

City Council

Notice of Motion

MM32.5	ACTION			Ward: All
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Call to Publicly Release the Signed 350 page 200-year Lease Agreement Between the City of Toronto and Oxford Properties, for the Redevelopment of the Canada Square Lands at 2200 Yonge Street - by Councillor Mike Colle, seconded by Councillor Jaye Robinson

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Mike Colle, seconded by Councillor Jaye Robinson, recommends that:

1. City Council request the City Manager, in consultation with the appropriate City Officials, to make the signed agreement with Oxford Properties regarding the Canada Square lands, located at 2200 Yonge Street, and all related documents available to the public immediately, to support a full and transparent process of disclosure of the future development of this vital public asset, and City Council refer the development application at this site to the Planning and Housing Committee for review.

Summary

The future development of the City of Toronto's Canada Square lands is subject to a 350 page agreement which was signed between the developer, Oxford Properties, and the City of Toronto in 2018. In view of the critical importance of this publicly owned land to the future of one of Toronto's major crossroads, Yonge and Eglinton, and its impacts on not only the three Wards it abuts (Wards 8, 12, and 15) but also a major transit hub as the Yonge Subway Line and future Eglinton Crosstown LRT Project intersect here, it is in the public interest that this confidential agreement, which has not been made public since 2018, be made available due to the new development application submitted for the lands consisting of:

- 5 Residential Towers
 - Tower 1 at 60 storeys (204.2 metres);
 - Floors 1-27 Office Space;
 - Floors 28-60 Residential;
 - Tower 2 at 70 storeys (231.7 metres);
 - Tower 3 at 60 storeys (204.2 metres);
 - Tower 4 at 55 storeys (184.3 metres); and
 - Tower 5 at 45 storeys (154.3 metres)

Totaling 2,701 Residential Units.

Using the City's "Growing Up Guidelines" where 25 percent of all units in residential mid-rise and high-rise must be "larger units," one could assume:

- 675 Units would be dedicated to 2 – 3 Bedrooms;
- At a conservative estimation, an additional 5,500+ residents could be added within the entire development; and
- According to the Midtown in Focus Study, about 20,000 people already lived in the "Yonge-Eglinton Centre" or 34 percent of the 61,000 people in all of Midtown in 2017.

City Council passed a resolution in support of the nine Residents' Associations in the area requesting that development be delayed until there is a comprehensive regional review of this development.

Without full disclosure of the agreement between the City of Toronto, the Toronto Transit Commission, and the development partner, Oxford Properties, it will not be possible for the local Residents' Associations and the public at large to make fully-informed planning and development decisions on the future of these critical lands. It is essential that this agreement be made available to the public immediately to ensure that the City can engage in full and transparent community consultation.

Given the significant impacts this proposal will have on Wards 8, 12, and 15, and the further strain it will have on the existing infrastructure in the area including: recreational facilities, open space, parks, housing, servicing, transit, and congestion, this document should be made public immediately. Further, the development application submitted for this site should be referred to the Planning and Housing Committee for its review.

Background Information (City Council)

Member Motion MM32.5

Attachment - Letter from Sheila Harrison, Secretary, South Armour Heights Residents' Association (SAHRA)

<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-166369.pdf>

Attachment - Letter from Tom Cohen, Chair, Eglinton Park Residents' Association (EPRA)

<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-166334.pdf>

Attachment - Letter from John Caliendo, Co-Chair and Ian Carmichael, Co-Chair, Avenue Bay Cottingham Residents' Association (ABCRA)

<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-166336.pdf>

Attachment - Letter from Geri Berholz, President, Republic Residents' Association, Tom Cohen, President, Eglinton Park Residents' Association (EPRA) Andy Gort, President, South Eglinton Ratepayers' and Residents' Association (SERRA) David McMahon, President, Oriole Park Association (OPA) Melissa Phillips, Berwick Condominium Corporation and David Ticoll, President, Quantum Owners and Residents Association (QuORA)

<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-166337.pdf>

Attachment - Letter from Geri Berholz, President, Republic Residents' Association, Tom Cohen, President, Eglinton Park Residents' Association (EPRA), Andy Gort, President, South Eglinton Ratepayers' and Residents' Association (SERRA), Ann King, Chair, Community Liaison, Stanley Knowles Housing Co-operative, David McMahon, President, Oriole Park Association. (OPA), Melissa Phillips, Berwick Condominium Corporation and David Ticoll, President Quantum Owners and Residents Association (QuORA)

<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-166371.pdf>

Attachment - Letter from Tom Cohen, Eglinton Park Residents Association, David McMahon,

Oriole Park Association, David Ticoll, Quantum Owners and Residents Association, Geri Berholz, Republic Residents Association, Andy Gort, South Eglinton Ratepayers' and Residents' Association and Melissa Phillips, Berwick Condominium Corporation
(<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-166339.pdf>)