



Mimico 20/20 Revitalization Plan Community Survey

Survey results
September 2012

Overview of the survey process

Background



- * The Mimico 20/20 Revitalization Plan is a City of Toronto initiative that has been underway in the Community since 2006.
- * The City of Toronto Planning Division recently 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 introduce the concept of a Secondary Plan for the area. The workshops were well attended with close to 300 participants over the two evenings.
- * In an effort to provide a broad vehicle to gather additional and unbiased feedback from the Community outside of official channels, the Mimico Residents Association (MRA) developed an online survey.

Overview of the survey process

Participation



- * The survey launched on June 5, 2012 and closed on June 26, 2012.
- * The survey was administered via the web all contacts in the MRA database with a generic link available to the Community at large via the MRA website and Facebook page.
- * The survey contained 11 rating questions, six demographic questions, and one open-ended question.
- * A total of 265 respondents participated in the survey throughout the survey period.
- * 183 respondents (69%) provided a response to the open-ended question “If you could change ONE thing about the Mimico 20/20 revitalization plan, what would it be”.

Overview of the survey process

Consideration when reviewing results



- * Unless indicated otherwise, the figures shown in the graphs provide both the total number of participants and corresponding percentage per question.
- * Due to rounding, percentages shown in graphs may not always add up to 100.
- * As questions were not mandatory, 19 respondents submitted partially completed surveys.
- * Respondent comments to the open-ended question were grouped by theme to provide quantifiable results. A selection of respondent comments have been provided as a representation of a particular theme.

Part 1 of 6

Condos and apartments



Summary

- * An overwhelming majority (91%) of respondents indicated that the Mimico 20/20 Plan should place height restrictions on new buildings.
- * 87% of respondents agree that current zoning bylaws should be revised to reflect maximum building heights for the area.
- * The majority of respondents (79%) disagreed with a possible increase in density of 250-500% resulting from new development in the study area as proposed in the findings reports from the Mimico 20/20 Revitalization Charette, held on April 6-9, 2009¹.
- * Nearly half (45%) of respondents believe that new housing built should include a more equitable split between 1-2 bedroom and 3-4 bedroom units.
- * Respondents are split between the need for more affordable housing in Mimico (41% in favour and 42% not in favour; with 17% ambivalent).
- * 46% of respondents who provided a comment to the open-ended question mentioned the importance of height and density, particularly as it relates to condos, within the Mimico 20/20 plan.

¹Page 11 of the 2009 Mimico-By-The-Lake Implementation Action Memo: "Specific density allowances will need to be identified on a proposal by proposal basis. It is anticipated that the range of density allowances will be between 3.5 and 6.0 times lot coverage."
http://www.toronto.ca/planning/pdf/mimico_implementation_action_memo_sept09.pdf

Open-ended comments

Condos and apartments



In their own words...

- * "I would maintain the proposed population density, but would achieve it through fewer, taller buildings. This would allow for more public space and access between the buildings to connect neighbourhoods north of Lakeshore Blvd. with the new parkland along the waterfront. I think the proposed 'medium rise' wall of condos is a disaster!"
- * "Come back with a framework that allows for tasteful, modest development in the core of Mimico by the Lake with some gradual expansion at its boundaries."
- * "Keep it a village! The way these new high rises are built, they only appeal to speculators and foreign investors, not people looking to contribute to the community"
- * "Focus on rehabilitating existing buildings instead of new construction."
- * "I would like to see more mix of townhomes, semis, medium rise condos as well as retail and community space... not just big huge towers creating a concrete wall along the lake."
- * "Keep the small town feel along with access to our waterfront. Don't create the same results as Harbourfront or Humber Bay Shores."
- * "Keep the Study Area's mid-rise designation by permitting off-site relocation of some rental accommodation."
- * "Housing stock of proposed new developments have to be sustainable (i.e., 2-3 bedrooms, not just bachelor/ 1 bedroom units that speculators, not investors, will buy and turn around to rent). The last thing Mimico needs is a further increase in renters. More owners are need to build a sustainable community. Mimico's disproportionate share of low income renters is limiting the opportunities of this neighbourhood."

