



Councillor Jaye Robinson



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Planning and Growth Management Committee
 Committee Room 1, 2nd Floor
 100 Queen Street West
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Re: PG 31.7 – Midtown in Focus: Final Report

Dear Chair and Committee Members,

I'm writing to you today to ask for your support of my motions to improve livability for residents in the Yonge-Eglinton neighbourhood.

There has been an unprecedented level of development in the Yonge-Eglinton Area since it was first designated an Urban Growth Centre in 2006. The Yonge-Eglinton Centre is now the most densely populated Growth Centre in the Greater Golden Horseshoe and ranks among the densest communities in Canada.

The Yonge-Eglinton Centre exceeded the Provincial minimum density target of 400 residents and jobs per hectare before the provincial Growth Plan came into effect. In 1991, there were already 450 residents and jobs per hectare—today, there are over 600 residents and jobs per hectare.

As you heard at the Planning and Growth Management Committee meeting on June 7, this rapid overdevelopment has had a profound impact on residents in the area. Due to the rapid influx of new residents, the City's infrastructure, including transit, schools, and utility services is under significant pressure. There is a lack of green space, parks, sunlight, and sky views in the area.

I am very concerned by the permitted building heights proposed in the Yonge-Eglinton Secondary Plan presented to Committee on June 7. These heights would permit too much density in an area that is already experiencing unprecedented intensification. For this reason, I asked the Chair to move a motion on my behalf to hold a community consultation meeting specifically targeted to residents in the north-east quadrant of Yonge and Eglinton.

For the past month, I've been working closely with local residents to develop a plan with significantly reduced permitted heights on Broadway Avenue, Roehampton Avenue, and Eglinton Avenue. Our revised plan was presented at City Planning's community meeting on June 21, 2018.

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There was standing room only at the meeting and the residents in attendance expressed their overwhelming support for our revised permitted building heights. Almost 80% of attendees voted in favour of our option, referred to in the Supplementary Report as **Option 3 – 20 and 15 storeys**, or of lowering the heights even further.

As stated in City staff's Supplementary Report, Option 3 conforms to the *Growth Plan (2017)* targets and is consistent with the *Provincial Policy Statement (2014)*. Option 3 will also have significantly reduced shadow impacts on North Toronto Collegiate Institute and Eglinton Junior's open space. This plan will also lessen the strain on infrastructure and reduce requirements for school and child care spaces in the area compared to the other options.

The Yonge-Eglinton Secondary Plan before you today is the most detailed in the City's history. While I recognize that it is an important step forward, I continue to believe that another unit should not be approved until the City's infrastructure has an opportunity to catch up with the rapid pace of development in the area.

For this reason, I am requesting an extended moratorium on new development applications. Bill 139, The Building Better Communities and Conserving Watersheds Act, which officially came into force on April 3, 2018, already prevents amendments to new secondary plans for two years after they are passed. I am requesting to extend this period to five years, at which time the Yonge-Eglinton Secondary Plan will be reviewed again by City Planning. This moratorium on development would give the City an opportunity to improve transit, parks, schools, and infrastructure to better service residents of the Yonge-Eglinton neighbourhood.

RECOMMENDATIONS

1. City Council adopt Option 3 – 20 and 15 storeys.
2. City Council request the Province to amend the Planning Act to extend the time period from two years to five years where requests for amendments to a secondary plan are prohibited unless approved by Council by resolution.