

# **Mimico poised to change before our eyes**

*Stay put or invest - Mimico is one of the city's next biggest redevelopment projects.*

It's known as the Mimico Triangle Revitalization. Spanning four city blocks and encompassing a master-planned, mixed-use development with nine towers, the Mimico Revitalization plan will overhaul many of the post-World War II industrial buildings (including the infamous, now-demolished Mr. Christie's Factory) and replace them with a vibrant community setting for residents to call home.

## **Why Mimico?**

As it becomes increasingly evident how valuable the regions have become along the outer ring of the downtown Toronto core, the Mimico redevelopment plan makes perfect sense. Demand is apparent in these areas, citing their "best of both worlds" geographic positioning, which gives residents the perfect integration of downtown buzz and suburb peace.

That, and the fact that four years ago, city council designated a band of industrial land as a regeneration area. This led to new periodic announcements of development activity, and in 2016, the initiative of local councillor, Peter Milczyn, to address the 65-acre neighbourhood and commence planning action for regentrification, population growth and density.

## **The timeline**

Make no mistake about it, this master plan will take time - about 15 years to be exact, with an anticipated completion date in the mid 2030s. Designing, planning and other initial forms of work are most certainly taking place in the background, though.

## **A little deeper into the development everyone has their eye on**

Vandyk Properties and Freed Developments are two of the large developers on the project. Vandyk states that theirs, titled Grand Central Mimico, is a multi-year and multi-purpose project. It will introduce condominium towers first, followed by community-specific plans including rentals, retail outlets and employment opportunities.

While Grand Central Mimico in its entirety will take many years to complete and must be done in stages, Vandyk Properties says it plans to roll out sales for the first three residential towers this coming spring.

Called the Buckingham, the first tower will have 751 units, co-working space, retail (including grocery), gorgeous outdoor terraces, a spa, gym, yoga studio, steam room, social club with multiple lounges, and movie theatre rooms.

### **Things to love about Mimico**

Setting the revitalization plan aside for a second, there are already so many perks to Mimico living: you're steps from Lake Ontario, there are beautiful waterfront cycling trails to enjoy, as well as lakeside parks, beaches, farmers markets and delicious eats! The redevelopment plan will only add to the appeal of a region that's already caught the attention of so many.

### **What to look forward to**

Residents will be walking distance from a fully refurbished GO station scheduled to be complete in 2023 and set to include a newly constructed building, as well as new pedestrian tunnels, elevators, platforms entrances and below-ground parking. As for the community itself, the plans are inspiring and exciting:

- Modern amenities
- Open public spaces
- Beautiful condominium towers
- Winding parks

Thanks to Mimico's close proximity to downtown, you get the feel of suburbia and yet you're just a stone's throw away from the action, should the craving arise.

Want to learn more about Mimico's upcoming makeover?

I'm always happy to talk about exciting new developments.

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