



Mimico Development Survey Report

September 2024

About

- Survey initiated by the Mimico Residents Association (MRA) to solicit community feedback with respect to real estate developments & related issues in the Mimico community
- Respondents were invited to complete the survey through the MRA's social media channels, website and through our email newsletter
- Survey was open to all Mimico residents for a 6-month period (Dec 2023 – June 2024), though a great majority of responses were received in the first 3 months
- Link to the survey can be found here: [Mimico Development Survey](#)

President's Summary (key take-aways)

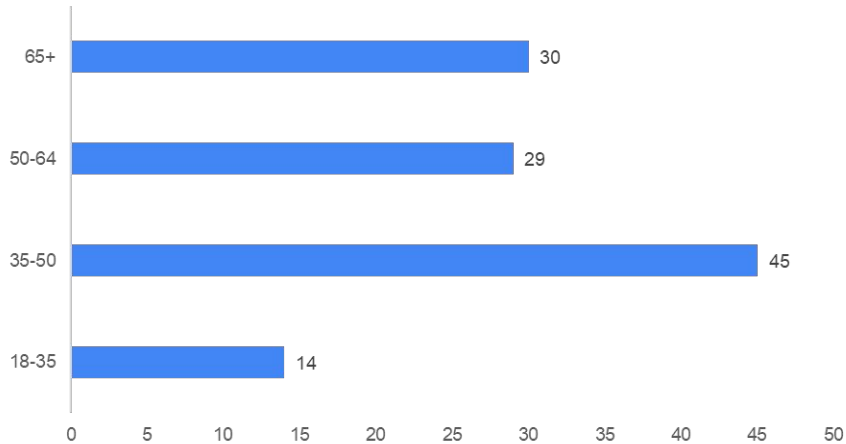
- One of the strongest themes from the survey was around traffic and transit – respondents overwhelmingly felt that **there is not an adequate plan to address traffic congestion** specifically as more density is added
 - Many comments also expressed particular frustration over the lack of transit expansion as part of the City's transportation plans for this growing community, and some expressed frustration with a disproportionate focus on expansion of poorly planned bike lanes instead
- There was broad consensus across age groups and homeownership status on **the need to invest in infrastructure & amenities** that matches the pace of developments, to support increased density
- Respondents also placed high priority on a **livable, vibrant neighbourhood** with character, community spaces, parks, good transit options and retail & recreational facilities – this was especially true for younger respondents
- Affordable housing did not emerge as one of the top issues (despite it being commonly considered a crisis in Toronto) likely due to the **overrepresentation of homeowners vs. renters** among survey respondents
- When it comes to the **Mimico waterfront** specifically, responses overwhelming indicate that residents want to see these areas preserved for public use and for parks, trails and access to the water to be expanded
 - Most respondents were opposed to dense residential development (especially high-rise condos) along the waterfront in Mimico
- When it comes to building heights, **most respondents were in favour of restriction of 15 stories or below** in Mimico and this sentiment was most prevalent among older respondents
- Other important community issues commonly cited by residents included: opposition to the development at 2405 Lakeshore, accessibility and parking issues at Mimico GO, and the need to move ahead with the transit-oriented community planned at the site of Mimico GO

Demographics

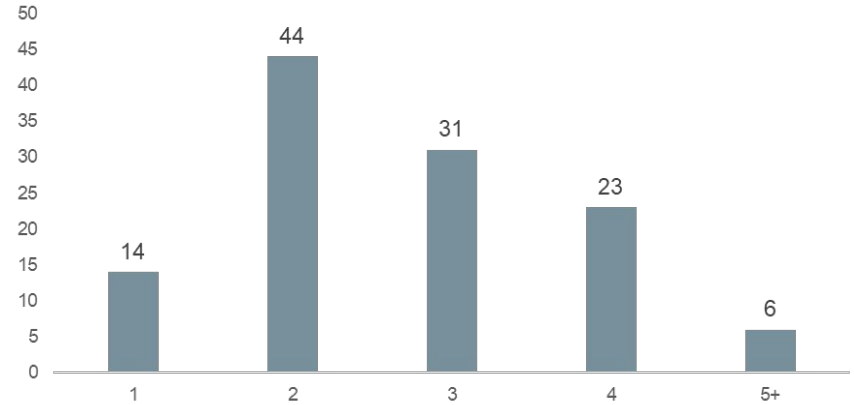
- The average survey respondent was a homeowner around age 50, living in a household with 3 people

