



July 24, 2026

City Councillor Dianne Saxe
Ward 11 – University-Rosedale
Toronto City Hall, 100 Queen Street West
Toronto, ON M5H 2N2

Dear Councillor Saxe,

***Regarding Zoning By-law Amendment Application
835, 837 and 839 Yonge Street***

We submit this letter as a follow-up to our letters to you on June 18, 2026 and July 7, 2026.

Canadian Tire Real Estate Limited (“Canadian Tire”) are the owners of a 1.09-hectare site located at the northeast intersection of Church Street and Yonge Street, and municipally known as 835, 837 and 839 Yonge Street in the City of Toronto. In September 2022, a rezoning application (File No. 22 204662 STE 11 OZ) was filed to permit the redevelopment of the site with a mixed-use building with two towers with overall heights of 41 storeys (142 metres) and 49 storeys (166 metres), with an overall gross floor area of 86,692 square metres, including 16,957 square metres of non-residential gross floor area. The proposal also includes a privately-owned publicly-accessible open space (POPS) at the southwest corner of the site.

Since the initial submission, we have met many times with City Staff, your office, and local residents’ associations (ABCRA and GYRA) to discuss the proposal. We have engaged with the South Rosedale Residents Association and the Asquith-Colliers Association; as well as our immediately adjacent neighbours. Based on these discussions, the proposal has been significantly revised to address key comments regarding massing, heritage, public realm, and surrounding context considerations. We appreciate the input and effort of everyone involved, which has helped shape and improve the application.

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ABCRA and GYRA have submitted a joint letter to TEYCC in support of staff's recommendations to Council and the project. They have requested continued engagement on design details through the Site Plan Application process; and we note in this letter that we commit to continued engagement with them.

Green Commitments

As you are aware, City Staff brought forward a report at the Toronto and East York Community Council meeting on July 8, 2026, recommending the approval of the rezoning application. Further to our discussions from our meeting on June 2, 2026, a follow-up call July 7, 2026, and a follow-up meeting on July 23, 2026, we are providing this enclosed letter that outlines our commitments to the following green initiatives to be implemented during the Site Plan Approval (SPA) application stage, in coordination with City Staff, including:

- outdoor seating to be located adjacent to the public right-of-way for public use;
- short-term bicycle parking spaces along Yonge Street;
- appropriate heritage commemoration of the site's history and architecture;
- a low carbon strategy that includes a highly energy-efficient building with a high-quality building envelope and low carbon building heating and cooling;
- reasonable efforts to evaluate the integration of a geothermal system on site;
- reasonable efforts to achieve a carbon payback period of 10 years or less, measured on a per unit basis;
- best efforts to install an outdoor, publicly accessible source of drinking water;
- electric-only appliances in the residential units;
- accommodation for a large growth tree at the POPS, as well as adequate soil volume for trees and planters along Yonge Street and the public realm adjacent to the site. We commit to ensuring the tree's health by avoiding disturbances during any maintenance of the below grade levels.

Waste Diversion/Gas Bar Decommissioning

Canadian Tire is committed to responsible redevelopment and environmental stewardship, and we take our environmental obligations seriously. We strive to advance

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our Environmental, Social and Governance (ESG) objectives through responsible site redevelopment, site remediation, environmental stewardship, and waste diversion practices.

During construction and demolition activities, Canadian Tire works to maximize waste diversion by separating and recycling materials such as steel, wood, cardboard, and other recyclable materials. When feasible, materials are salvaged, reused, or sent to specialized recycling facilities rather than disposed of in the landfill. These efforts help conserve natural resources, reduce environmental impacts, and support more sustainable construction practices.

Gas bars are decommissioned in accordance with Technical Standards and Safety Authority (TSSA) regulations governing liquid fuel handling facilities. The process includes the removal of all fuel-related infrastructure and buildings, followed by environmental assessment and remediation to address any impacts to soil and groundwater. Upon completion of a project, a final report documenting the decommissioning and remediation activities is submitted to the TSSA to confirm that the facility has been safely decommissioned, regulatory requirements have been satisfied, and any environmental impacts have been appropriately addressed.

At the Yonge-Church gas bar site, Canadian Tire has proactively managed environmental conditions over past decades. Underground fuel tanks were removed and soil remediation was completed in 2013. In 2015, diesel underground tanks were installed to support ongoing operations. Groundwater testing subsequently confirmed compliance with applicable standards in 2021, and the environmental consultant recommended that no further groundwater monitoring was required and that the monitoring wells could be decommissioned.

Through the various efforts, Canadian Tire demonstrates its commitment to the ESG objectives by restoring environmental quality, reducing potential risks to surrounding lands and groundwater resources, and diverting waste from landfill. These actions reflect Canadian Tire's ongoing commitment to sustainable development and to being a responsible corporate partner within the communities it serves.

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Bon départ**



Noise Impacts & Design Measures

We note that we have reviewed the communication that has been sent to TEYCC by Arbour Glen Apartments regarding the proposed development and have communicated with them to respond to their concerns raised. Our response is attached to this email. One of the matters raised is with respect to the noise impacts, in particular, the potential reverberation from subway.

Through the rezoning application process, we commissioned a revised noise report for the application; while it was not formally filed, the report found that noise levels at Arbour Glen Apartments would not exceed 40 dB, which is within the Ministry of the Environment, Conservation and Parks (MECP) guidelines. Please see our reference to this point in the response to Arbour Glen located under point 2. Noise Impact.

In addition to our compliance with the noise requirements, we are committed to working with a noise consultant to implement adequate noise mitigating design measures, which will include using building materials that are textured so that there are no smooth walls on the podium fronting the subway tracks and ravine. To demonstrate the impact of noise mitigating design measures, we commit to ongoing monitoring of noise levels at Arbour Glen Apartments and will work with a noise consultant to provide an updated noise report once the building podium is constructed.

Continued Engagement

As stated in our June 18, 2026, letter to you, we commit to continuing to engage with the yourself and the ABC Residents Association (ABCRA) and Greater Yorkville Residents' Association (GYRA) on the design of the proposed POPS area, in particular the accommodation for a large growth tree, as well as adequate soil volume for trees and planters along Yonge Street and the public realm adjacent to the site.

Support of Staff Recommendations/Timing

We are in full support of the staff recommendations included in the report; and are keen for the application to receive support at the ensuing Council meeting. We are conscious of the break in Council meetings due to the 2026 election cycle and the impact that timing would have on our ability to advance this project. Canadian Tire has been

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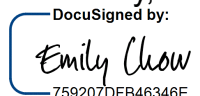
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working on this project for a number of years, and are grateful for the opportunity to work with you, City Staff, and the community to refine the proposal to the point that it has received the support of staff and the community.

Yours Truly,

DocuSigned by:

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Emily Chow

AVP Real Estate Development, Central and Eastern Canada
Canadian Tire Real Estate Limited

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