Open-ended comments

Condos and apartments



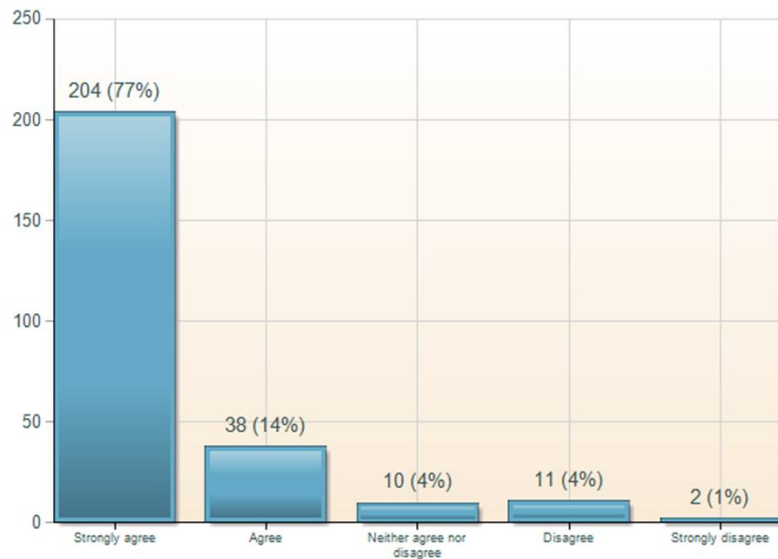
In their own words...

- * “One of the major barriers to the redevelopment plan is the 1:1 rental housing replacement policy. It is because of this that we are having to consider tall condo towers on the lake... I would like to see innovative ideas of how to address this – for example, can a portion of this rental housing replacement be re-built offsite – possibly Humber Bay Shores?”
- * “Condos have been a dismal failure for over 20years in trying to revitalize the area. Condos just do not work, and they are not part of the community. Developers get rich while we see our town go down the drain.”
- * “Lower buildings to provide more family friendly units. Families build communities, not transient couples or singles. Couples and singles benefit developers mainly. Mimico does not want to be a condo parking lot for transients.”
- * “Enhance and maximize the quantity and quality of the public realm around the base of the towers rather than struggle with the height of the new towers. Keep towers at least 30m apart and build beautiful streetscapes and parks around them. This will bring people to the streets, create safety through eyes on the street, facilitate public interaction and maintain a sense of community.”
- * “Allow a reasonable number of stories such as 30 stories to enable the land owners to make enough money to pay for the public realm as well as a diversity of units thereby continuing to provide units for all who wish to call Mimico home.”
- * “I would maintain the proposed population density, but would achieve it through fewer, taller buildings... and have wide parks connecting directly from Lakeshore Blvd. to the waterfront.”

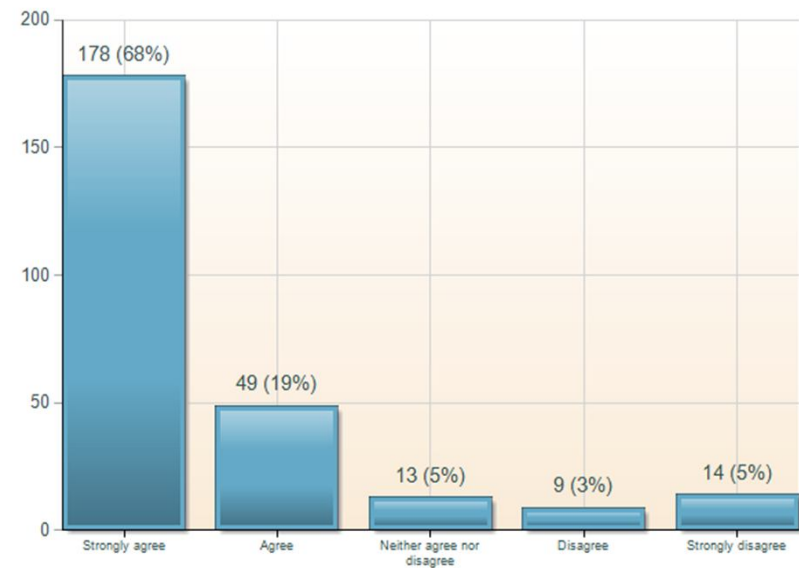


Condos and apartments Survey response data

The Mimico 20/20 Plan should place height restrictions on new buildings.



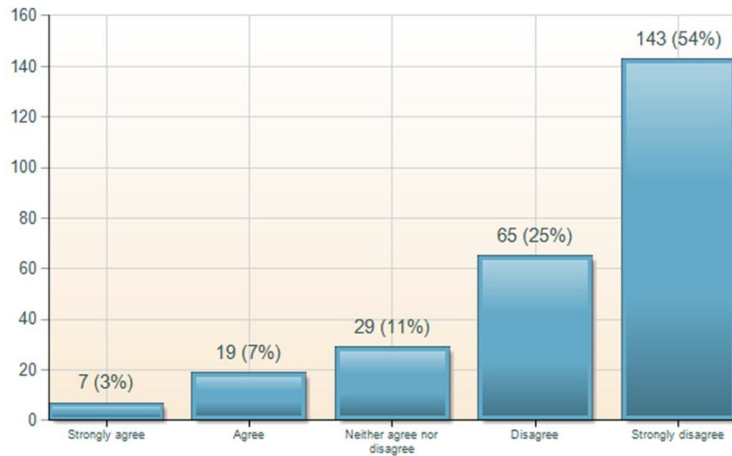
Zoning bylaws should be revised to include maximum building heights.



