

April 5, 2016

Councillor David Shiner, Chair – Planning and Growth Management  
c/o  
Secretariat Contact Nancy Martins  
10th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Councillor Shiner:

**Subject: Mimico-Judson Regeneration Area Study and draft Secondary Plan –  
April 6, 2016 Statutory Public Meeting**

I am writing to follow-up on the letters (attached) sent to you on November 9<sup>th</sup> and to City of Toronto staff (Kerri Voumvakis and Neil Cresswell) on August 8, 2015 regarding the Mimico Judson Regeneration Area Study and draft Secondary Plan.

To reiterate, Metrolinx supports the Regeneration Area Study, as well as the (October 28, 2015) staff Directions Report and Draft Secondary Plan, which protects for the GO Transit Willowbrook Maintenance Facility's ongoing operations and future expansion to serve the Regional Express Rail program and the City's Smart Track objectives. Metrolinx does not support residential land use on the south side of Judson Street, given the immediate proximity to this facility, which is a critical component of the Metrolinx rail transportation network.

While Metrolinx has some broad concerns about the proposed Greenway and accompanying Urban Design Guidelines, we will continue discussions with City staff in terms of their specific application to the Metrolinx lands.

We thank the City for engaging Metrolinx to date and we look forward to continuing the dialogue on this important matter.

Sincerely,

A handwritten signature in brown ink, appearing to read 'Leslie Woo', with a large, sweeping flourish at the beginning.

Leslie Woo  
Chief Planning Officer

- c. Mike Wolczyk, Vice President, Corridor Infrastructure, Metrolinx  
Andre Lalonde, Director, Rail Operations, Rail Services, Metrolinx  
Leon Stambolich, Director, Corridor Infrastructure – Lakeshore West, Metrolinx  
Kerri Voumvakis, Director, Strategic Initiatives, Policy, and Analysis, City of Toronto  
Neil Cresswell, Director, Community Planning, Etobicoke York District, City of Toronto
  
- encl. November 9, 2015 letter to Councillor Shiner  
August 11, 2015 letter to Kerri Voumvakis and Neil Cresswell

November 9<sup>th</sup>, 2015

Councillor David Shiner, Chair - Planning Growth Management  
c/o  
Secretariat Contact Nancy Martins  
10th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

Dear Councillor Shiner:

**Subject: Mimico-Judson Regeneration Area Study – Directions Report**

I am writing to follow-up on the letter (attached) sent to City of Toronto staff (Kerri Voumakis and Neil Cresswell) on August 8, 2015 regarding the Mimico Judson Regeneration Area Study.

To reiterate, Metrolinx supports the Regeneration Area Study, as well as the (October 28, 2015) staff Directions Report and Draft Secondary Plan, which protects for the GO Transit Willowbrook Maintenance Facility's ongoing operations and future expansion. Maintaining an *Employment Areas* land-use designation on the lands west of Royal York and south of Judson (Block "D") is an important aspect of meeting the plan's objectives. As noted in the attached letter, we would have concerns should residential development on the south side of Judson Street be considered. This could affect Willowbrook's current operations and would limit future expansion of the Regional Express Rail program to increase service to Toronto and the rest of GTHA.

In our August 8, 2015 letter, we also indicated that that we would support the integration of a linear green space west of Royal York Road, along the south side of Judson Street, to act as a community resource as well as a buffer between residential and employment. However, the draft Secondary Plan proposes a Mimico-Judson Greenway that continues from Judson Street eastward across Royal York Road, on a bike and pedestrian bridge near the rail bridge, onto Mimico GO station lands. We will continue to engage in discussions with City staff to determine if it is feasible to accommodate a bridge and the Greenway on Metrolinx lands east of Royal York Road.

We thank the City for engaging Metrolinx to date and we look forward to continuing the dialogue on this important matter.

Sincerely,

A handwritten signature in brown ink, appearing to read 'L. Woo', with a large flourish at the end.

