



June 26, 2021

10th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Nancy Martins

**RE: PH 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 Ana Bailao and Members of the Planning and Housing Committee,

**We ask that the proposed motion by midtown Councillors Matlow, Colle  
and Robinson be adopted.**

The South Eglinton Ratepayers' and Residents' Association (SERRA) would like to thank City Planning for their support and assistance with the preparation of the Canada Square Special Study Area Working Group report (SSAWG), titled "Imagining a New Town Centre for Midtown Toronto".

We appreciate the City Planning recommendation that the vision and priorities of the SSAWG report be applied to the Zoning By-law Amendment application (Oxford properties) for the Canada Square site and to apply them to the extent the priorities in the report are consistent with existing and emerging policy.

However, as the City Planning report – "Development Pipeline 2021" has informed us, since 2016 the Yonge-Eglinton Secondary Plan area is one of the fastest growing Secondary Plan areas in the City with 28k new residential units built, approved but not yet completed and in the application review process, **but without much needed Community Services and Facilities and lacking in employment growth.**

The Yonge-Eglinton Centre will **grow from 19K to 49K residents (+250%)** and the Yonge-Eglinton Secondary Plan area **from 62k to 123K residents (100%)**. Additional growth due to the increase in permitted height and density as per the Provincial amended OPA 405, have not yet been estimated and will be considerable.

To remedy the area's growing imbalance of housing with green space, community services and employment, we desperately need to reach out to the only available land in the area, the leased publicly owned Canada Square site.

***We therefore ask that the feasibility of the vision and priorities expressed in the SSAWG report be explored independently and in parallel with the review of the current Zoning application as per the proposed motion requested by Councillors Matlow, Colle and Robinson and that the resulting SSAWG review concludes well in advance of the Final report of the current Zoning application.***

We are aware of the existing lease arrangements with Oxford properties (and parties) and that a long-term commercial lease arrangement has been constructed between the City and Oxford Properties (and parties). We hope that the lease holders will be amenable to consider major changes to the current proposal and we would like to point out that the 2019 commercial lease agreement included a development proposal for the site that more closely resembled the SSAWG vision.

The SSAWG report describes a once in a lifetime opportunity to create a much-welcomed visionary development on City-owned land in Midtown and at one of the City's most important future transit hubs. It can provide for much needed amenities that should include green space and parkland, a great square, affordable housing, employment opportunities, facilities for community, educational, and cultural services, and childcare among other amenities.

**We strongly urge the PHC and the full City Council to endorse our SSAWG vision, request a feasibility analysis and continue a broader community consultation throughout this review process.**

Sincerely,

Andy Gort,  
President, SERRA

Cc: Mayor John Tory and City Councillors  
Councillor Josh Matlow, Ward 12  
Councillor Mike Colle, Ward 8  
Councillor Jaye Robinson, Ward 15  
Chris Murray, City Manager  
Tracey Cook, Deputy City Manager  
Gregg Lintern, Chief Planner and Executive Director  
Oren Tamir, Manager, Community Planning  
SERRA Board