



# Mimico 20/20 Revitalization Plan February Community Survey

Survey results

February 2013

# Overview of the survey process

## Background



- \* The Mimico 20/20 Revitalization Plan (Plan) is a City of Toronto initiative that has been underway in the community since 2006.
- \* Etobicoke York Community Council was scheduled to vote on the Plan on February 26, 2013, however, this has been deferred to April 2013.
- \* In an effort to provide a broad vehicle to gather additional and unbiased feedback from Mimico residents and other members of the Community outside of official channels, the Mimico Residents Association (MRA) developed and administered an online survey. This survey focused specifically on the following:
  - \* how respondents would vote if they were a city councillor,
  - \* opinions specific to affordable housing, and
  - \* 1:1 rental replacement options.
- \* Based on feedback from previous MRA community surveys about the Plan conducted in June and November 2012, there are polarized views relating to how the Plan addresses the following:
  - \* heights and density,
  - \* relocation of replacement rental units, and
  - \* affordable housing.
- \* The Plan currently states it would consider relocating some of the rental units along Lake Shore to areas immediately within the community. Theoretically, this would allow for less building height by the lake while maintaining the 1:1 rental unit replacement policy. These units are defined as “affordable rental housing.”

# Overview of the survey process

## Participation



- \* The survey launched on February 5, 2013 and closed on February 26, 2013.
- \* The survey was administered via email to all contacts in the MRA database, and a generic link was available to the Community at large via the MRA website and Facebook page.
- \* The survey contained three rating questions, each with an opportunity to provide open-ended comments, and one demographic question.
- \* A total of 158 respondents participated in the survey throughout the survey period.

# 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, some questions were skipped.
- \* Respondent comments to open-ended questions have been grouped by theme to provide quantifiable results. A selection of respondent comments have been provided as a representation of a particular theme.

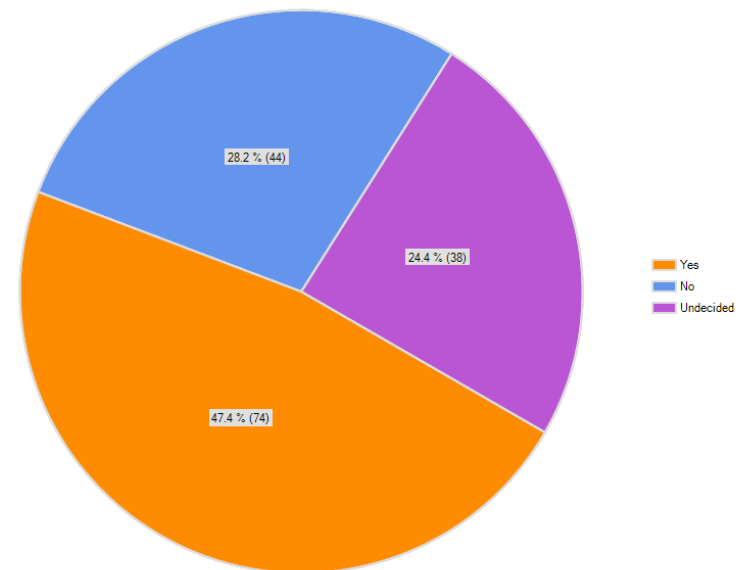
# Question 1

## Revitalization Plan approval



**Question – In your opinion, should the current version of the Mimico 20/20 Revitalization Plan be approved by Council?**

- \* Nearly half of respondents (47.4%) indicated they agree that the 20/20 plan be approved in its current form.
- \* 28.2% of respondents do not believe the 20/20 plan should be approved by Council, while 24.4% are undecided.
- \* Of those who answered this question, 34 respondents provided a comment.



