



Mimico Lakeshore Community Network  
[www.mimicolakeshorenetwork.wordpress.com](http://www.mimicolakeshorenetwork.wordpress.com)

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June 4, 2016

To: Mayor John Tory and Members of City Council  
City of Toronto  
City Hall  
Toronto, ON

Re: Item PG12.8, Mimico-Judson Secondary Plan

We are writing on behalf of the Mimico Lakeshore Community Network, an umbrella organization that brings together seven different community groups in the Mimico-Lakeshore area.

In our deputations at the meeting of the Planning and Growth Management Committee on May 11, and in our letter of April 5 directed to that committee, we expressed support of the Mimico-Judson Secondary Plan in the form proposed by the City planning staff. We urged the Councillors to avoid ruining a well-crafted plan for a healthy neighbourhood with amendments that would only serve the interests of property owners and developers. But at the May 11 meeting, that is exactly what they did. The vote was 4-2.

Councillor Di Ciano, who moved the key amendment to reclassify the lands south of Judson Street from employment to mixed use, was later quoted by the CBC as saying that those who had supported the unamended Secondary Plan had “got it wrong”. That included our group, the City’s planners, Metrolinx, the South Etobicoke Industrial Employers’ Association, and individual residents of the neighbourhood. If all of those parties have got it wrong, who could have got it right? Only the landowners and developers who stand to make money from the reclassification of the lands. We find it implausible to suppose that they alone should have a correct perception of the public interest.

In the same interview with the CBC, Councillor Di Ciano attempted to defend the idea of building town houses south of Judson Street by arguing that “we’ve been developing next to rail yards for the last 25 years, intensely”. But we need to remind ourselves that the guidelines adopted by the Federation of Canadian Municipalities in 2013, and applied by the planners of

the City of Toronto, were devised in response to the Lac-Mégantic disaster of 2013, and aimed at preventing any such occurrence in the future: a recognition that the safety standards used in the past were inadequate. Do not suppose that nothing of the kind could ever happen here: there have been three derailments along the rail corridor in Mimico in the past decade.

The guidelines also address issues of noise and vibration, and these provisions would be breached by any construction of town houses on the south side of Judson Street. The point cannot be evaded by calling the Willowbrook maintenance yard a “coach yard”. It is a place where locomotives idle all night long in cold weather, to cite but one fact that would make any such rail yard an unacceptable environment for new residences.

For all of these reasons we strongly urge our City Council to enact the Mimico-Judson Secondary Plan in the form proposed by the Chief Planner in the Supplementary Report of May 9, 2016, with the lands south of Judson Street designated as employment lands, not a mixed-use area. That would be a vote for a safe and healthy community.

For the Mimico Lakeshore Community Network,

Martin E. Gerwin [REDACTED]  
Judith A. Rutledge [REDACTED]

Co-chairs,  
MLCN Steering Committee

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Etobicoke, ON

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