



April 6 2021
12 Floor, West Tower, City Hall
100 Queen St. W, Toronto ON M5H 2N2

Attention: Marilyn Toft
By email to councilmeeting@toronto.ca

Re: MM31.27: The Future of Yonge and Eglinton's Canada Square: Supporting Midtown Residents' Quality of Life

Dear Mayor Tory and Members of City Council,

I am writing on behalf of the Quantum Owners and Residents Association (QuORA) to encourage you to vote in favour of the subject Motion.

QuORA represents the owners and residents of the Quantum condominiums at 2181 and 2191 Yonge Street (sometimes known as the Minto Towers). This community of over 900 homes came into existence in 2007. Every one of us lives right across the street from the proposed Canada Square development. Other condominium developments along this block are very recently occupied (2221 Yonge), under construction (2161 Yonge) or approved for development (1 Eglinton East). Within a few years, this side of the block alone will comprise over 4000 residences, with a population of at least 5500. This will primarily be a young, educated, family demographic. And we estimate the population within 1 km of the Yonge-Eglinton intersection will soon be in the range of 100,000.

The Yonge-Eglinton Centre has greatly exceeded the policy mandate of residential density in close proximity to transit hubs. What we as a city have failed to do so far, is to provide the employment, schools, daycares, cultural and community facilities that are essential for this densely populated community. A community as big as or bigger than Waterloo, Pickering and Peterborough.

The City stands to gain tangible economic benefits from the proposed development. But we suggest that a comprehensive economic analysis would show comparable or better returns from a reimagined Canada Square site that provides jobs, education, fitness and social services, cultural experiences and quality of life to walking-distance residents and transit riders from four directions. The cost savings resulting from less Line 1 congestion south to and from Eglinton would be one benefit. Add to this productivity, job creation, innovation, health, learning and other benefits from local employment and services. And, the upsides of cultural attractions that draw Torontonians and visitors from across the city.

Beyond this, as our attached vision statement suggests, we propose exploring the opportunity to reinvent Canada Square as an innovation zone and urban living lab for the zero-carbon economy. Green

innovation could potentially theme everything from building design and construction to research and education, technology jobs, cultural activities and outdoor spaces. This could be of significance to all of Toronto.

As the subject motion says, “these lands represent a historic opportunity to improve the quality of life for Midtown residents” – and (we would add) – well beyond. QuORA urges you to vote in favour of this important Motion. Thank you very much.

Regards,

David Ticoll
President, Quantum Owners & Residents Association

Cc. Councillor Josh Matlow, Ward 12
Councillor Kristyn Wong-Tam, Ward 13
Councillor Mike Colle, Ward 8
Councillor Jaye Robinson, Ward 15
Gregg Lintern, Chief Planner and Executive Director, City Planning

QuORA Vision: A Canada Square for Everyone

Endorsed by 8 resident associations & Federation of North Toronto Residents' Associations
(abbreviated version):

Canada Square should teem with outdoor greenery, innovation, education, health & fitness amenities, culture creation, good jobs and economic development. It should be a transit destination, not just a transfer point. Let's make it a leading innovation centre and living lab for zero-emissions urban life!

1. Jobs

- 80%+ employment space rather than the proposed 80% residential: business/tech/arts innovation, education, public services, culture, etc.
- Major employers attuned to quality of life, innovation, great jobs, and low carbon innovation
- Business incubator & start-ups
- Shared workspace facilities
- Small specialty shops, not big box stores

2. Community services and facilities

- Daycare. Lots of it.
- Public elementary or high school
- Post-secondary satellite campus
- Major community centre with fitness & service facilities
- Cultural amenities including multifunctional event spaces
- Extensive, unencumbered outdoor park & gathering spaces

3. Housing

- Affordable & family-sized
- Relevant to all ages & life stages
- Zero emissions construction & operation