shore Boulevard that act as visual windows to the lake as well as public access to it is interrupted in this area.
- Existing streets do not foster a pedestrian friendly, interconnected network of small, walkable blocks. In some cases this lack of public street network has resulted in buildings being built behind buildings without frontage onto a public street.

## Breakout Sessions

Built Form, Public Realm and Parks were identified in the City Planning presentation as "building blocks" for the preparation of a Secondary Plan. These building blocks formed the basis of the evening's workshop. Three breakout sessions were conducted: Revitalization Continuum; Sample Built Form & Heights Precincts A – D; and Sample Built Form & Heights Precincts E-G.

The breakout sessions generated a lot of interest and discussion. A wide range of opinions, often contradictory, were recorded over both evenings. The following pages summarize these comments; the Summary section at the end of this feedback report identifies key comments that were repeated consistently over both evenings.

## Breakout Session 1: The Revitalization Continuum

Understanding the area characteristics, a set of categories was developed to describe the likely level of change in the study area on a scale, and referred to as a revitalization continuum. The revitalization continuum is described below and illustrated on page 7:

- The revitalization continuum includes two categories of "Renewal" (low-rise renewal and apartment renewal). These categories identified low-rise and apartment buildings that are not expected to be redeveloped. The basis for identifying these sites was work coming from the City's Tower Renewal office in their report entitled "Infill on Apartment Sites in Toronto: A Ten Year Review". This report indicated that apartment buildings over 6 storeys are typically not demolished for new development. The Team applied that finding in developing the continuum, applying an "apartment renewal" category to buildings six storeys and over. In addition, some buildings under six storeys in the study area are in good physical shape and have also been captured in the "low-rise renewal" category. "Renewal" assumes the buildings will remain and potentially be refurbished through the City's Tower Renewal program.
- The "Avenues/Mid-Rise" category in the revitalization continuum applies to those properties that would fall under the City's existing policies for lands designated as *Mixed-Use Areas* along the Avenues as defined in the Official Plan. The City's Mid-Rise Guidelines will be applied to these properties.
- The "Potential Infill" category applies to certain lands with "Renewal" buildings that appear to have underutilized lands that could support infill development. For the most part, this category applies to the rear of sites backing onto Lake Ontario where there is surface parking.

- Finally, certain low-scale apartment buildings are likely candidates for redevelopment and are categorized as “Potential Redevelopment”

New additions to the public realm in the form of new streets, lanes and open spaces are proposed to support the evolution of the area. For example, new public laneways would help provide servicing access for new mid-rise buildings fronting onto Lake Shore Boulevard and new streets would provide access to the lake while also facilitating redevelopment and infill. These new streets would also break up the existing large blocks to a more walkable scale. These potential future elements of the public realm are shown on the Revitalization Continuum map, as is the Village Heart, which is a concept developed during the 2009 Charette.

### Comments on Breakout Session 1:

Participants were asked for their comments on the revitalization continuum, including the proposed new public realm elements. Comments were captured on a copy of the Continuum Map provided at each table as well as through facilitator notes and supplemental comment forms.

Generally there was strong support for the revitalization continuum as shown. Participants were pleased to see that the full range of potential change had been considered. One comment dominated this breakout session discussion: that the Village Heart should include Amos Waites Park and the intersection of Mimico Avenue with Lake Shore Boulevard. Participants felt that while Superior Avenue provides a link to the water, Mimico Avenue provides a link to the community via Royal York Road. Furthermore, there is still some small commercial activity along Mimico Avenues as well as important local institutions such as John English School.

The full range of opinions is represented below, including comments that may have been repeated by multiple participants. Many of these comments were also raised in the subsequent break-out sessions:

- There should be more new open space (green) shown, particularly along the waterfront.
- The new roads along the water are good and will create more public space along the water as well as opportunities for patios and commercial activity at the waterfront.
- The new roads along the water are not necessary and will create noise and traffic at the water's edge.
- The new road along the park is not necessary and takes away from existing public open space.
- The new road along the water should have parking.
- There should be no parking permitted on the new road along the water.
- There is need for additional parking such as a Green P lot in the area.
- Lake Shore Boulevard needs wider sidewalks.
- Breaking up large properties, such as the Longo site, to provide public access, is good.
- There are concerns regarding increased traffic levels on Lake Shore Boulevard from new development.
- There are concerns regarding infiltration of traffic through the neighbourhood.
- There are inconsistencies in the application of the categories to some low rise apartment buildings.



