



June 26, 2026

To: North York City Council

c/o Matthew Green

Toronto City Hall

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Re: Item 2026.NY34.6 – Metrolinx Yonge North Subway Extension – Long-Term Temporary Road Closures, Time Extension of the Temporary Delegation of Authority – Submission by Morguard Corporation to North York City Council for July 7, 2026 Meeting

Morguard Corporation is the owner of Centerpoint Mall, a vibrant and popular mall that has served the needs of North York residents for over 60 years. Residents come to Centerpoint to shop, attend medical services, socialize, and engage with the community.

The construction of Metrolinx's Yonge North Subway Extension project will have significant impacts on the operation of Centerpoint and the way in which residents interact with it. As described in detail in the report of the City's Interim Deputy General Manager, Transportation Services to North York Community Council, the construction of the YNSE requires the construction of a detour road and temporary closures of portions of Yonge Street and Steeles Avenue and of access points to Centerpoint. These two major streets are the main arteries that mallgoers use to access Centerpoint. These closures will create increased traffic queuing at the access points to Centerpoint that remain open, increased traffic on both Yonge Street and Steeles Avenue, and decreased use of Centerpoint by residents.

Demolition of the former Hudson's Bay Store located at the eastern edge of Centerpoint to accommodate the YNSE began in early June. Mall staff have noticed that drivers are avoiding the access points close to the demolition area, presumably because of the visual interruption to their expected paths of travel caused by the construction hoarding that has been erected. Mall staff have also noticed that the use of other access points located further away from the demolition area

(particularly the access point to Steeles Avenue located west of the Canadian Tire building) has increased dramatically. Traffic queues, both for ingress and egress, have increased. Morguard is concerned that continued increased traffic queuing will deter residents from shopping at Centerpoint.

Morguard requests that the City implement the following measures to mitigate the impacts mentioned in this letter:

1. An extended dedicated left turning signal for drivers turning left out of Centerpoint onto Steeles Avenue. This turning movement is depicted in red in Schedule “A”; and,
2. An extended dedicated left turning signal for drivers turning left into Centerpoint from Steeles Avenue. This turning movement is depicted in blue in Schedule “A”.

These extended “advance greens” will help drivers enter and exit Centerpoint more quickly and efficiently, decrease traffic queuing on Steeles Avenue, increase traffic flows around Centerpoint, and enhance residents’ experiences at Centerpoint.

Brian Athey, Morguard’s Senior Vice President, Development, would be pleased to coordinate a meeting with representatives of the City to discuss these requests. Brian can be contacted at either bathey@morguard.com or 905-281-5349.

Sincerely,

Christine Cote

VP Development, Morguard Corporation

SCHEDULE "A"