Total Responses: 119

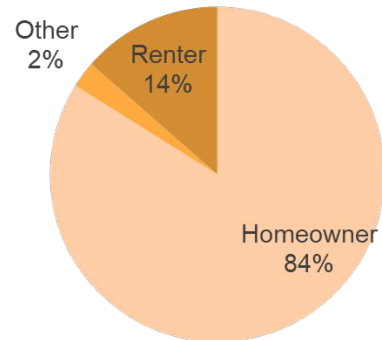
Age Distribution of Respondents



Respondents' Distribution of Household Size



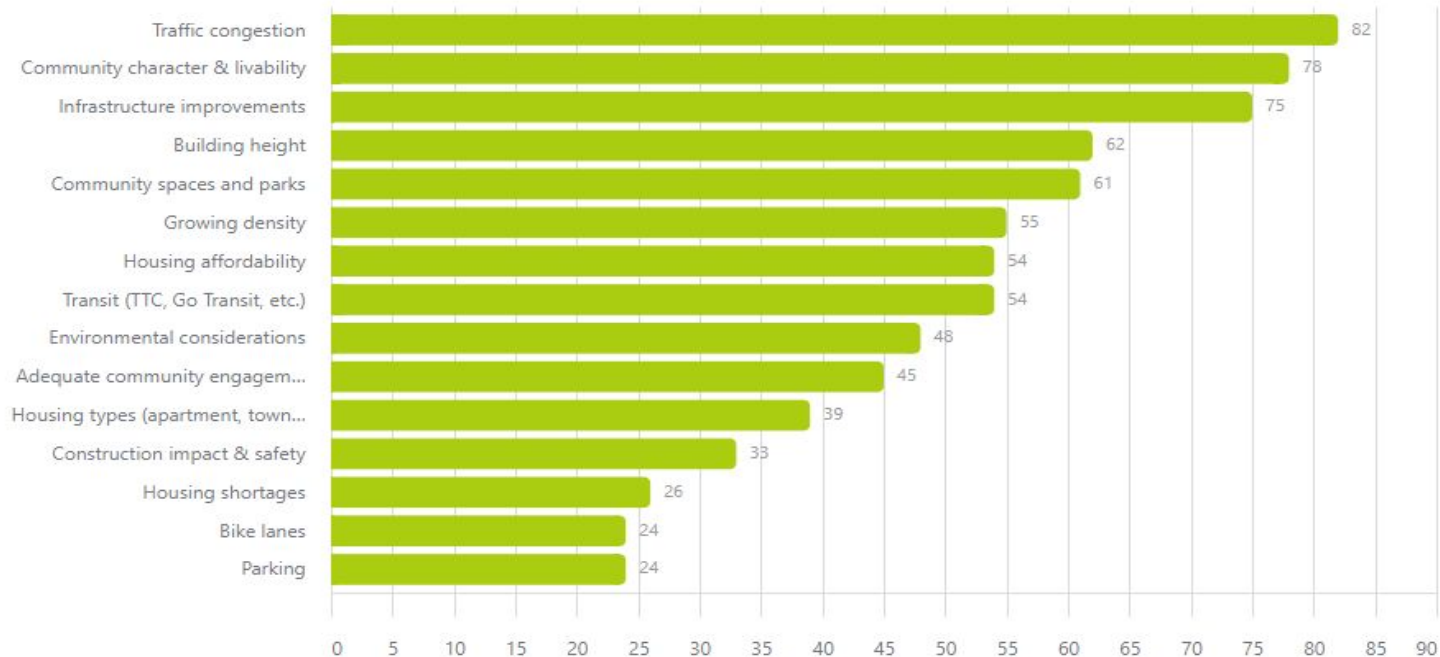
Home Status of Respondents



Top Issues

- Traffic congestion, community character & livability and infrastructure improvements were the most cited “top issues” for respondents
- The least commonly cited issues are housing shortages, bike lanes, and parking