# Mimico Revitalization Precinct Study

## Breakout Discussion #1

### Revitalization Continuum (Precincts A - G)



## Comments on the Revitalization Continuum & Public Realm:

*Participants were encouraged to use this map at their table to record their comments on the first part of the presentation*





Table 22  
Dave

term with Infill  $\rightarrow$  what is it? how high?  
if floor active uses  
as interconnected?

Streets

- strong linear
- ped/cycling link along water edge
- new streets provide public access to water
- streetscape very intimate
- "village" feel
- mixed-use
- live, work, play, eat
- parking underground, not on street
- walking!



**Legend**

- Park
- Low rise (3 stories)
- High rise (3 stories)
- Water and Lake Area
- Potential Infill
- Potential Photo-voltaic
- Existing Building Height
- Property Lines
- Village Heart
- Existing Road
- Future Road
- Potential Road (As a Result of New Development)
- Potential Lane way

May 2012



all projects  
in MMACO  
to Design Review  
Panel



How are guidelines for height + densities determined?

↓  
Avenues Buildings  
on both sides of  
Lakeview  
to frame the street.



Alignant  
very close to  
the outside surface  
to make?



⑧ MAXIMIZE  
pleased

② Pharmaceuticals - Pharmaceuticals are drugs that are used to treat diseases. They are usually prescribed by doctors.

③ Medical Devices - Medical Devices are instruments or equipment that are used to diagnose or treat diseases. They are usually prescribed by doctors.

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## Breakout Session 2: Sample Built Form & Height (Precincts A-D)

**Building on the revitalization continuum, the second breakout session focused on potential built form and building heights to illustrate possible future development scenarios. The study area was divided into different zones, or “precincts” with common characteristics. Precincts A-D were presented first, dealing with the north end of the study area, between Amos Waites Park and Grand Harbour.**

Most of Precinct A is categorized as “Potential Redevelopment” as the buildings are below 6 storeys. This particular collection of buildings is also in poor physical condition. The exception is the northernmost building, which has recently seen reinvestment and is assumed to remain. For redevelopment to happen in this area, land consolidation is necessary. A new street to the lake would provide street access and frontage for future development, open up views from Lake Shore Boulevard West to the water, and provide public access to the waterfront. A lane would separate development on Lake Shore Boulevard West from that along a new east-west street, allowing for a more regularized, two-sided Avenue than exists today. Public access along the water would also be provided in the form of a new north-south street that would add to the public realm, better define the boundary between private space and public space, and provide address for any potential new development facing the water. The parcel fronting onto Lake Shore Boulevard West would be subject to the City’s mid-rise guidelines resulting in heights in the range of 6-9 storeys. The remaining land could potentially accommodate built form with up to two towers of 15 storeys with a mid-rise base. The towers shown on the map on the following page meet the City’s Tall Buildings guidelines of floor plates no larger than 750 square meters and separation distances of 25 metres between towers.

Most of Precinct B is classified on the revitalization continuum as “Apartment Renewal” with some “Potential Infill” at the back of the properties. New infill development would be required to front onto a public road. The small-scale road along the waterfront could provide that frontage, as well as additional access and public realm improvements along the Lake. The road along the Lake is expected to be narrow, and

could have a right-of-way width of approximately 13.5 metres. Because of building separation requirements, and the depths of the parcels remaining after the road is accounted for, the potential new built form in this precinct is estimated to vary from mid-rise to a building up to 15 storeys on a podium that could include both mid-rise and low-rise elements.

Precinct C comprises the Village Heart and includes a combination of “Apartment Renewal”, “Potential Redevelopment” and “Potential Infill” areas. A finer-grained street network, including lanes to support redevelopment on Lake Shore Boulevard would break up the large blocks and provide additional views and access to the lake. The Village Heart would be a focus for development, so even with the possible retention of the existing buildings at the current end of Superior Avenue, it is estimated that there is potential for two 25-storey buildings on mid- and low-rise podiums. Consistent with Precinct A, the parcels fronting Lake Shore Boulevard would take a mid-rise format. Low-rise development may also be capable of being accommodated as infill.

A second scenario for the Village Heart was also explored, based on the assumption of redevelopment of the existing apartment buildings, including those over 6 storeys. In this scenario the pattern of the taller buildings located farthest from the Avenue and other lower scale buildings was repeated. New streets and lanes support the mid-rise Avenue and create walkability with smaller blocks while drawing pedestrian activity to the water. The strip of City parkland currently adjacent to 1 and 3 Superior Avenue was relocated along the waterfront road.

