



July 4, 2018
10th floor, West Tower, City Hall
100 Queen Street West, Toronto, ON M5H 2N2
Attention: Nancy Martins
By email to: pgmc@toronto.ca

RE: PG31.7: Midtown in Focus Supplementary Report

Dear Councillor Shiner and Members,
Planning and Growth Management Committee,

Quantum Owners & Residents Association (QuORA) is an independent ratepayer association that represents the community of residents and owners at the two-tower condominium located at 2181 and 2191 Yonge Street, between Eglinton and Soudan. This community of over 900 homes opened its doors in 2007. QuORA has represented its interests in Midtown planning and growth matters since 2014.

We participated in all phases of the Midtown in Focus work over the past several years as active members of the Midtown Planning Group. We support outcomes of this work as encapsulated in the recommended Official Plan Amendment.

We were in agreement with the request by the P&GM committee to conduct an additional public consultation related to tall buildings and employment in the Eglinton Avenue corridor. We attended and participated in this meeting. We appreciate the efforts by City Planning for organizing this meeting and presenting options related to reducing tall building height and increasing employment.

The City Planning report of June 26, 2018 titled *Midtown in Focus Supplementary Report* summarizes the findings of the public meeting of June 21, 2018 and offers three height options for discussion at the July 5, 2018 P&GM Committee.

QuORA could support any of the three options, but request that the following criteria be applied (in order of priority) in selecting the appropriate height option for the new Yonge-Eglinton Secondary Plan:

- 1) It conforms to, is consistent with and has regard to the various provincial Plans, Policy Statements and provincial interests of the Planning Act.
- 2) It broadly supports the tall building heights of Midtown in Focus: Final Report (May 24, 2018) to ensure City Planning will not be compromised in seeking plan approval and in particular, approval for tall building heights from the Ministry of Municipal Affairs.
- 3) It facilitates the maximization of employment (including commercial, institutional and cultural facilities).

- 4) It supports the lowest possible additional "permitted" tower height in the Eglinton corridor (for future and current development applications not yet approved) after satisfying the above three criteria.

As a member of FoNTRA, QuORA supports the FoNTRA July 4 letter related to this topic, specifically with respect to the phasing of new construction in line with the implementation of transit and other needed infrastructure.

QuORA would also draw attention to the very limited school facilities in the Yonge-Eglinton Secondary Plan area. We experience increasing numbers of growing families in tall towers. We see an urgent need for more local, walkable public schools. The TDSB has stated the immediate need for an additional school.

We also would like express our support for the identified need to invest in parkland and open spaces in the proposed Secondary Plan area as a high priority.

We compliment city planning staff for the extensive consultation over several years and their proactive efforts to incorporate a broad range of inputs.

Respectfully submitted,

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cc. Other members of Council,
Gregg Lintern, Chief Planner and Executive Director, City Planning Division
Kerri Voumvakis, Director, Strategic Initiatives, City Planning Division