

# Revised CC43.21.2

**From:** [Stan Smith](#)  
**To:** [Clerk](#)  
**Subject:** URGENT REVISION  
**Date:** June 25, 2018 3:03:23 PM  
**Attachments:** [Edits Mimico GO Station letter to City Councillors June 20 2018.pdf](#)  
**Importance:** High

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To The City Clerk:

Further to my email date June 22, 2018, the attached letter has been revised. Please distribute the corrected version asap in preparation of discussion at City Council June 26/27 on item CC43.21: Mimico-Judson Secondary Plan (east of Royal York Road): Request for further direction.

In addition to the attachment of the revised letter, I am pasting the same below. Some recipients of the .odt format have been unable to open these files.

We understand that our comments and the personal information in this e-mail will form part of the public record and that my name will be listed as correspondent on agendas and minutes of City Council or its committees. Also, we understand that agendas and minutes are posted online and that our names may be indexed by search engines such as Google.

Starr Smith

Mimico Estates Tenants' Association, Chair  
Mimico Lakeshore Community Network, Steering Committee  
Lakeshore Leaders Forum, Facilitator  
Mimico-Judson Secondary Plan (east of Royal York Road) Appeals, Participant

COPY OF ATTACHMENT

## **URGENT: RE: COUNCIL DIRECTION JUNE 26 OR 27, 2018**

To All of You Concerned About Responsible Development:

We are not against creating new affordable housing to break this sellers market in which we find ourselves – quite the contrary. However, living next to Humber Bay Shores, we are acutely cognisant of the results of ignoring the details.

I write this letter in anticipation of you being delivered a mediated proposal(s) for your vote at the June 26/27 council meeting as late as June 25<sup>th</sup>.

Please do not rush to judgement, especially on the precincts to the north of the Mimico GO station CC43.21: Mimico-Judson Secondary Plan (east of Royal York Road). Rather please give your direction to LPAT by presenting and voting on a motion for a complete and more in-depth infrastructure study.

We are asking for trouble with 13 towers in total having been proposed for this small footprint of land, which formerly housed predominately very small businesses with little requirements for sewer, water or power, compared with those which will result if the developments proposed proceed even in dramatically reduced density.

In addition, I urge you all to take a second and third look at the dangerous traffic congestion already in existense at the Royal York Rd. railway underpass at Mimico GO Station. It is already a serious danger to cyclists, pedestrians and vehicle traffic alike *before* adding thousands to the population directly adjacent to it.

This bottle-neck creates stress to the point of road rage every time traffic backs up at the red light at Newcastle. Poor drivers repeatedly endanger cyclists where the road narrows, driving them onto the sidewalk which then endangers pedestrians. In addition to that, just to the north of the underpass is Judson Avenue, a popular left turn which creates even more chaos northbound.

I can personally attest to witnessing such events on at least a weekly basis where honking horns escalate to confrontations. This is the main artery for buses as well as cars from Lake Shore Blvd. W. northbound returning southbound. And with the growth of bicycle traffic, it appears the same route is the primary, or only, choice for them as well.

This is not to mention what happens when pedestrians jaywalk to catch a train, never mind that a crosswalk would further exacerbate the precarious traffic situation already jeopardizing safety.

I do believe this situation demands, at the very least, a more comprehensive infrastructure study. Without widening Royal York at this juncture, in my opinion, NO development can be considered at all. We may achieve slightly faster housing

now, but at what cost? As it stands, the proposals do not consider what the increased population will do to future budgets. Much the same as the case at Humber Bay Shores, the taxpayer will be paying and paying and paying down the road to repair plans rushed through without due consideration.

Even the recent stop-gap shuttle bus solution will not solve the fact that no sufficient egress exits for the volume of traffic leaving Humber Bay Shores at peak hours, nor will a brand new station. That is not to mention the “brown outs” frequently experienced by residents there.

As a city planner put it to me some time ago, “The decision was to go up or out. We decided to go up and that means densification.” We are on side with that. However, in the race to meet the needs of a growing population, we must not sacrifice the future in the name of saving a few months time to do the required in-depth studies which will save millions of tax-payer dollars, as well as, I believe, lives.

Sincerely

Starr Smith

SS/ss

Mimico Estates Tenants' Association, Chair; Mimico Lakeshore Community Network, Steering Committee; Lake Shore Leaders Forum, Facilitator; Mimico-Judson Secondary Plan (east of Royal York Road) Appeals, Participant