Precinct D is comprised of Amos Waites Park. The existing strip plaza, which is categorized “Low-Rise Renewal” on the revitalization continuum would be renewed to create a better relationship to the surrounding open space and Storefront Humber. A new street to the lake would help to create access to and provide a better delineation of the public and private realms.





*Precinct A: Existing Conditions*



*Precinct C: Existing Conditions*



*Precinct B: Existing Conditions*



*Precinct D: Existing Conditions*

## Comments on Breakout Session 2:

Participants were asked to comment on the form and location of potential building footprints in Precincts A-D, and how they relate to the existing and proposed public realm. Generally, the comments fell into the following categories: Building Height/ Built Form, Streets, and Open Space. The full range of opinions is represented below, including comments that may have been repeated by multiple participants.

### Building Height/Built Form

- Creating Avenues-type development on both sides of Lake Shore Boulevard is a good idea.
- The Village Heart should include Amos Waites Park and Mimico Avenue.
- The Village Heart is a good idea.
- The location of 25 storey buildings is good – far away from lower scale areas.
- The buildings along lakefront road should be low scale.
- The tallest buildings should be on Lake Shore Boulevard not by the lake.
- It is good that the buildings heights are staggered along the lakefront road.
- Heights should step down to the lake from Lake Shore Boulevard.
- Tall buildings by the lake maintains a main street feel along Lake Shore Boulevard.
- Put tall buildings on the edges not in the heart.
- Heights should only be up to 8 storeys along the lake.
- Heights should only be up to 10 storeys at the lake and not more than 3 on Lake Shore Boulevard.
- Heights should only be up to 15 storeys along the lake.
- Preference for more mid-rise buildings.
- Consider townhouses with taller buildings behind.
- Buildings should be set further back from streets.
- It is important to maintain pedestrian views to the lake.
- Maintain existing view corridors in any new development.
- There are no views now because there is already a wall of buildings so there is nothing to maintain.
- Visual connections to the lake through buildings are needed.
- There is concern taller buildings will block views to the lake.
- Don't want a wall of buildings.
- The variation in height is good so as not to create a wall.
- Tall buildings should have spectacular design.
- Small floor plates from towers would limit shadows compared to wider lower buildings.
- Infill areas will block the views of retained existing buildings.
- It's good to break up the area of existing low-rise, low-rent.
- Height is not an issue if the relationship to adjacent areas is good and there is community benefit.



- 11 Superior is an example of a building that is too tall.
- 11 Superior has set a positive precedent for the area.
- There are concerns about shadow impacts from new development.
- Buildings close to the lake should be required to have retail at grade.
- Maintain small retail frontages in new buildings on Lake Shore Boulevard.
- Encourage office and commercial so we have employment too.

## Streets

- New roads should be narrow, local roads with parking.
- No parking should be permitted on the new lakeside road.
- Need a dedicated Green P parking area.
- The road along the lake will cut off the lake and encourage traffic.
- The road along lake will become a busy bypass for Lake Shore Boulevard.
- The road along the lake is good as it gives that area back to the community.
- Don't like the street along the lake, just have new streets end at the water.
- The new lakefront road will improve access to the lake.
- The new lakefront road will allow for a lakeside café culture and restaurants along the water to develop.
- New streets only serve to facilitate development and do not add to community.
- Need more routes for bikes.

- Need additional pedestrian paths in Precinct A and/or B.
- The extension of Superior will allow for patios and shops down toward water.
- Lanes are good idea to service commercial activity on Lake Shore Boulevard.
- Lanes are unsafe.