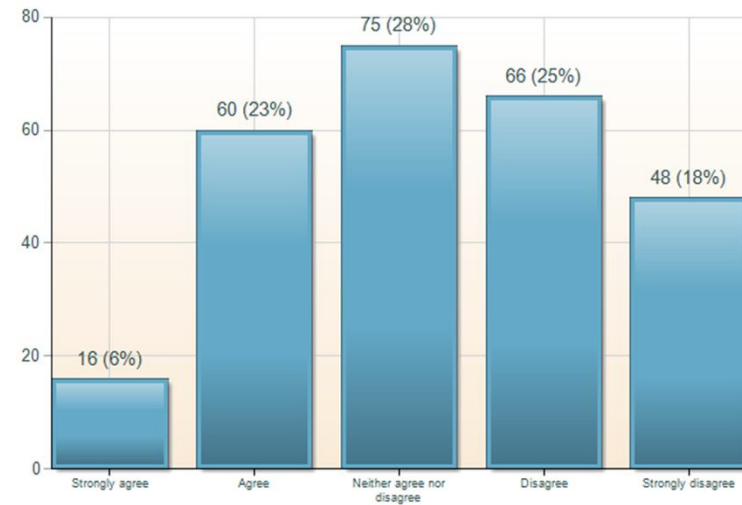


Condos and apartments Survey response data

It is acceptable for density to increase by 250-500%* as a result of new development in Mimico (similar to the development around the old Motel Strip at Park Lawn and Lake Shore). *Based on a current Floor Space Index (FSI) zoning of 1.5 and a projected FSI of 3.5 to 6.0.



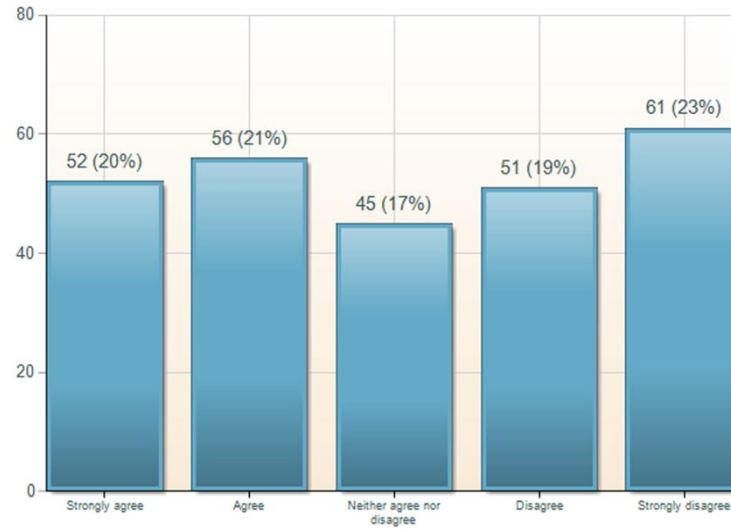
The majority of new housing built should be 1 or 2-bedroom units with a few 3 and 4-bedroom family units.



Condos and apartments
Survey response data



Mimico needs more affordable housing.



Part 2 of 6

Waterfront



Summary

- * The majority of respondents (84%) disagree to strongly disagree that it is acceptable to have a strip of high-rise condos and apartments along our waterfront.
- * 68% of respondents agreed that it is important to have shops or restaurants in the base of the high-rises along the waterfront trail.
- * The vast majority of respondents agree (96%) that it is important to increase the amount of parkland along the waterfront.
- * 98% of respondents agree that public access to the waterfront is important throughout the development area.
- * 20% of respondents who provided a comment to the open-ended question mentioned the importance of preserving and expanding the Waterfront public realm, to include both retail and recreational opportunities.

Open-ended comments

Waterfront

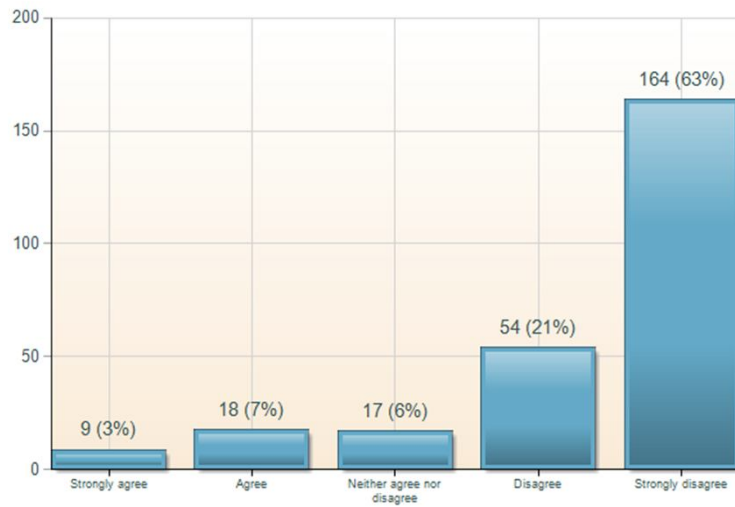


In their own words...