# Question 1

## Revitalization Plan approval



### Open-ended responses – in their own words...

- \* “It should be approved with some changes - No flexibility introduced to the rental replacement policy. There is also a need for a recreation centre within Mimico, increased park land, and improvements to transportation - distinct cycle paths and improved public transit.”
- \* “Too many tall buildings, not enough parkland and not enough mixed use areas.”
- \* “Maximum heights are too high. Need to protect heritage buildings.”
- \* “There is too much ambiguity about where the displaced tenants will be put while development is in process.”
- \* “The increase of population would only increase the strain on the community services and environment. Increase population doesn't not create economic sustainability for a community.”
- \* “Potential density is still too high taking into consideration the lack of infrastructure and the increased density in South Etob as a whole due to the Humber Bay projects. We know the practice has been for developers to be able to increase height & density beyond zoning so we know the proposed heights will not be the maximum heights. We do not want to see a similar density or loss of community history in Mimico. The increase in density already blocks access to the city due to the lack of a comprehensive transportation plan.”
- \* “It’s a good start but still needs stronger protection for replacement of rental units and stronger height and density restrictions. More services like a new recreation centre would be beneficial as well.”
- \* “Get on with it already. My kids are growing up, but Mimico is not!!!”

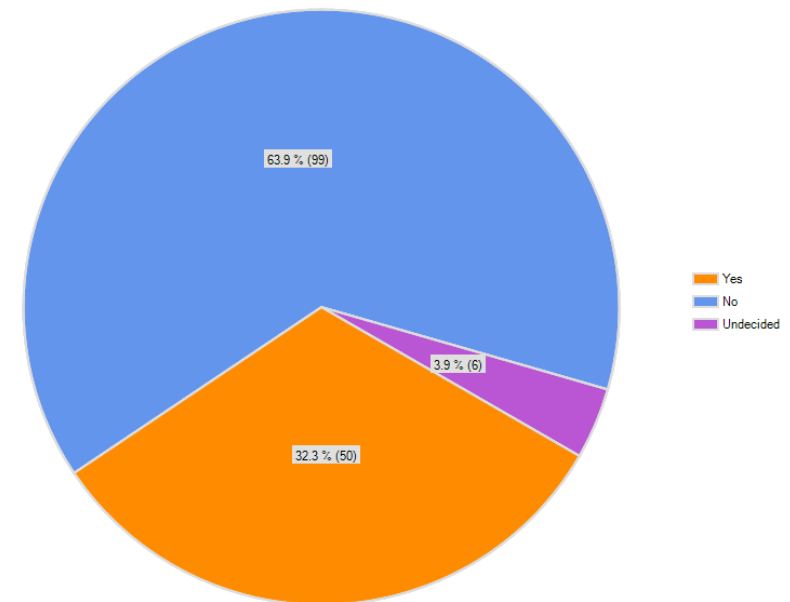
# Question 2

## Affordable rental housing



### Question – Do you believe the number of affordable rental housing units in Mimico should be increased?

- \* 63.9% of respondents indicated they believe the number of rental housing units in Mimico should not be increased.
- \* Approximately one-third (32.3%) of respondents indicated we need to increase the number of rental housing.
- \* 3.9% of respondents were undecided.
- \* 30 of the respondents that replied to this question, provided a comment.



# Question 2

## Affordable rental housing



### Open-ended responses – in their own words...

- \* “If increasing affordable units can only be achieved by increasing height and density of new buildings, i.e., as a bargaining tool for developers, there should be no increase. It would be unfair to current residents and homeowners to face decrease in quality of life and loss of their property values to allow more affordable units.”
- \* “I also think affordable should not mean small. There also should be geared to income places for seniors that are accessible.”
- \* “There are many people in this community that spend more than 50 per cent of their income on safe affordable housing. It should increase to help support those individual and families have a greater opportunity to improve their standard of like. It is hard to participate when you are in survival mode.”
- \* “There is enough affordable housing already in Mimico.”
- \* “Affordable housing needs to be spread amongst all the different Toronto neighbourhoods and not concentrated in one area.”
- \* “Looking beyond the needs of the immediate geographical community - affordable rentals are very much needed. We don't need more condos in the City. Most particularly, what we need are more apartments suitable for the needs of families, particularly 3 bedroom units. It is very difficult to find such housing at any price.”



