

# TEN REASONS FOR \$10

The **LAKESHORE PLANNING COUNCIL CORP.** is a long-established non-profit residents' group, that has appealed the Mimico Waterfront Secondary Plan Official Plan Amendment (OPA No. 197) at the OMB. To be successful, legal and professional planning assistance is required.

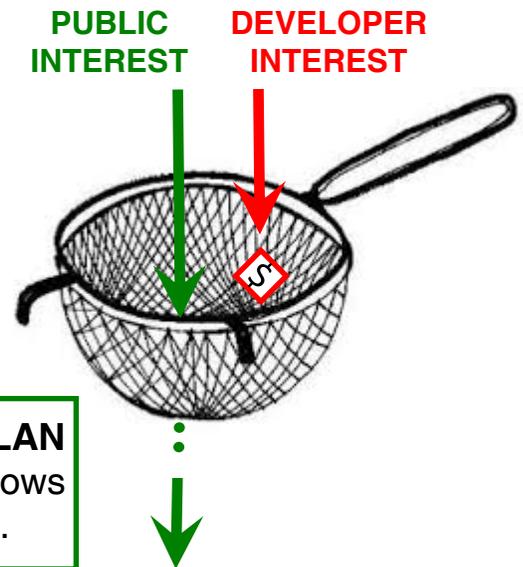
If 2,500 area residents value sufficient waterfront parkland, infrastructure and good planning for the neighbourhood consisting of the historic former Town of Mimico waterfront area, and are willing to contribute \$10 each, we can present a very good argument at the OMB for a better Mimico Secondary Plan OPA.

**2,500 x \$10 = \$25,000** \* Receipts will be issued and Financial Statements for this project will be made available.

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<http://lakeshoreplanningcouncil.com/shop/>

The **MIMICO WATERFRONT SECONDARY PLAN OPA 197** is a sieve through which public interest flows out of the plan while retaining profits for developers.



- \$1.00** OPA 197 includes an increase in building heights from low-and-mid-rise to 25 stories without any Section 37 or other community benefits included in return for the additional heights and density.
- \$2.00** OPA 197 does not provide sufficient built form performance standards or other minimum standards, which are all referenced in other documents as Guidelines, and are therefore not legally binding.
- \$3.00** OPA 197 does not state the anticipated additional population numbers which are needed to ensure development does not exceed the capacity of sewers, roads and parks.
- \$4.00** OPA 197 does not include the quantity and location of additional parkland that will be required for future residents.
- \$5.00** OPA 197 includes selling designated parkland (Superior Park) to developers to build high-rises without identifying the quantity and location for replacement parkland.
- \$6.00** OPA 197 is not a comprehensive Secondary Plan, but is a “plan to plan” in the future with insufficient control mechanisms on building heights or ties to required infrastructure.
- \$7.00** OPA 197’s “plan to plan” in the future occurs when a developer presents a precinct proposal for development, which is not binding on any other developer or development proposal within the precinct.
- \$8.00** OPA 197 includes re-designating Open Space on the waterfront to Mixed-Use for high-rises that will cast dark shadows on the waterfront area and Mimico Linear Park between 2 and 4 p.m.
- \$9.00** The Mimico Neighbourhood on the ‘west side’ of Lake Shore Blvd. West is identified in the Toronto Official Plan ([Map 8B and C](#)) as being deficient in parkland, and the residents use the parkland located on the Mimico waterfront ‘east side’ of Lake Shore Blvd West. The existing Open Space on the waterfront should be re-designated as City waterfront Parkland, and not re-designated as Mixed-Use for new high-rises. Sufficient public parkland for current and future residents must be the priority for good planning within the Mimico Secondary Plan OPA area and for the adjacent Neighbourhood.
- \$10.00** OPA 197 seeks to over-ride good planning criteria included in the Toronto Official Plan, Provincial Policy Statement (2014), Places to Grow Act (2005), and Growth Plan for the Greater Golden Horseshoe (2006), and replace these with inferior planning policies which are not in the public interest.

**LAKESHORE PLANNING COUNCIL CORP.**

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