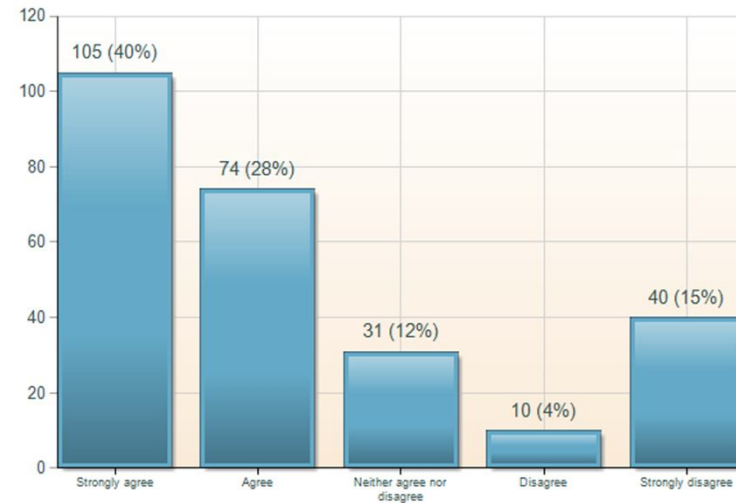
- * “The plan needs to include an environmental impact study as mandated and reviewed by the Province of Ontario for any waterfront development for impact on the environment by effects such as sewage, storm water management, transportation system, electrical power supply, other infrastructure loading and effects on marine life, etc.”
- * “Increase access to the trail. Low-rise buildings should be designed to improve lake views – fewer, but somewhat taller buildings, with more separation, and more walking/biking paths leading to the lake.”
- * “Introduce a realistic and supportable long-term vision for the area and do not squander this part of the shoreline the way the Motel Strip redevelopment did... People complain that the Gardiner blocks the views of the Lake, when in reality all the condominiums in Queen’s Quay area, Motel strip area and at the base of Legion Road are the real culprits.”
- * “Putting streets in across the waterfront is a decision to create unchecked growth... If it wouldn’t be done in the Beaches, why should it be done here?”

Waterfront Survey response data

It is acceptable to have a strip of high-rise condos and apartments along our waterfront.



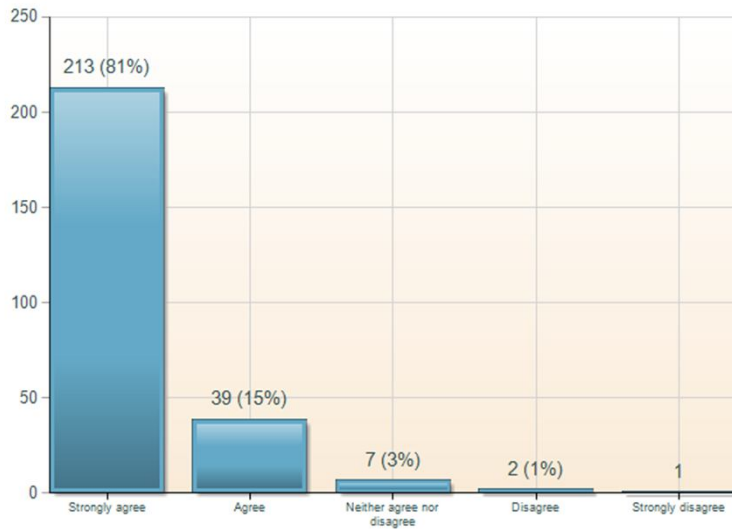
It is important to have shops or restaurants in the base of the high-rises along the waterfront trail.



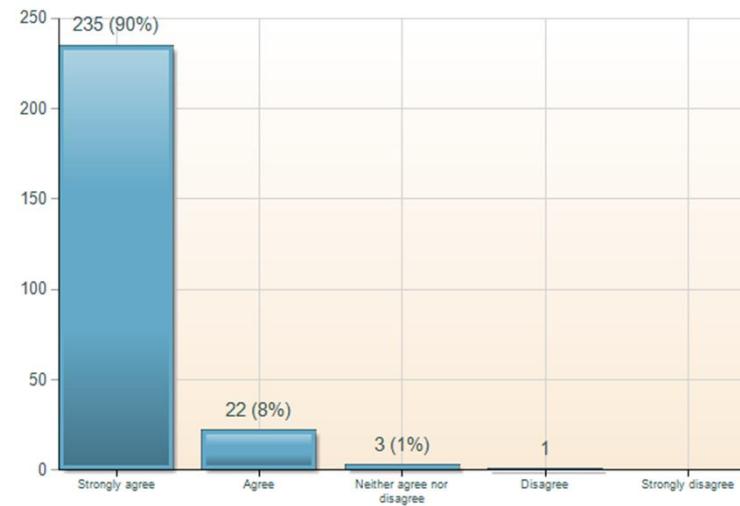
Waterfront Survey response data



It is important to increase the amount of parkland along the waterfront.



