

Re: TPH 25.7 - The Future of Yonge and Eglinton's Canada Square: Supporting Midtown Existing and Future Residents' Quality of Life - Special Study Area Report (Ward 8, 12, 15)

Dear Chair & Committee Members,

The former Bus Barns site on the Canada Square lands have sat as a derelict eyesore for almost two decades, now serving as a staging ground for construction of the Eglinton Crosstown. However, the site (bounded by Eglinton to the north, Yonge to the east, Berwick to the south, and Duplex to the west) will become one of the most important transit hubs in Toronto when the project is completed. These lands represent a historic opportunity to improve the quality of life for Midtown residents and create a destination site of city-wide significance.

Designated as a Growth Centre by the Provincial government in 2006, the Yonge-Eglinton area has experienced rapid development and a corresponding increase in population over the past decade and a half. Unfortunately, the Province did not ensure a mix of development types or that community services and infrastructure would keep up with the pace of growth, resulting in deficiencies in:

- Parks and green space;
- Commercial and institutional space;
- Child care facilities;
- Community facilities, including libraries and community centres; and
- School capacity.

The majority of the development that has occurred in the Yonge-Eglinton area has been on private land, due to Provincial policy, limiting the City's ability to require complete projects that include green space and community services. Canada Square, however, is on leased public land and presents a greater opportunity for much-needed neighbourhood amenities.

The proposal submitted to redevelop the Canada Square site by Oxford Developments late last year did not, unfortunately, include nearly enough public space, amenities, institutional and commercial uses, or affordable housing for a site of this size and importance. To address these deficiencies, City Council supported a motion to establish a Working Group of community leaders to inform a Special Study Area report by City Planning that is before Committee today. The Group's main focus was to set a vision for potential uses of the site, with built form to be determined subsequently.

The Working Group, composed of local Councillors, local School Trustees, Residents' Associations, Tenants' Associations, Business Improvement Areas, community organizations, and other stakeholders, had 5 meetings in a compressed timeline this

spring and was successful in putting forward a community-led vision for the site that will help transform the Yonge-Eglinton area into a complete community.

The Group's recommendations for the site included:

- A large public park;
- Ample green space;
- A public square on the corner of Yonge-Eglinton;
- Affordable housing;
- A new elementary school;
- Childcare facilities;
- A post-secondary institution;
- Significantly increased office space for innovative companies and community organizations;
- Cultural facilities such as a theatre space for the performing arts;
- A legible sense of North Toronto's special history, from its indigenous past, across the 1837 Rebellion, into its present rich mix of cultures, and;
- Prudent architecture that absorbs the practical lessons of the pandemic.

To help achieve this vision, we are putting forward the recommendations below including; an endorsement of the Working Group's report, a feasibility analysis of the vision presented in the report, and continued consultation throughout the process.

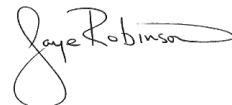
Thank you for your consideration



Councillor Josh Matlow



Councillor Mike Colle



Councillor Jaye Robinson

Recommendations:

That:

1. City Council endorse the vision for a New Town Centre as expressed in the report by the Midtown Working Group entitled *Imagining a New Town Centre for Midtown Toronto*
2. City Council request the Chief Planner & Executive Director, City Planning, in consultation with relevant City Divisions , to report to the X meeting of Planning & Housing Committee with a feasibility review of all aspects of the vision presented in *Imagining a New Town Centre for Midtown Toronto* including, but not limited to:

1. Assessing inclusion of a large public park, elementary school, affordable housing, childcare, post-secondary institution, significantly increased office/commercial/retail space with priority given to community/non-profit organizations and private/public net-zero/green innovation initiatives, cultural facilities, and other uses/amenities that contribute to Yonge-Eglinton becoming a complete community;
2. Implementation plan for amenities above, including a consideration of modifying or transitioning current contractual and financial arrangements, varied lease terms for different uses, City funding mechanisms, support from senior levels of government, and other sources of support;
3. City Council request the Chief Planner & Executive Director, City Planning, to inform and consult with the Midtown Working Group in the course of the preparation of the feasibility review;
4. City Council request the Chief Planner & Executive Director, City Planning, to hold a community consultation meeting on the Midtown Working Group's report prior to a community consultation meeting for the Oxford application for the site;
5. City Council request the Chief Planner & Executive Director, City Planning, present the feasibility review at least 3 months in advance of the Final Report for the Oxford site application.