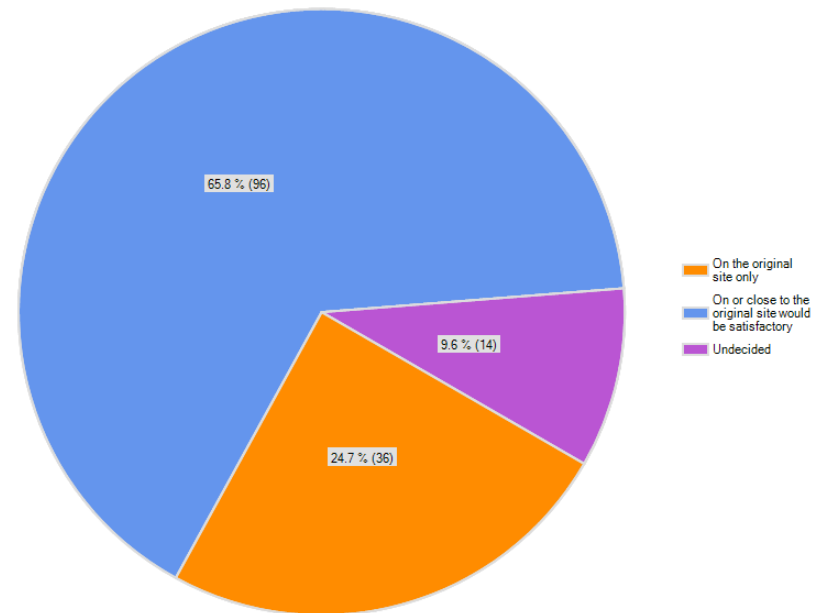
# Question 3

## 1:1 Rental replacement location



### Question – Regarding the 1:1 replacement of rental units, where do you believe the new rental units should be located?

- \* The majority of respondents (65.8%) believe replacement rental units could be located on or close to the original site.
- \* 24.7% of respondents indicated the units should remain on the original site, while 9.6% were undecided.
- \* 12 people skipped this question
- \* 34 respondents provided a comment to this question.



# Question 3

## 1:1 Rental replacement location



### Open-ended responses – in their own words...

- \* “There are a large tracts of empty land that could be utilized as well as being dispersed. Some could be dispersed amongst the community, thereby reducing the possible negative impact that the consolidating this type of housing has on the surrounding area. Some of the housing could be included in the new buildings as well which would also reduce the impact and as a plus raise the level of living for those less fortunate than ourselves. I think the solution should look at all options as the net effect would be to increase the demographics of Mimico.”
- \* “These are people homes who have lived in the area for periods of time. Why should they have to move away, That would be like asking a home owner to leave their home. Their income should not make a difference if they should have to move.”
- \* “If the plan included firm commitments to replacement within the Mimico community I might be prepared to accept option 2 [on or close].”
- \* “The existing rental apartment building lots are large enough to replace all the units and add new condo units/buildings. Therefore, the Official Plan regulations on rental unit replacement need to be enforced 100%.”
- \* “Relocation to areas outside Mimico should also be considered.”
- \* “But ‘close’ means within the Mimico community - thereby allowing residents to continue enjoying their current services, e.g. school, doctors, relationships, etc.”

# Question 4

## Demographics by postal code



- \* All respondents were required to provide their postal code to complete the survey
  - \* 98% (156 respondents) provided a postal code that begins with M8V – indicating an address within or around Mimico
  - \* 2% (2 respondents) provided an M9V postal code which indicates a non-Mimico address
- \* Further analysis would be required to cross-tabulate the other survey items against postal code.

Source to confirm postal code locations: <http://www.senecacollege.ca/student/housing/gta-map.html>