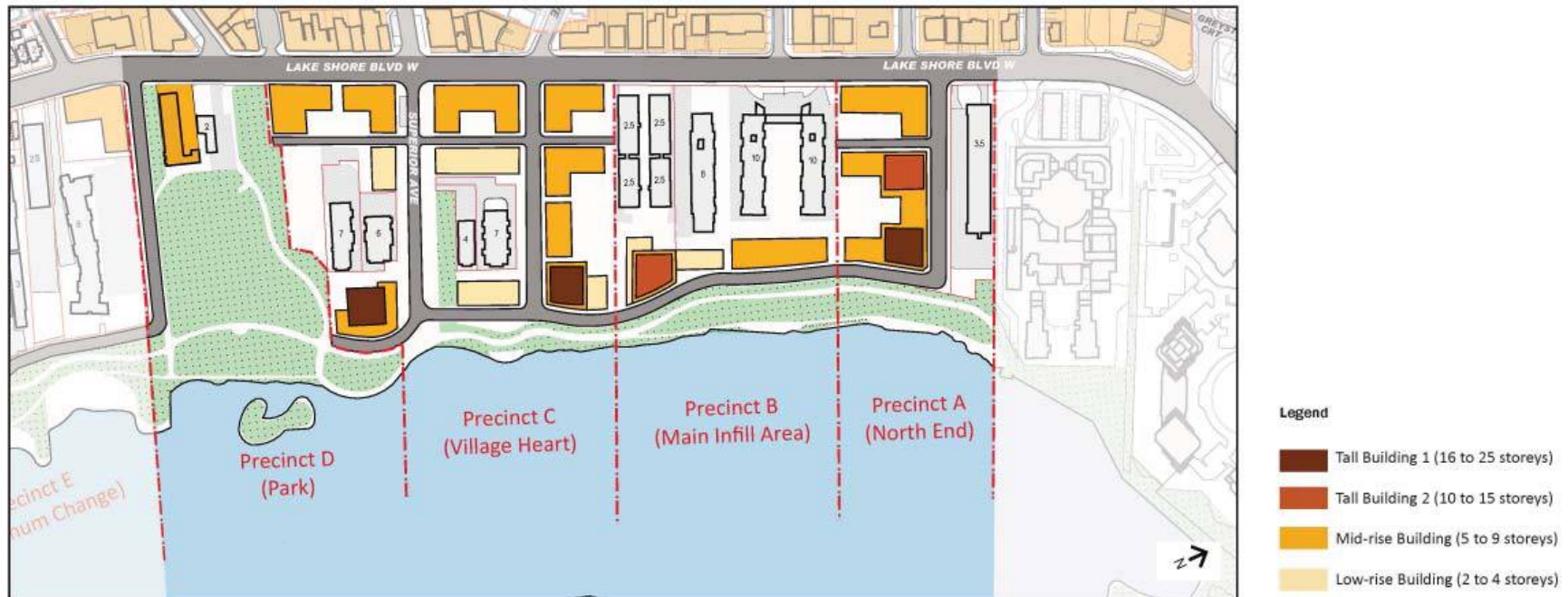
## Open Space

- Use unused park space at the end of Superior for some development and a better park.
- Put a community centre into the base of one of the buildings on the park.
- Make the strip mall in the park a community centre.
- Need shade trees and benches in Amos Waites.
- Need more parkland and sports fields.
- New linear park is too narrow.
- Need a bridge to Humber Bay Park.
- Build a pier at the park with a ferry to downtown.

# Mimico Revitalization Precinct Study

## Breakout Discussion #2

### Sample Built Form & Height (Precincts A - D)



### Comments on the Built Form and Height:

Participants were encouraged to use this map (above) at their table to record their comments on the second part of the presentation

An alternative scenario for Precinct C (right) was also shown during the presentation. Facilitators recorded comments on this scenario in their notes.





**Whimico Revitalization Precinct Study**  
**Breakout Discussion #2**  
**Sample Built Form & Height (Precincts A - D)**

**Comments on the Built Form and Height:**

Issue:

- Lighting?
- Safety?
- Involving part of the community

**Village Heart Idea - Option B**

- full redevelopment
- Village character
- gathering space
- main st/retail atmosphere
- scenic water view restaurants in the village

**Issue:**

- parking control (see permit parking)
- traffic management plan

[illegible]

**Mimico Revitalization Precinct Study**  
Breakout Discussion #2  
Sample Built Form & Height (Precincts A - D)

**Comments on the Built Form and Height:**

# Mimico Revitalization Precinct Study

## Breakout Discussion #2

### Sample Built Form & Height (Precincts A - D)

Map illustrating the Sample Built Form & Height for Precincts A, B, C, and D, along with a legend for building types and heights.

**Map Labels:**

- Precinct D (Park)
- Precinct C (Village Heart)
- Precinct B (Main Infill Area)
- Precinct A (North End)
- LONG SHORE BLVD E
- LONG SHORE BLVD W

**Handwritten Notes:**

- UNDER HIGH RISE, 10-25 STORIES ALONG STREET (ATTRACTIVE BLOSS.)
- MID-LOW RISE ALONG WATER FRONT. (ATTRACTIVE BOX)

**Legend:**

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

**Comments on the Built Form and Height:**

TABLE 25

Sample Built Form & Height (Precincts A - D)

Sample Built Form & Height (Precincts A - D)



- shadows are important!! we want natural light, see the lake
- we want natural experience
  - experience cooling lake effect

Materials

- less glass, more brick
- traditional materials (wood, brick, stone)

- investigate the system
- addition? could have more detail

Streets

- why 2-way?
- can we have one way (narrower) streets?

