

March 5, 2021

To: Gregg Lintern, Chief Planner and Executive Director, City Planning Division

Re. TE 23.51 2180-2210 Yonge Street, 15 Eglinton Avenue West, and 20 and 46 Berwick Avenue Zoning Amendment Application - Preliminary Report: Proposed Comprehensive Study to update the existing Zoning By-law 236-2009 and 235-2009 for Canada Square Site.

Dear Mr. Lintern,

At the February 24, 2021 TEYCC meeting, a Motion was moved by Councillor Matlow and approved by Community Council that consideration of the Preliminary Report be deferred. The deferral allows time to organize the next steps required to undertake a Comprehensive Study of the site, including update of the existing Zoning by-laws.

On January 26, 2021 reps of five of the neighbouring RAs met with Councillor Matlow, and Oren Tamir and Alex Teixeira of City Planning, to discuss the subject application. In this discussion, we spoke to the following:

- Our concerns regarding the core assumptions behind the application.
- The need for a comprehensive, needs-based 'greenfield' plan for Canada Square to maximize complete community policy objectives while recognizing the site's physical and technical (including TTC) constraints.

At the conclusion of the meeting, Councillor Matlow stated that:

- We should not react to the application but instead develop a needs-based vision for the site. He encouraged the participating resident associations to articulate such a vision and set of needs and opportunities for further discussion.
- There is a need to review the Official Plan and Zoning bylaw Amendments 235-2009 and 236-2009 with the intent of updating them.
- The Councillor would provide leadership and support to the formation and activities of a working group to address these issues in conjunction with the Midtown resident associations.
- We should not be constrained by the applicant's preferred timelines.

In addition, Oren Tamir suggested that the participating resident associations identify and prioritize the needs for the Canada Square site, outlining why a comprehensive study is required and our vision for Canada Square. This has been done and is included under agenda item TE23.51 - "RA Submission", copy attached.

We also highlighted the existence of a statutory requirement regarding the need for a comprehensive study prior to considering any amendments or variances to the [applicable] Zoning By-law per OPA 405, sections 5.5.3 and subsection 5.5.3.a .

In light of these developments, we respectfully request that:

1. City Planning convene, at its earliest convenience, a kickoff meeting for a comprehensive planning study for Canada Square to include Councillor Matlow, the undersigned and other relevant participants, to co-define the scope, objectives, deliverables, governance, participation, process, activities, and timeline.
2. The actions recommended in the Staff Report be deferred pending the results, outcomes, and recommendations of the comprehensive planning study.

We propose that participants will also include the Federation of North Toronto Residents' Associations (FoNTRA), representing the wider North Toronto community).

We thank you for your attention to this.

Best regards,

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

David Ticoll, President Quantum Owners and Residents Association (QuORA)

cc.:

Councillor Josh Matlow, Ward 12

Councillor Jaye Robinson, Ward 15

Councillor Mike Colle, Ward 8

Kerri Voumvakis, Director, Strategic Initiatives, City Planning

Lynda Macdonald, Director, Community Planning, Toronto and East York,

Oren Tamir, Manager Midtown Section, Community Planning

Alex Teixeira, Senior Planner, Community Planning

Geoff Kettel & Cathie Macdonald, Co-Chairs Federation of North Toronto Residents Associations (FoNTRA)

Copy of midtown RAs' submission to TEYCC – see separate attachment