



**The Republic Residents' Association**

RepublicResidents@gmail.com | [www.republicresidents.com](http://www.republicresidents.com) | Yonge-Eglinton, Toronto, Ontario

## **Submission to Planning & Housing Committee**

### **Public Meeting – January 29, 2024**

The Republic Residents' Association (RRA) represents the community interests of residents at 25 Broadway Ave., 70 Roehampton Ave., 7 Broadway, 30 Roehampton and works in partnership with North Toronto Collegiate Institute (NTCI), residents of buildings adjacent to NTCI and other neighbourhood high-rises. We are volunteers who work to address the many concerns of residents living through the massive current and proposed densification of the Yonge–Eglinton neighbourhood.

Most of us live in high-rises in this community and have benefited from new developments in the area. We are not anti-development but rather encourage developers to work with us to build truly liveable communities. We work with City planners, councillors and developers to represent the interests of our community and to ensure that we have input during the development process for the benefit of current and future residents and area services. We support developments that provide much needed housing for individuals and groups while considering the need for various businesses, shopping, recreation areas and green spaces. We are particularly concerned about the stress on physical and community infrastructure and the ability of the City to implement and manage the extraordinary level of densification. The heights and density now allowed within a few blocks pose exceptional challenges. A clear, coordinated plan is also needed to address the infrastructure demands especially after the decimation of the Midtown in Focus Plan that was unanimously approved by City Council then dismantled by the provincial government.

We know the City is working to implement some semblance of that promising Plan. We understand that the 30 amendments being proposed are meant to address some of the issues that were raised by concerned members of the community before, during and after the Plan was largely abandoned. We understand that each amendment deals with specific issues that, as a whole, aim to alleviate the problems created by overdevelopment in our community. Here are the issues that are affecting the midtown area and will be exacerbated by the proposed density:

- Traffic and safety issues for pedestrians, drivers and emergency vehicles
- Shadows and access to sunlight
- Limited infrastructure capacity
  - Utility services that cannot serve the community
  - Community amenities that cannot keep up with overwhelming crowding
  - Growing need for medical and support services
  - Schools that cannot accept resident children
  - Over-crowded transit
- Lack of green space
- Environmental concerns related to noise, air quality and overall liveability

The amendments being proposed as stand-alone items do not pose great hardship for our community, as far we know at this point. However, the collective impact of these modifications requires serious consideration of all of the above concerns. In addition to the specific, detailed efforts to implement the Yonge-Eglinton Secondary Plan, we urge the development of a concurrent infrastructure plan that requires collaboration across City Departments and is a prerequisite to the approval of the amendments.