Heights

- buildings that are too tall have no street presence

## Breakout Discussion #2

Sample Built Form & Height (Precincts A - D)

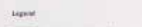


June 3, 2012

Comments on the Built Form and Height:

Sample Built Form & Height (Precincts A - D)

Sample Built Form & Height (Precincts A - D)



CONTINUOUS  
BIKE TRAIL

MAP2

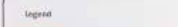
TABLE 22

potential to move  
tail building / north  
to mate trail  
more interesting

Contributes to  
gordian expressing  
Excesses due to  
increase in population

## Breakout Discussion #2

Sample Built Form & Height (Precincts)



Comments on the Built Form and Height:



## Breakout Session 3: Built Form & Heights (Precincts E-G)

Precinct E largely contains buildings identified as “Low Rise Renewal” and “Apartment Renewal” with one mid-rise “Potential Redevelopment” site. The lakefront road concept was shown to continue the pattern of providing additional waterfront access and defining the public and private realms.

Precinct F includes the single largest contiguous private property in the study area, known as the Longo lands, as well as another apartment complex and vacant lands. The Longo lands are categorized as “Potential Redevelopment” and the lands south of these lands are primarily “Apartment Renewal” with “Potential Infill” at the Lake. The map for these precincts illustrates that on the Longo lands the mid-rise form would be continued along the Avenue, with a rear lane to support servicing and provide separation from the remainder of the site, which includes a number of listed heritage resources. Dependent on the outcome of discussions related to on-site heritage resources, the mid-block section may have the potential to support some redevelopment with buildings up to 15 storeys, consistent with the treatment of the mid-block segments elsewhere in the study area. The sample built form and height map also illustrated two taller buildings of up to 25 storeys in the easternmost block closer to the Lake. The Longo’s site is shown divided into walkable blocks with new public streets through the site connecting to Douglas Boulevard, as well as providing access to and along the water consistent with the approach to define the public and private areas along the waterfront throughout the study area. The new public street to the water would also provide access and frontage for low-scale development on the vacant areas. A key element of this precinct would be the continuation of the linear park across water’s edge of the properties.

Precinct G is largely designated *Mixed-Use Areas* in the Official Plan and therefore the Mid-Rise Guidelines already apply in this area. Heights would depend on the width of the street the building has frontage on and transitions between the rear of the building and the adjacent properties to the west, which typically results in buildings of 6-9 storeys. On the site of the existing Polish Hall, it was proposed that the deep block be divided to encourage continuation of the mid-rise Avenue format fronting onto Lake



*Precinct E: Existing Conditions*



*Precinct F: Existing Conditions*



*Precinct G: Existing Conditions*

Shore Boulevard and low-rise development adjacent to the existing low-rise buildings interior to the block. It was also proposed to facilitate circulation by completing Victoria Street. The renewal buildings at the south end of the precinct are expected to remain.

### Comments on Breakout Session 3:

Participants were asked for their comments on the form and location of potential building footprints in Precincts E-G and how they relate to the existing and proposed public realm. Generally comments fell into the following categories: Building Height/Built Form, Streets, Open Space. The full range of opinions is represented below, including comments that may have been repeated by multiple participants:

#### Building Height/Built Form

- 25 storeys shown for the Longo site is better than 40.
- Prefer a maximum of 15 storeys on the Longo site.
- Prefer townhouses on the Longo site.
- Locate 25 storey buildings mid block and increase park space on the Longo property.
- No problem with the 25 storey buildings shown at the water.
- Like how the Longo site is divided into distinct areas.
- Don't like towers next to the lake on Longo property.
- Concept shown for the Longo site is good.
- What will the wind and shadow impacts of 25 storey buildings be?
- Maintain views to the lake.
- Mid-rise heights in Precinct G are fine but appropriate transitions to existing low rise are important to protect the community.
- Prefer townhouses in Precinct G.
- Prefer no development over what was shown.
- Would prefer walk-ups and townhouses.
- Support redevelopment of the Polish Hall site.
- The Polish Hall site is the northern gateway to the village.
- Use step backs and terracing to reduce shadows on streets.
- Towers are too tall and should be maximum of 8 storeys.
- Exceptional buildings up to 12 storeys should be permitted.
- Agree Superior and Lake Shore Boulevard is a key location for height but everywhere else in Precinct G should be 3 storeys.
- Don't want tall buildings on the Avenue.
- Glad to see mid-rise guidelines being applied to Precinct G.
- Prefer low-rise on the Avenue.
- Even 5-9 storeys may be difficult for developers to achieve on the Avenue.
- West side of Lake Shore Boulevard is in bad shape and needs redevelopment.
- Move the heritage house from the Longo property to the lakefront park.
- There may be merit in un-designating some heritage buildings as a trade-off to reduce heights.



