



July 6, 2026

North York Community Council,
5100 Yonge St,
North York, Ontario
M2N 5V7

Dear Members of North York Community Council,

Re: NY34.6
Metrolinx Yonge North Subway Extension
Access Implications to Centerpoint Mall

Centerpoint Mall is a major shopping centre and gathering place in the Willowdale community. It contains 135 stores over 480,000 sf and records 6.5 million visitors per year. The shopping centre is supported by active TTC and York Region transit service and has 2200 on-site parking stalls.

Morguard is fully aware of the Yonge Street detour project. We have been a supportive partner with the City and Metrolinx on the Yonge Subway Extension Project. However, several of the turning restrictions proposed in the Transportation Report will have a detrimental impact on pedestrian and vehicular access to and egress from the shopping centre.

The mall currently has 3 full turn driveway entrances on Yonge Street and two full turn driveway entrances on Steeles Avenue. The four phases of construction staging described in the Transportation Report will have several pronounced and negative impacts on the shopping centre for several years.

The existing Steeles mid-block full turns entrance will be restricted to right in right out vehicle movements for 3 years of the detour project. At least one of the Yonge entrances will also be restricted to right in right out movements for a 3-year period. The loss of these left turn movements into and out of the shopping centre will contribute to traffic congestion and cause extensive delays to the public and business customers.

We request the phasing plans be revised to ensure the existing full turn intersections/driveways are preserved for the duration of the Yonge Detour project.

Yours truly,

A handwritten signature in black ink, appearing to read 'B. Athey', written over a light blue horizontal line.

BRIAN ATHEY
Senior Vice President, Development
bathey@morguard.com

cc. Atefeh Javadian