

From: [Mack, William](#)
To: [Planning and Growth Management Committee](#)
Cc: [Councillor Bailao](#); [Councillor Campbell](#); [Councillor Di Ciano](#); [Councillor Fillion](#); [Councillor Perks](#); [Councillor Shiner](#); [Councillor Jaye Robinson](#); [REDACTED]
Subject: Urban development along the Yonge/Eglinton corridor
Date: June 29, 2018 1:54:03 PM

Please accept this email with regards to my concern about the planned urban development along the Yonge-Eglinton corridor. As Principal of one of the neighbourhood schools, I have many concerns with the recent and proposed developments. The rapid pace of the development raises concerns for our immediate neighbourhood, including building heights, shadowing and access to sunlight, lack of green space, traffic and safety issues, dust and construction and the limited changes proposed to infrastructure. The overcrowding impacts traffic in the neighbourhood and has significant influence on the ability of our students to arrive to school in a timely fashion in the morning. Subways are overcrowded and regularly delayed (almost on a daily basis) due to overpopulation, streetcars and buses are ineffectual in the traffic and parents are inconvenienced when dropping students off at our secondary school (as well as at the many neighbouring elementary schools where safety is paramount).

Our school capacity is 1200+ students. There appears to be no proactive planning in terms of additional child care or pupil spaces in the area. Just a reminder that North Toronto is not the only secondary school in the neighbourhood. Our partners to the east at Northern Secondary School and to the west at Forest Hill CI also feel the impact of the development. Close to 5,000 students at the secondary level alone access the Eglinton subway/streetcar/bus route. This number does not take into account the thousands of elementary-aged children who must deal with overcrowding, narrow sidewalks, construction delays etc. as they navigate their way to school each morning.

In our immediate area (Roehampton, Broadway, Erskine, Redpath), the number of current and planned developments is overwhelming. My greatest concern is the lack of planned infrastructure improvements to the area. The neighbourhood's ability to facilitate the increase in car and pedestrian traffic in the next 10 years is worrisome. The streets surrounding the school are currently jammed with traffic at the regular pressure points of the day (8-9 am; 3-6 pm). I cannot foresee how the neighbourhood will deal with the increase in tenancy and home ownership without considerable additions to the already limited transportation routes.

I support option #3 which promotes the reduction of heights and density in the north-east quadrant of Yonge/Eglinton. This is an option that is supported by both the neighbourhood residents and the school community. This option also may have an impact in reducing the tremendous impact on the existing infrastructure and will hopefully positively affect the massive and dangerous traffic and transit congestion in the area. My hope is also that this option could incorporate some plans for green space in the area so that the school community could benefit from the leisure opportunities afforded by the environment while still being centrally located in the city.

Regards

William Mack
Principal

North Toronto Collegiate Institute
17 Broadway Avenue
Toronto, Ontario M4P 1T7
Tel: (416) 393-9180
Fax: (416) 393-9195
william.mack@tdsb.on.ca