



Toronto City Hall

100 Queen Street West
Toronto, Ontario M5H 2N2

327 Royal York Road

February 18, 2026

In 2023, Metrolinx and Infrastructure Ontario advanced a Transit-Oriented Community (TOC) concept for this site that aligned increased density with meaningful community benefits, including affordable housing, a fully accessible GO station, and a new bridge over Royal York Road.

Our association supports high-density development on underutilized, transit-oriented land. However, growth must be accompanied by infrastructure, community services, and housing options that serve residents across all income levels.

We struggle to understand why the Province granted the landowner's requested zoning changes while making no noticeable effort to revive or replace the TOC framework it had previously promoted.

Mimico GO Station remains non-compliant with 2025 AODA obligations, with no public timeline for compliance. Pedestrian and cyclist safety at this location remains a serious concern, and the need for affordable housing and transit-aligned planning in South Etobicoke is unchanged.

We thank Deputy Mayor Morley and her team for re-engaging with the community, listening to concerns, and restoring constructive dialogue after a prolonged period of uncertainty.

While we remain disappointed with the current iteration of the plans, we acknowledge that this is an improvement from the initial submission and will support the City staff's recommendation to approve the architectural plans dated December 17, 2025, assuming the following are maintained:

- Pedestrian elevator from Royal York Road to Mimico GO Station (to be paid for by the developer and not from the Community Benefit Charge)
- Pedestrian access to the Mimico Go Station through the site
- Continued monitoring and improvements to the Royal York Road and Judson Road intersection to reduce pedestrian/vehicle incidents, including limited access to the proposed drive aisle into the development.
- Minimum 10% 3 bedroom units
- Minimum 233sm of non-residential area
- Minimum 100sm of POPs
- Minimum 4 on-site pickup drop off spaces
- Minimum 20m separation between towers



- All improvements to the current City infrastructure required as a result of the increased density must be completed prior to occupancy and paid for by the developers

We remind everyone that a cyclist was killed by a motor vehicle at this location in 2020, and multiple accidents have occurred there in recent months. Given this history, we request that the City require the developer to ensure the safety of residents travelling to and from the GO station, including safe access along Royal York Road, safe pick-up and drop-off, and safe construction conditions at all times.

In closing, residents recognize that change is coming to Mimico. What matters is that growth at this site is delivered safely and in ways that reflect what is important to the Mimico community and the region.

**Presented on February 18, 2026
To the 327 Royal York Road Zoning By-law Meeting**

By Jim Foster, Board Member, Mimico Residents Association

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