Public access to the waterfront is important throughout the development area.



Part 3 of 6 Heritage



Summary

- * The vast majority of respondents (86%) agreed to strongly agreed that it is important to preserve and restore Mimico's historic buildings.
- * 11% of respondents who provided a comment in the open-ended question mentioned the importance of preserving and/or restoring the historical features of Mimico, including the fire hall on Superior Avenue and the buildings in Amedeo Court. Several respondents indicated that they believe Mimico should be designated as a Heritage Conservation District.

Open-ended comments

Heritage



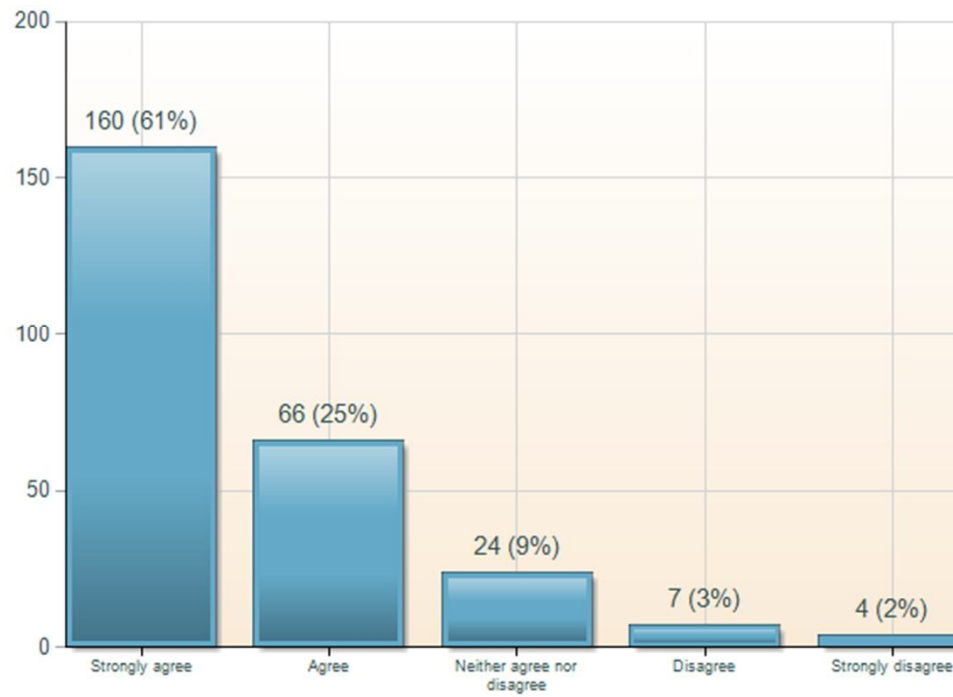
In their own words...

- * “The plan needs to include preservation of the architectural and cultural identity that is Mimico...”
- * “All of Mimico must be designated as a Heritage Conservation District to help maintain the small-town character of the former Town of Mimico.”
- * “Keep all the old buildings. That makes Mimico. New buildings all look the same. They are boring. We should look more like a small town, which is way better.”
- * “Make sure that the last municipal building from the Town of Mimico, the fire hall at #13 Superior Avenue be preserved. There is virtually no built heritage left in Mimico of significant importance.”
- * “You cannot create a ‘village’ or ‘small-town’ character by demolishing the buildings that make up that character – and then expect new buildings to replace what has been lost. The notion of building small-town character with new ugly buildings is sheer nonsense.”

Heritage
Survey response data



It is important to preserve and restore Mimico's historic buildings.



Part 4 of 6

Transportation



Summary

- * 86% of respondents indicated that they do not believe the current roadways and public transit system in Mimico can support a 75-200% increase in density over what is currently at Humber Bay Shores
- * 15% of respondents who provided a comment in the open-ended section indicated that improving the underlying infrastructure, particularly as it relates to traffic, needs to have more consideration in the Mimico 20/20 plan.

