



Mount
Dennis
Community
Association

55 Sunnybrae Crescent
Toronto, Ontario
M6M 4W6

June 17, 2013

Etobicoke-York Community Council
(sent by e-mail)

Re EY25.5 2 Keelesdale Road Zoning Amendment

While many residents will be glad to see an extra gas station in this area, a number of people in our neighbourhood have raised concerns about the proposal to locate it south of the No Frills site. In particular, they are concerned about the risks of:

- A. Locating a gas station on a site where there has for many years been a methane venting system in place, and
- B. Locating a gas station on a site where it might be struck by a train derailing from the nearby tracks.

These concerns may seem extreme, but Mount Dennis experienced a serious propane explosion in 1986, and some of those displaced by the Sunrise Propane explosion ended up living here too. Our Association wants to be certain due diligence has been done in this instance.

Re A: We have met with the City's planner who is handling this file and understand that the responsibility for ensuring any methane risks are resolved rests with the Province's Ministry of the Environment and TSSA, which will review it at the Building Permit phase of the project. Accordingly, we are proposing that:

City Council request the Ministry of the Environment to provide advice in writing to the City Councillors for Wards 11 and 12 and to the Mount Dennis Community Association on the steps being taken to address the presence of methane on the 2 Keelesdale Road site.

Respecting B, the derailment risk: We understand that the rail companies do not consider this an issue since that site is 50 metres from the rail corridor, placing it beyond the 30 metre distance with which they are normally concerned. However, the tracks at this point are well above site level, and we suspect that a toppling train in motion could end up well beyond the 30 metre limit. Moreover, we are told the CP line closest to this site is now frequently carrying long trains of oil sands bitumen – an added concern. Our Association believes that the best solution for this is a crash wall like the one to be built on the Ward 11 side of the rail corridor in conjunction with the new Weston Road townhouse development, but if that is not feasible we would like the layout of the site designed to minimize the risk. We therefore recommend that:

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“Working Together to Strengthen Mount Dennis”

City Council either:

- (1) require the property owner to install a crash wall that will protect the proposed gas station site from any future train derailment, or
- (2) ask its staff to work with the applicant during the Site Plan stage of the approval process to find ways of locating the gas station's most vulnerable elements as far as possible from the rail corridor.

Thank you for your consideration of these requests.

Sincerely

A handwritten signature in black ink, appearing to read 'S. Chamberlain', with a long horizontal flourish extending to the right.

Simon Chamberlain
Secretary,
Mount Dennis Community Association

c.c. Councillor Frances Nunziata
Councillor Frank Di Giorgio