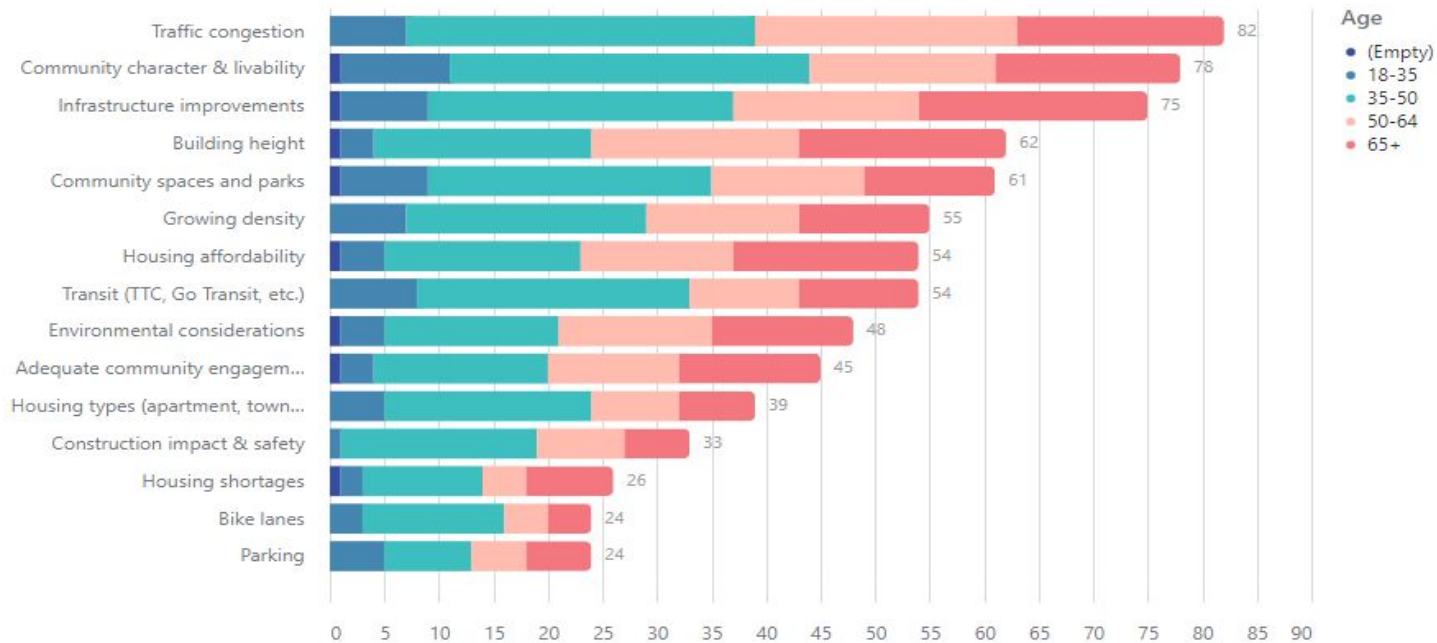
Top Issues by Number of Responses (multiple choices allowed)



Top Issues by Age

- Younger people were disproportionately more concerned with community character and livability, community parks & spaces and transit compared to older people
- Older people were disproportionately more concerned with building height, housing affordability, adequate community engagement and environmental considerations
- Traffic congestion and infrastructure improvements were top issues consistently across age groups

