

July 14, 2021

Via Email: councilmeeting@toronto.ca

Toronto City Council
City Hall
100 Queen St. W.
Toronto, ON
M5H 2N2

Re: Item 2021.PH25.7 - The Future of Yonge and Eglinton's Canada Square

Dear Mayor Tory and Members of Council,

Oxford Properties Group ("Oxford") is the Canada Square ground lease holder and the applicant for the zoning by-law amendment for the Canada Square lands. We are writing to express:

- our support for the recommendation and next steps outlined in the report to Planning and Housing Committee from the Chief Planner, dated June 10, 2021; and
- to confirm that the supplementary report from the Interim CEO, CreateTO, dated July 13, 2021 fairly and accurately describes the 2019 Lease, the public benefits secured, and the potential implications if the 2019 Lease "does not proceed".

Since 2016, Oxford has been working collaboratively with city staff, the TTC, and the local Councillor to bring forward a comprehensive and transit-supportive master plan for Canada Square – a plan that is guided by the existing and emerging planning policy framework. Oxford engaged in considerable pre-application consultation with local community groups and stakeholders which helped shape the redevelopment proposal. Oxford subsequently submitted a zoning by-law amendment application for Canada Square in December of 2020. The proposal aims to deliver on a number of city-wide and community priorities while responding to unique site constraints.

In regard to the item before Council today, we support the recommendation from the Chief Planner which is that:

The City Planning Division recommends that City Council:

1. Request the Chief Planner and Executive Director, City Planning to consider the vision and priorities identified in Attachment No. 1 to this report, in the review of the Zoning By-law Amendment application for the site at 2180-2210 Yonge Street, 15 Eglinton Avenue West, and 20 and 46 Berwick Avenue, and apply them to the extent the priorities are consistent with existing and emerging policy, and report back with a Final Report and a recommended Zoning By-law Amendment no later than the second quarter of 2022.

To date, consultation with the broader community regarding our application has been put on hold to accommodate the Special Study Area report and working group process – a process that Oxford was not invited to contribute to or meaningfully participate in. To facilitate the broader consultation required as part of the Canada Square application process, we also support the next steps set out by the Chief Planner which are:

City Planning will proceed to schedule community consultation meetings to provide further information about the Canada Square Zoning By-law Amendment application to the broader community for their review and comments. Staff will consider the SSAWG vision and priorities in conjunction with the Planning Framework and feedback received from broader community consultation in the evaluation of the application.

We have also had the opportunity to review the supplementary report from the Interim Chief Executive Officer, CreateTO dated July 13, 2021. As noted above, this report fairly and accurately describes the 2019 Lease, the public benefits secured, and the potential implications if the 2019 Lease “does not proceed”.

We support the path forward for the Canada Square application outlined by the Chief Planner and remain eager to continue engaging with all stakeholders as we obtain feedback on our proposal from this vibrant and diverse community.

Thank you for considering our perspective on this important matter.

Sincerely,

Oxford Properties Group

Andrew O’Neil

Vice President, Development