- Heritage resources are important and should be maintained as is.
- Encourage a variety in architecture on Lake Shore Boulevard.
- Consider two floors of commercial with residential above (stores and offices).

## Streets

- New public streets through the Longo property will improve access.
- New streets will improve safety along the lakefront park.
- Road along the park is unnecessary – people can walk in from Lake Shore Boulevard.
- Don't connect Norris and Douglas.
- Do not show a road through the Norris playground.
- Consider extending the public right-of-way of Summerhill to the new road.

## Open Space

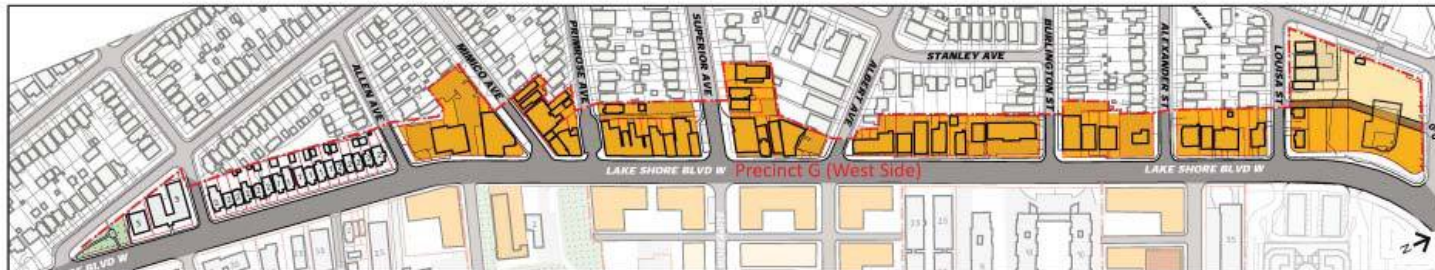
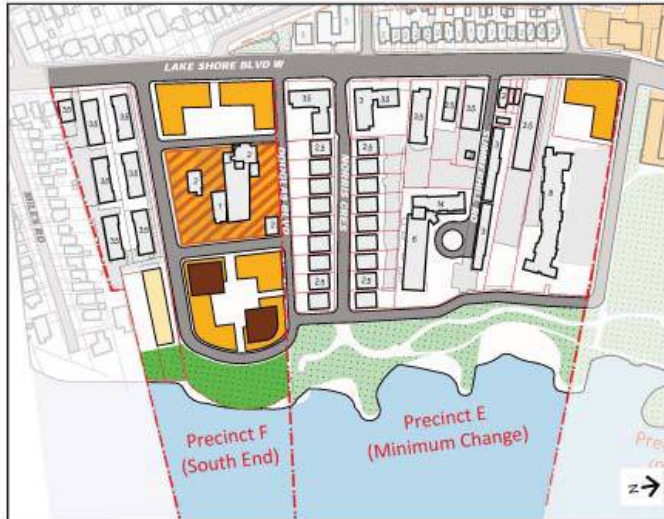
- Like the extension of the park on the Longo property
- Need more green spaces.
- New construction should provide for greater setbacks and wider sidewalks for patios etc. on Lake Shore Boulevard
- Need a community recreation centre.