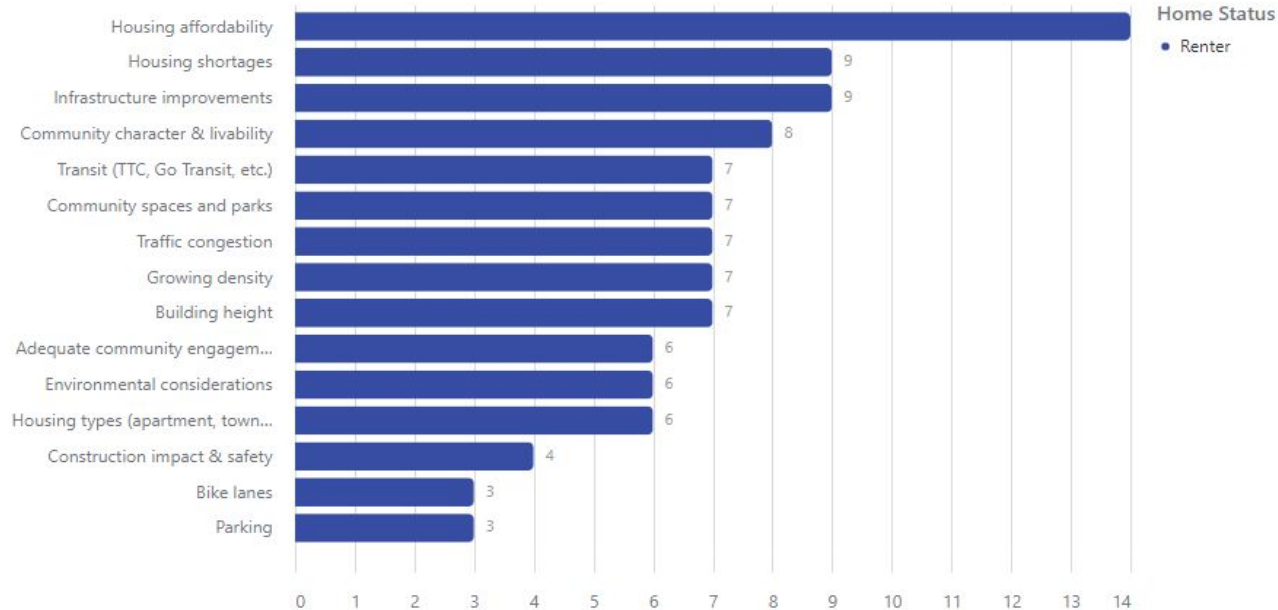
Top Issues by Number of Responses, Grouped by Age (multiple choices allowed)



Top Issues for Renters

- Renters were underrepresented among respondents to the survey
- Based on the 16 responses received from renters (14% of the total), housing affordability was the top concern cited by almost all respondents who were renters
- Other top issues commonly cited by renters included the housing shortage, infrastructure improvements and community character & livability

Top Issues by Number of Responses, for Renters Only (multiple choices allowed)



Agreement with Statements (average scores)

- Respondents most agreed that developments must come with matching investments in infrastructure, that there are too many condos (vs. other housing types), that we need more retail/food/recreational spaces in Mimico
- Respondents overall also indicated that they felt concerned about environmental sustainability of new developments and the need to keep or expand rental housing
- Respondents particularly disagreed that new developments come with an adequate plan for traffic, enough parks and amenities and that there is sufficient community input into developments in the Mimico community
- Respondents also disagreed that there is a good mix of different housing types being built and that affordable housing requirements are sufficient for new builds

