



The Republic Residents' Association

RepublicResidents@gmail.com | www.republicresidents.com | Yonge-Eglinton, Toronto, Ontario

RRA Submission on:

Request to Amend the Official Plan and Zoning By-law Application Number 24 166703 STE 12 OZ

Location of Application: 2323-2329 Yonge Street and 2345 Yonge Street

Applicant: Bousfields

Date: September 18, 2025

1. *Who are we?* Since 2012, The Republic Residents' Association (RRA) has represented the community interests of high-rise residents who reside at the south end of the NE quadrant of Yonge and Eglinton as well as the school populations that lie within our jurisdiction.
2. *What do we stand for?* Our mandate is to protect the safety, livability and desirability of our community.
3. While we sympathize with a multitude of GTA communities that are confronting intense development due to provincial mandates, we want to emphasize that the Yonge-Eglinton community is among the most densely populated urban areas in all of North America and our immediate community tops that list. We need and deserve special attention.
4. *What do we continue to advocate for?*
To ensure that we speak with a clear, strong and unified voice in addressing the impact of the unparalleled development in our neighbourhood. Over the years, we have worked extensively with city officials and councillors, provincial and federal representatives, other midtown residents' associations, developers and our local BIA.

We are not NIMBYs. We support developments that comply with our mandate, especially those which provide much-needed affordable housing. We advocate for social and economic vibrancy to ensure that the intense densification we have endured, and will continue to experience for years to come, does not compromise our community needs. These needs include green spaces, thriving local businesses, necessary services and adequate recreational spaces.

5. *Regarding the Bousfields/RioCan proposal:* We commend and are grateful to Bousfields/RioCan for meeting with us on multiple occasions to secure our input regarding their evolving proposal for this site. They have always been respectful and collaborative.

We are addressing this council today to express what our key concerns are in advancing this proposal.

We would like to alert you to the magnitude of the disruption that our community is at risk of experiencing when this development breaks ground. This disruption has the potential to rival, and maybe exceed, the painful disruption we are enduring during the 10-plus-year construction of the Crosstown. This particular development has the potential to adversely affect the lives of tens of thousands of residents, students, local workers and vehicles who pass this site on a daily basis over a 5-year period.

We ask you to carefully consider our concerns and suggestions now, when the proposal can be modified, in order to mitigate chaos, danger and hardship at a later date.

6. *Our asks:*

- a) Consider the Construction Management Plan well in advance of city approvals being granted. CMPs are usually approved well after it is not possible to make any substantial architectural changes.
- b) Ensure that all construction staging takes place on site and not on the sidewalk or the street. This is particularly important on this site because it is situated on a corner of Yonge Street, a major thoroughfare of the city. Moreover, the off-set intersection of Yonge, Roehampton and Orchardview is already recognized as hazardous for pedestrians, people with mobility issues and vehicles. If this construction staging moves onto the sidewalk and road, it will further imperil people.
- c) Provide a logical plan for the ingress and egress of traffic from this property onto Roehampton both during construction and when the building complex is completed.
- d) Ensure that traffic, parking, air quality, and construction noise mitigation bylaws are enforced, even at the expense of the developer.
- e) Ensure that pedestrian safety is guaranteed during peak school and rush hour periods.
- f) Encourage and support the establishment of local businesses and services that meet our community's needs. This is even more critical since some businesses will be lost as a result of this development.

An additional item that is very important to our community and, frankly, the City as a whole, is that of ensuring the continuing existence and growth of small businesses. As you know, these establishments are either demolished or replaced by large franchises, box-stores or banks when such development happens. We just completed a survey of our constituents where the support for local businesses was overwhelming:

- 82% always/mostly shop/dine in the neighbourhood
- 88% believe in the importance of small/independent businesses
- 94% would support local businesses if subsidies made them more affordable

We are appealing to the city to consider seriously our concerns and suggestions for the protection of our community – a community which, according to StatsCan, is currently home to approximately 12,000 people – exceeding the combined population of Gravenhurst and

Huntsville. We are a two-block community which is conservatively projected to house more than 20,000 residents by the time this project is completed.

We do want to give a shout-out to Kathryn Deschamps, Senior Project Manager, Construction Coordination & Traffic Mitigation & her team for staying on top of many of the issues in our community. We know it's a challenging neighbourhood, not only in construction but traffic violation enforcement – especially since two local streets are now one-way (which we hope will remain).

We ask the city and this developer to work with us to preserve the safety, liveability and desirability of our beleaguered Midtown community.

Geri Berholz and Miria Ioannou
Co-Chairs

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