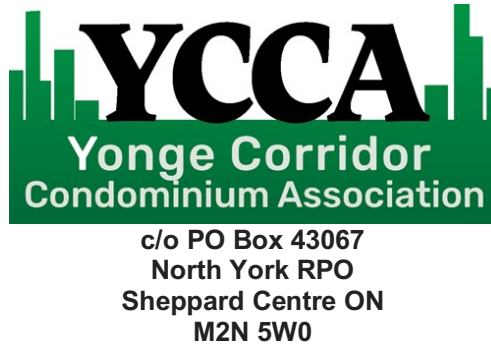




May 20, 2025

To: Whom it may Concern

RE: IA30.2 - Requesting a Fair Consultation Process Regarding the North York Centre Secondary Plan

Dear Sir/Madam:

The Yonge Corridor Condominium Association (YCCA) is an association of condominium boards of directors located along both sides of the Yonge Street Corridor from the 401 in the south up to Steeles in the north. In addition to supporting the boards of directors for these condominium buildings by offering best practice seminars/workshops and opportunities for networking, YCCA advocates on behalf of thousands of individual condominium residents on issues of local neighbourhood concern..

The area along the Yonge Street Corridor has seen rapid and accelerating multi-unit residential growth during the past years. Each development adds additional businesses and hundreds of new residents to an already dynamic, busy area putting added pressure on existing facilities and infrastructure.

For this reason, the YCCA has been very supportive of renewal of the North York Secondary Plan to better guide development in the area. We have been represented on the Advisory Committee and were looking forward to engaging our membership in the workshops proposed. Unfortunately, the Engagement Toolkit was introduced to us quite late in the process with a very short timeline for completion and submission. As an association of corporations there was not enough time to involve more than a handful of interested persons to provide input.

An additional concern is that the Engagement Toolkit was not accompanied by sufficient explanation of the thinking behind the option put forward so that participants were constrained by a largely reactive process rather than engaged in a dialogue about the

merits of the “Emerging Preferred Option”. In this regard, we have not heard how our feedback was received or how it will be incorporated into the final recommendations.

Our concerns relate specifically to :

- the impact on infrastructure, concerns about the pressure on local schools, the trend of NY losing affordable grocery options, especially considering the changes planned for the area between us and the CentrePoint mall area at Yonge and Steeles.
- the eastward expansion to Willowdale and the potential for high-rise residential there
- the re-opening of street connections
- the impact of increasing height limits and the ensuing wind-tunnel and shadow effects
- the pedestrian environment and safety in general

We are writing to support Councillor Cheng’s motion to revisit the consultation process to date.

Sincerely,

Jane Brackley, President
Yonge Corridor Condominium Association
president@ycca.ca

cc: Councillor Lily Cheng