Average Score Across Respondents

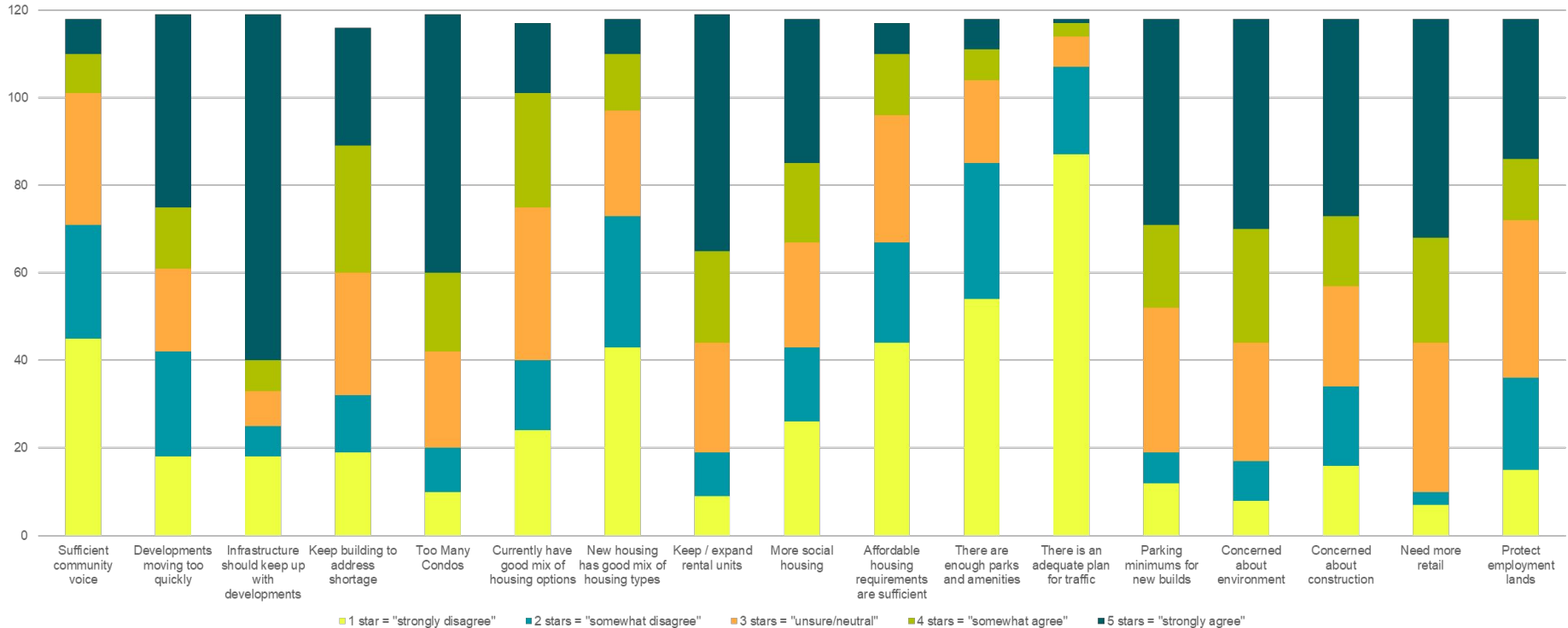


**Full wording of statements in Appendix (slide 14)*

Agreement with Statements (distribution of scores)

- Respondents felt most strongly that there is not an adequate plan for traffic when it comes to increased density and that infrastructure is not keeping up with the pace of developments