Open-ended comments Transportation



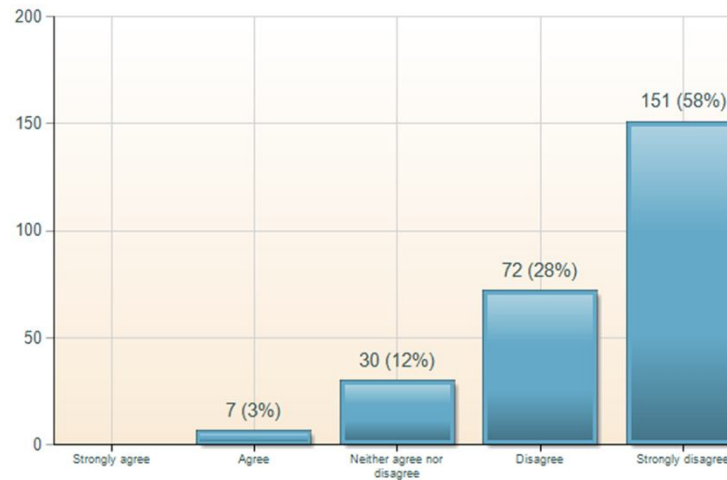
In their own words...

- * "I would add speed bumps (like they have in the Kingsway) in many residential streets between Royal York and Lakeshore Blvd. Many commuters travel along these 'shortcut' roads at excessive speed on their way home. It is extremely dangerous and increasing the population density is only going to exacerbate the problem as more people start using these residential streets as shortcuts (they include but are not limited to: Cavell, Stanley, Superior, Albert, Mimico, Hillside, Symons, Lake Crescent). This needs to be addressed."
- * "Ensure transportation is considered for the entire stretches of roads from Queensway, Park Lawn and Lake Shore, and the planning and implementation pre-empt the increase population approved through multi-unit dwellings underway and planned. It has to be a major part of any approval process. Not an after thought."
- * "Adequately address the transportation/roads plan with up to date traffic data, better/more realistic projections and room for future traffic increases."
- * "I feel that Mimico, New Toronto, and Long Branch residents and business owners must be open to creative and forward-thinking transit solutions... I am firmly in favour of some kind of LRT/LRF solution and I don't think solutions are being either entertained or sought in an open-minded manner."
- * "Be careful with intensification – it can result in gridlock on Mimico streets. Try travelling westbound on Lakeshore Blvd. at rush hour. The gridlock has already started to appear even before all the new condos have been completed or Mimico 20/20 has even begun."

Transportation
Survey response data



The current roadways and public transit system in Mimico can support a housing density that is 75-200% higher than Humber Bay Shores (Park Lawn and Lake Shore area).



Part 5 of 6

About you – demographics



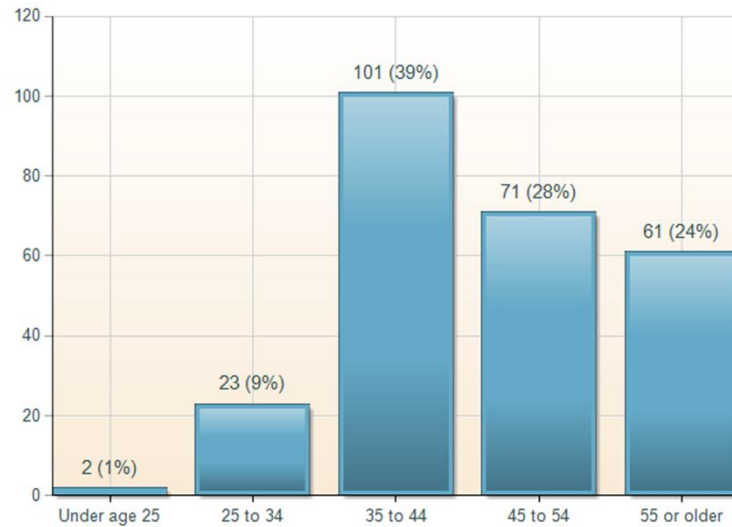
Summary

- * The majority of respondents (91%) are over the age of 35.
- * Over half of respondents (65%) indicated they have children, while 11% indicated they did not.
- * 17% of respondents indicated that they are single, while 29% said they are in a live-in relationship.
- * 86% of respondents indicated they own their own residence, while 14% rent.
- * An overwhelming majority of respondents live in Mimico (90%) with 30% working outside of Mimico
- * 17% indicated they own a business in Mimico.
- * 75% of respondents have lived in Mimico for over five years, with 26% indicating 20 years or more.
- * Almost all respondents (98%) indicated that their residence is less than 5 km from the Mimico 20/20 development area.