# Mimico Revitalization Precinct Study

## Breakout Discussion #3

### Sample Built Form & Height (Precincts E - G)

#### Comments on the Built Form and Height:



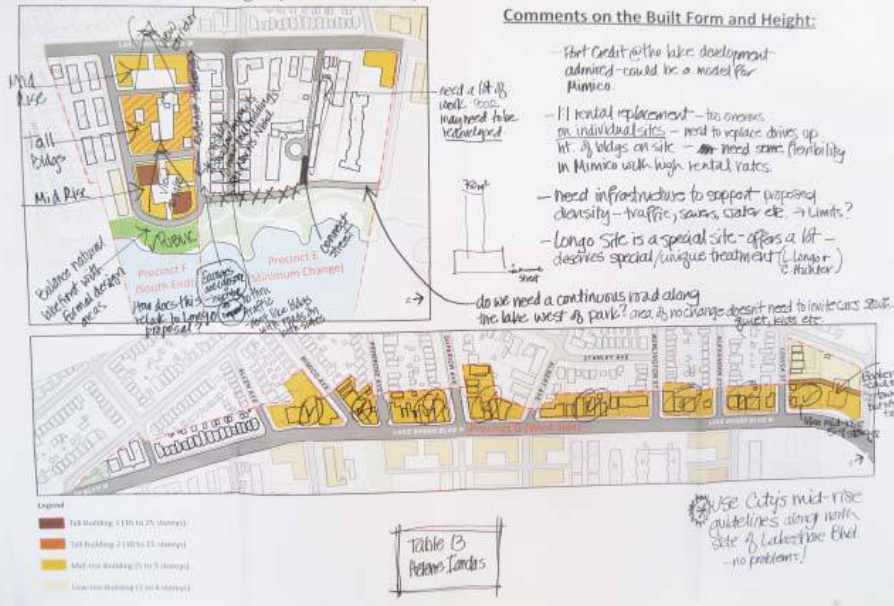
#### Legend

- 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)

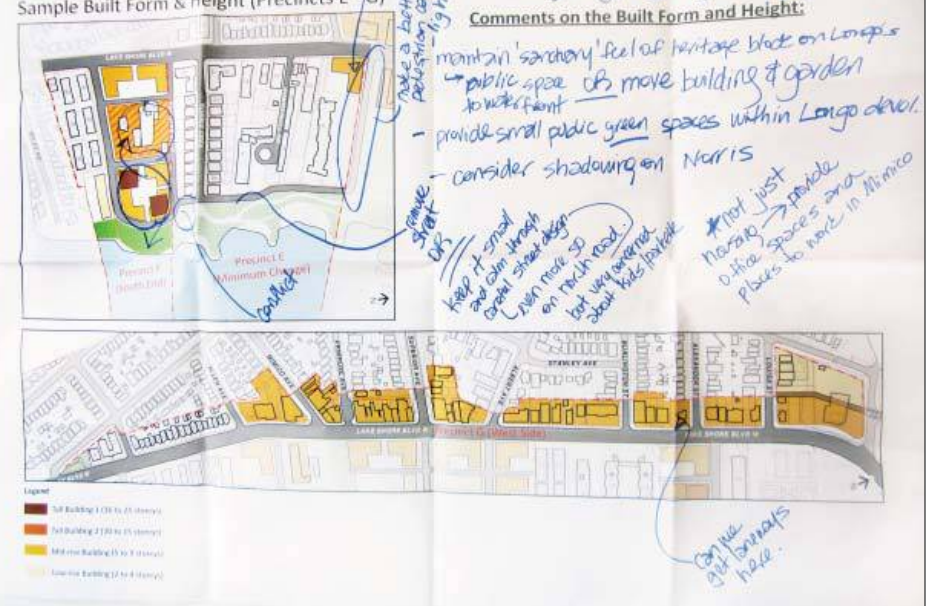
*Participants were encouraged to use this map at their table to record their comments on the third part of the presentation*



# Mimico Revitalization Precinct Study Breakout Discussion #3 Sample Built Form & Height (Precincts E - G)



# Mimico Revitalization Precinct Study Breakout Discussion #3 Sample Built Form & Height (Precincts E - G)



# Mimico Revitalization Precinct Study Breakout Discussion #3 Sample Built Form & Height (Precincts E - G)



# Mimico Revitalization Precinct Study Breakout Discussion #3 Sample Built Form & Height (Precincts E - G)





Sample Built Form & Height (Precincts E - G)



- Legend
- Tall Building 1 (15 to 25 stories)
  - Tall Building 2 (100 to 15 stories)
  - Shorter Building 15 to 6 stories
  - Low-rise Building 12 to 8 stories

Comments on the Built Form and Height:

Use

- keep heritage
- build around it
- modernise heritage
- use the natural
- modern change
- use the natural
- restore character

Distric

ND 40% shops building

Flow rise

Hydrothermal

Mix of rentals / costs

Mix of rise

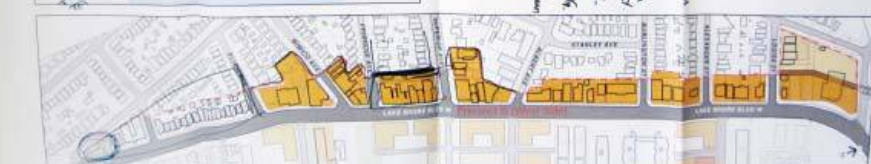
on average

shops redevelopment

(small + small)