Leslie Woo  
Chief Planning Officer

- c. Mike Wolczyk, Vice President, Corridor Infrastructure, Metrolinx  
Andre Lalonde, Director, Rail Operations, Rail Services, Metrolinx  
Leon Stambolich, Director, Corridor Infrastructure – Lakeshore West, Metrolinx  
Kerry Vomakis, Director, Strategic Initiatives, Policy, and Analysis, City of Toronto  
Neil Kresswell, Director, Community Planning, Etobicoke York District, City of Toronto

encl. August 8, 2015 letter to Kerri Voumakis and Neil Cresswell

August 8<sup>th</sup>, 2015

Kerri Voumakis  
Director, Strategic Initiatives, Policy, and Analysis  
Toronto City Planning  
Metro Hall  
22nd fl., 55 John St  
Toronto, ON · M5V 3C6

Neil Cresswell  
Director, Community Planning, Etobicoke York District  
Toronto City Planning  
3rd fl., 2 Civic Centre Ct.  
Etobicoke, ON M9C 5A3

Dear Kerri and Neil:

**Subject: Mimico-Judson Regeneration Area**

Thank you for including Metrolinx in on-going discussions in support of the Mimico-Judson Regeneration Area Study. Through a number of meetings with the City and their consultants, as well as discussions with community stakeholders, Metrolinx staff have provided informal feedback regarding future directions for development around Mimico GO Station as well as on Judson Street, in the vicinity of the GO Transit Willowbrook rail facility. I am writing today to formally state our position on these matters. Metrolinx supports the recommendations in the City staff's final report that relate to GO Transit operations.

In general, Metrolinx supports and encourages municipalities to plan for higher density, mixed-use development around our GO Transit stations to maximize the benefits associated with our investment in transit infrastructure and service, as per the objectives of the Metrolinx Mobility Hub Guidelines (2011). Likewise, the City's Mimico-Judson Regeneration Area Study Final Report identifies higher densities and a walkable network of streets north of Mimico GO Station. We therefore agree that this is an appropriate approach for development for the area east of Royal York Road. Plans should integrate well with our current station improvement plans, so as to enhance pedestrian access to the station.

With respect to development west of Royal York, our interests are focused on protecting for Willowbrook's on-going operations and future expansion, as this is a critical facility within the context of GO Rail activities and our Regional Express Rail (RER) expansion.

Likewise, the City's Regeneration Area Study report "recommends retaining an Employment Areas designation in the narrow Judson lands with a relatively low-scaled employment built form, reflecting the physical constraints of both parcel size and immediate proximity to the Willowbrook Yard." We strongly concur with this recommendation and would have serious concerns should residential development on the south side of Judson Street be considered. Residential development is not advisable due to the potential incompatibility with year round transportation maintenance and operations facilities. Adjacent residential development could affect Willowbrook's current operations and would limit future expansion of the RER program.

The GO Transit Five Year Strategy (2012-2017) projects rail ridership to grow from 43 million today to nearly 53 million by 2017, and this growth in ridership and service will demand a larger rail equipment fleet. The fleet is projected to grow from 590 to 913 coaches and from 65 locomotives to 87 locomotives assembled into 72 train consists (up from 52). With RER, in the next ten years, these expanded fleet numbers will double and Willowbrook will transition from partial day to 24-hour operations. As such, expansion must be protected for at Willowbrook.

As such, Metrolinx staff have indicated, though the Regeneration Area Study project meetings, that we would support the integration of a linear green space along the south side of Judson Street. The space would act as both a community resource as well as a buffer between residential and employment uses.

Thank you for engaging Metrolinx to date and we look forward to continuing the dialogue on this important matter.

Sincerely,



Leslie Woo  
Chief Planning Officer

- c. Andre Lalonde, Director, Rail Fleet & Facilities  
Mike Wolczyk, Vice President, Corridor Infrastructure  
Leon Stambolich, Director, Corridor Infrastructure – Lakeshore West