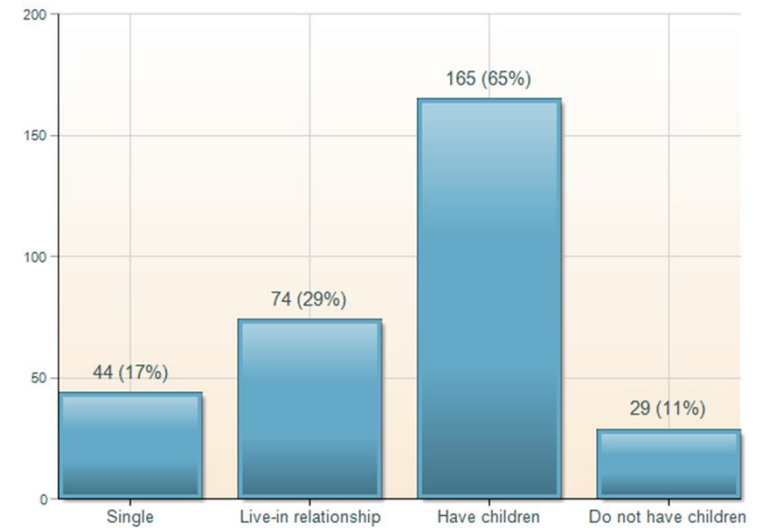


About you – demographics Survey response data

I am:



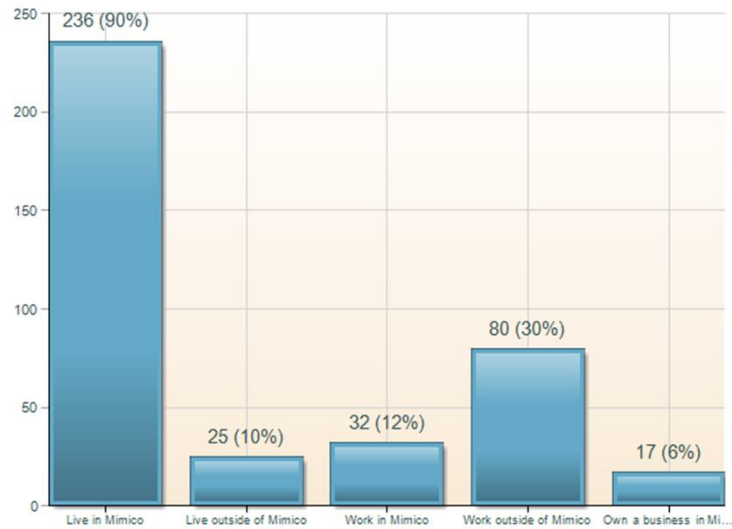
I would describe my family situation as: (select all that apply)



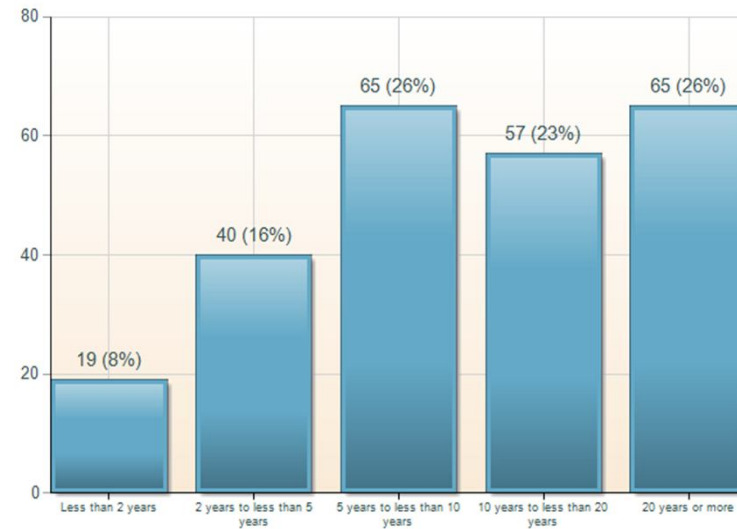


About you – demographics Survey response data

I currently: (select all that apply)



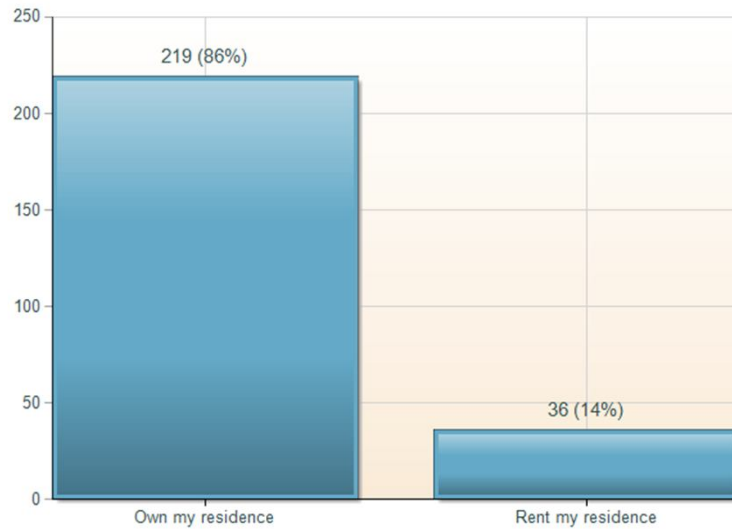
I have lived in Mimico for:



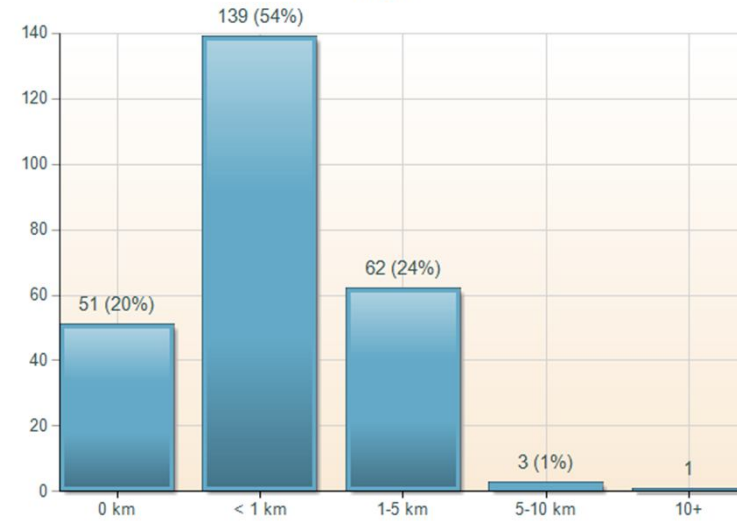


About you – demographics Survey response data

I currently:



How many kilometers is your home from the Mimico 20/20 development area?



Final thoughts... in their own words



- * Respondents were asked one open-ended question: **“If you could change ONE thing about the Mimico 20/20 revitalization plan, what would it be?”**
- * 69% of respondents who completed the survey, provided a comment
- * The comments were tagged under the various themes presented within the survey as well any other topic to provide a statistical analysis of the feedback provided. The following table shows the most frequently mentioned comments:

Comment theme	# of comments	% of comments
Condos/Apartments	84	46%
20/20 process	49	27%
Waterfront	36	20%
Transportation	27	15%
Heritage	20	11%
Commercial/Businesses	16	9%
Safety	5	3%

Final thoughts... in their own words



- * “This is not a revitalization plan – it’s a redevelopment plan... have the plan focus on ‘revitalization’. Revitalization furthers important public policy objectives such as focusing on transit, sustainability, public access to the lake, parks and public space AND smart mixed-use urban development that is appropriate to the rest of the community in which it will be situated. This plan is about maximises revenue for developers not community building. Why are we allowing Mimico to repeat its sins of the past?”
- * “The lack of community feel and diversity possible in a community revitalization plan.”
- * “Less focus on housing and more focus on retail and park space. We don’t need more housing in our area, in my opinion. We need more shopping and recreation facilities. I do not accept that we must give in to high rise condos in order to revitalize the area.”
- * “Ensure that the new development not only fits with the needs voiced by the majority of the Mimico community but also enhances their desire to successfully and proudly Live, Work and Play in Mimico!”
- * “Encourage independent business development on Lakeshore Blvd. West. All other ‘branded’ areas of the city have been much improved by local investment, whereas many residents drive to local malls and shopping centres, and improve their own residential properties, rather than the neighbourhood.”
- * “Focus on safety – which includes removing prostitution and drug sellers.”
- * “Mimico is for families and their future. I would like to see rejuvenation of the Lakeshore business section and shops and services that have supported the area for many years.”

Final thoughts... in their own words



- * “Mimico needs jobs – not condos. The Town of Mimico has gone downhill very fast since condos started being built at its eastern boundary in the late 1980s. We used to have such a lovely town, with all the family-run stores to support our shopping... Without local jobs to support main street businesses, there really is no point trying to revitalize the area.”
- * “This is taking too long to move things forward. This plan has been in place for many years and once again, we are stalled. Move it forward. Let the developers come in and put in new buildings, beautify the area. We also need less emphasis on maintaining low income housing. I’m sorry, but if we want to increase the caliber of our ‘hood’, it’s time for this to change.”
- * “Get started right away; keeping in mind sensible and reasonable restrictions (no LRT, no skyscrapers, PLAN transportation in light of rising density – Park Lawn is a mess – enough of low rental housing – more than other Toronto areas already – take over the park-situated Storefront Humber site for all in Mimico to enjoy, encourage more commerce, make Lakeshore like a Bronte or Oakville setting, etc.”
- * “There does not seem to be a strong enough community voice within the leadership of the plan implementation teams. We need stronger accountability.”
- * “One thing I would change about 20/20 is the vision statement. We’re trying to do everything for everyone and that is just unreasonable. Not everyone will ever be satisfied – until we recognize that, we will be stuck in the churn of debate.”
- * “Increase access to the waterfront, continue the missing section of trail, keep area with old large single detached family homes, and build high rises to increase population density. This will improve Lakeshore area stores and increase property values for all of Mimico. Sometimes people are just afraid of change.”