



April 6, 2021

12th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Marilyn Toft

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

Dear Mayor Tory and Members of Council,

The South Eglinton Ratepayers' and Residents' Association (SERRA) expresses *strong support* for Councillor Matlow's Motion to be considered by City Council at its meeting of April 7, 2021. We appreciate the support from Councillors Robinson, Colle and Wong-Tam.

The Motion requests City Planning to provide a Special Study Area Report with Guiding Principles for the redevelopment of the site, consistent with the intent of applicable policy. The motion also requests the establishment of a community Working Group, with the participation of city staff, midtown residents, businesses, and service providers. The report is to be concluded by June, and PRIOR to City Planning completing their evaluation of Oxford's rezoning application.

Development (residential) in the Yonge and Eglinton Secondary Plan area and especially in the Urban Growth Centre (UGC) section has been accelerating since the provincially amended OPA 405 was enacted (2019). As the projected residential population continues to rise dramatically (expected to grow to 70,000 in the Y-E Centre section), it lays bare the need to redress the lack of community services, school capacity, parks and diminishing open spaces. The area also has lost a significant amount of employment. Many more development applications are expected.

Canada Square is the only City block in midtown that has not seen extensive development. It was not included in the scope of the City's MIF Plan (OPA 405) and the last formal study was in 2009, which resulted in a zoning By-law. The world at Y-E has

changed dramatically, since 2009. With Canada Square now becoming a major City transportation hub and being part of the rapidly growing Yonge-Eglinton Urban Growth Centre, it is now time for a new study.

The Canada Square lands are city owned and as such development should respond to a higher level to serve community needs and include the public in the decisions about its future in a fully transparent and public decision-making process. The timeline to completion of the study should respect the complexity of the Canada Square site.

Special consideration is justified at this time to ensure that planning comprehensively understands and addresses Yonge-Eglinton employment and service shortfalls.

All Y-E residents' associations together with the Federation of North Toronto Resident Associations (FoNTRA) and other local groups have worked together to ask for this study and are supported by the area Councillors.

We believe that this initiative is our best chance to get this important site the consideration and development it deserves, and the whole community needs. We welcome development of this site, but we do want development that benefits and enhances our safety, well-being and success.

Respectfully,

Andy Gort,
President, SERRA

Cc: Gregg Lintern, Chief Planner and Executive Director, City Planning
Kerri Voumvakis, Director, Strategic Initiatives, City Planning
Lynda Macdonald, Director, Community Planning, Toronto and East York
SERRA Board