(the Port Credit)

Sample Built Form & Height (Precincts E - G)



- Legend:
- 100% (100% to 100%)
  - 100% (100% to 100%)
  - 100% (100% to 100%)
  - 100% (100% to 100%)

Comments on the Built Form and Height:

[illegible]

Sample Built Form & Height (Precincts E - G)



- Tall Building 1 (11 to 25 stories)
- Tall Building 2 (31 to 35 stories)
- Mid-rise Building (5 to 9 stories)

Comments on the Built Form and Height:

- low rise around Heritage Buildings
  - to accommodate + address + highlight the heritage buildings
  - well-designed
  - make heritage black focal point
  - question: can rental replacement be located in other Promised
    - for other areas of the central region
- General Concern
  - to establish precedent of tall buildings all along lake
  - tall buildings are not family-friendly (and haven't been recently)
  - mid/low rise are more family-friendly
  - rise rent owner-occupied, not absentee owner/landlord
  - mix of unit sizes (family, single, minor) → should you get

Hand-drawn map of a village layout. The map shows a grid of streets and buildings. The streets are labeled: "MAIN STREET" (top), "VILLAGE ROAD" (middle), "WATER STREET" (bottom left), "BROAD STREET" (bottom middle), and "MARKET PLACE" (bottom right). The buildings are represented by simple rectangles. Some buildings are colored yellow, while others are white. The map is drawn on a piece of paper with a grid pattern. The text "more clearly:" is written in the top right corner. The text "on your village - each school mix of old, new, play, trees" is written in the bottom right corner. The text "at Long Weston Hall, 1971" is written in the bottom left corner.

priority means, since it's the HIGHEST  
- stable res. once yards need to be respected  
with building regular plane

Sample Built Form & Height (Precincts E - G)



- Legend
- Self-healing 1 (16 to 25 days)
  - Self-healing 2 (10 to 15 days)
  - Mid-air healing (5 to 9 days)

Comments on the Built Form and Height:

should be consistent on both sides of lakefront

should be 2-4 stories

Can this be responsible for  
hottest nights  
further north?



## Other Comments from the Workshops and Comment Forms

- 1:1 rental replacement may be onerous and therefore create taller buildings.
- Recognize Oscar Peterson on the Longo property.
- Avoid ghettoization, ensure rental is spread around.
- Need more development to encourage more pedestrians to sustain area businesses.
- Need dwelling types and or units that accommodate families.
- Parking should all be underground.
- Concern that condo dwellers won't participate in the community – they will use their own amenity spaces instead.
- Preserve existing mature trees.
- Concern with traffic - in particular toward downtown in morning rush.
- Any opportunities for a seniors' residence?
- Affordability is important. Any opportunities for affordable ownership?
- Fear existing community will change with advent of additional condo dwellers.
- Desire for more activity to support local businesses.
- Would like to see improvements in transit times.
- How can height limits of 25 storeys be enforced?

## Summary

The community workshops were intended to gain public feedback and opinion on work in progress for the Mimico 20/20 revitalization plan and to inform the preparation of a Secondary Plan for the area. The comments received over the two evenings included a full range of opinions. There was no clear consensus on the lakefront roads and no clear consensus on what were considered to be appropriate maximum heights or where the height should be located. However, a few comments were repeated consistently:

- Appears to be inconsistency in how some categories were applied on the Continuum.
- Most resident-participants felt heights shown were too high but most landowner-participants felt heights were too low.
- Concern that taller buildings by the lake would impede views to the lake and create excessive shadowing on existing buildings.
- Desire for family sized units.
- Desire for additional parks and open space.
- Support for new roads leading towards lake.
- No use of existing parkland for new roads.
- Support to provide for a range of options when considering revitalization for Mimico (not solely redevelopment).
- Support for the Village Heart concept (with suggested revision to include Mimico Ave/Lake Shore Boulevard intersection).
- Support for mid-rise built form along Lake Shore Boulevard West.

## Next Steps

The Mimico 20/20 Staff and Consultant Team will consider the feedback gathered at these events as technical studies are completed and the Secondary Plan policies are developed. It is expected that the next public engagement event will be scheduled for Fall 2012 to present the key findings and conclusions of studies and present the key policies of the Secondary Plan.