Distribution of Responses for Each Statement

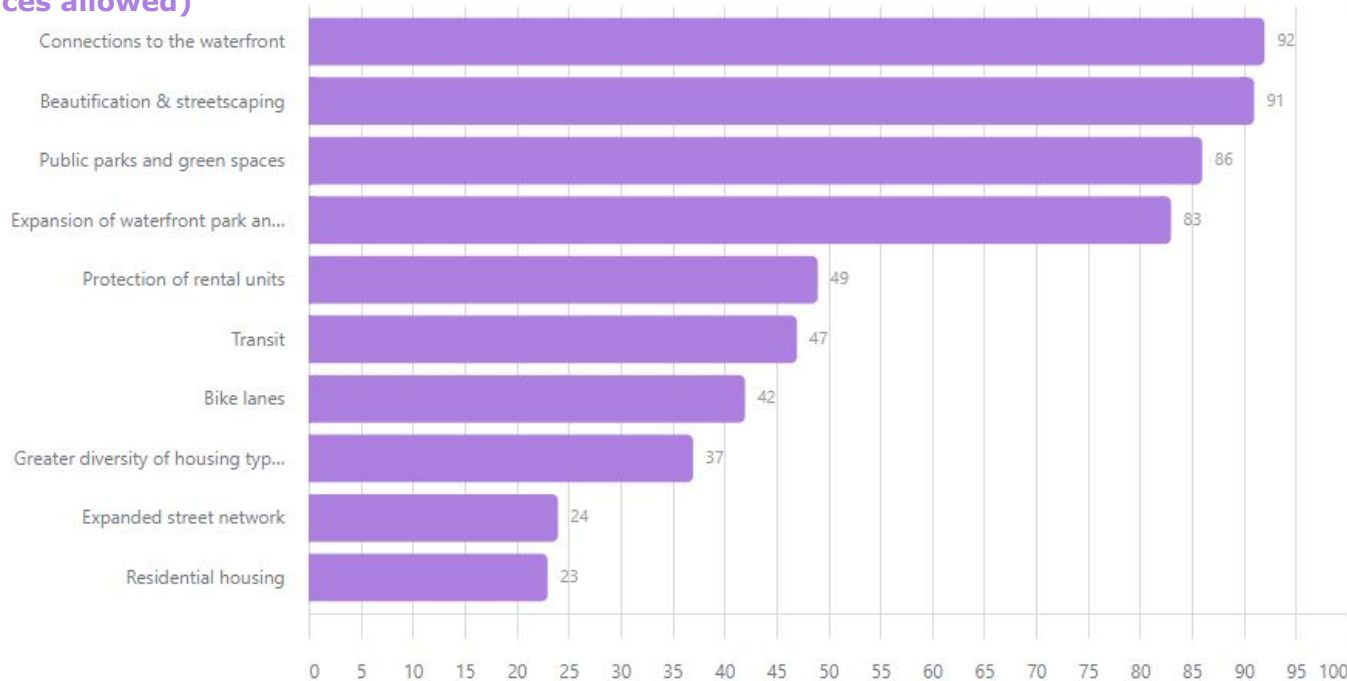


*Full wording of statements in Appendix (slide 14)

Other Questions – Mimico Waterfront

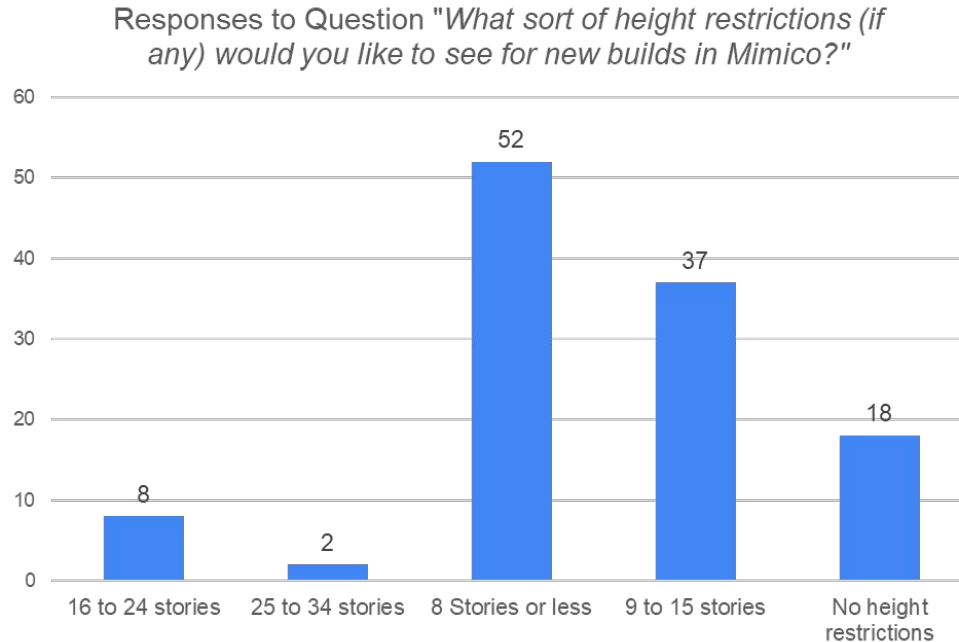
- When it comes to the Mimico waterfront areas specifically, respondents gave higher priority to building connections to the waterfront, beautification & streetscaping, parks and trails as opposed to housing, streets and other transportation infrastructure

Responses to Question “What would you like to see more of when it comes to the Mimico waterfront specifically (Lakeshore Blvd. between the Mimico Creek and Royal York and surrounding area)?” (multiple choices allowed)



Other Questions – Building Heights

- Most respondents were in favour of some height restrictions for new builds in Mimico, with most favoring 8 stories or less, followed by 9 – 15 stories
- Less than a quarter of respondents were in favour of height restrictions above 15 stories or no height restrictions at all



Key Themes from Free Form Comments Section of Survey

Some comments edited for clarity and/or brevity

2405 Lakeshore Application

"Very concerned about the 33 story building proposed for 2405-2417 Lakeshore Blvd"

"The proposal to have the huge condo that gets rid of birds & beans is the worst thing"

"there should be no new development beside Amos Waites"

"Stop the condo at Lakeshore and Amos Waites!"

"absurd that there are now two developments approved that contravene the Mimico Secondary Plan"

Traffic & Transit

"Very concerned about increase in residential density and their impact on traffic due to lack of roads/infrastructure"

"Too many condos, not enough roads"

"The plans for bike lanes should not reduce car lanes."

"Transit that keeps up with increased density is so important"

"Focus on transit solutions to accommodate higher populations"

Building Heights

"The neighbourhood will suffer if 30+ stories becomes the norm"

"Listen to your citizens and stop going above approved height restrictions"

"Overwhelmingly large towers are not a good fit"

Matching Infrastructure/Amenities

"More affordable housing requires more infrastructure, which needs more money"

"The pace of growth is far too much. Every new build has a sign out front saying your children will not go to the local school."

"Transit and city infrastructure does not keep pace with current expansion plans and must be looked at."

"Infrastructure should match real estate development"

Mimico Waterfront

"Don't build more housing on the lake. Let the lake be visible and available for recreation and relaxation."

"Waterfront should be protected for public use and condos cannot be allowed to block or interfere with that"

"Enforce the Mimico-by-the-Lake Secondary Plan and do not allow site-specific exceptions"

Mimico Go & surrounding area

"We need our Mimico Go Station upgrades"

"The proposed developments around Mimico go station needs to be pushed through"

"Metrolinx needs to commit to the improvements to Mimico station. Parking is insufficient and the station is not accessible"

"The area around Mimico Go Train needs to be developed ASAP"

"The station not being accessible is unbelievable. It's 2024... This needs to be addressed asap"

Appendix

Agreement with Statements – Full wording included in survey

Statement Summary	Full Statement in Survey
Sufficient community voice	I feel that community members like me have a voice in terms of how much and what development gets built here in Mimico
Developments moving too quickly	Real estate developments in Mimico are moving ahead too quickly
Infrastructure should keep up with developments	The pace of real estate development must match expansion of infrastructure and services
Keep building to address shortage	We need to keep building or build more residential housing to ensure we address the housing shortage
Too Many Condos	We are building too many condos and not enough of other types of housing in Mimico
Currently have good mix of housing options	Mimico currently has a good mix of different sizes of housing for different needs (e.g. 1-2 bedroom vs. 3-4+ bedrooms)
New housing has good mix of housing types	New housing being built (or planned to be built) in Mimico includes a good mix of smaller and larger apartments for different housing needs
Keep / expand rental units	We need to protect existing units and expand the supply of rental housing in Mimico
More social housing	We need to build more social or community government-assisted housing in Mimico (e.g. public, not-for-profit, co-op housing)
Affordable housing requirements are sufficient	The existing requirements for affordable units in new builds is sufficient
There are enough parks and amenities	There is enough parks, public space and community amenities (schools, health services, community centres) to support the new residential buildings being built in Mimico
There is an adequate plan for traffic	I feel that there is an adequate plan in place to address traffic and transit as new residential buildings bring more residents to the area
Parking minimums for new builds	New builds should have minimum parking requirements
Concerned about environment	I am concerned about the environmental sustainability of developments in Mimico
Concerned about construction	I am concerned about the community impacts of construction (safety, noise, dust, etc.)
Need more retail	We need more retail, restaurant/food and private/for-profit recreational spaces in Mimico (e.g. stores, bars, salons, event spaces, fitness studios, etc.)
Protect employment lands	I believe Employment Lands (areas zoned exclusively for factories, warehouses, offices, and other industrial/commercial uses) in Mimico should be protected