

December 2, 2025

City of Toronto Planning and Housing Committee
North York Civic Centre
c/o Toronto City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Members of the Planning and Housing Committee

Re: North York at the Centre: Directions Report for an Updated Secondary Plan Item: PH26.6

The Willowdale Central Ratepayers' Association (WCRA) is a not-for-profit neighbourhood association established in 1991, made up of homeowners and residents in the Central Willowdale area. Central Willowdale is bounded by Churchill Ave to the north, Doris Ave to the west, Willowdale Ave to the east and Sheppard Ave to the south. We care about our community and it's safety, improvement, and development.

The WCRA has worked with all three levels of government over the past many years on a range of topics from development policies, to community events like Canada Day celebrations at Mel Lastman Square. The WCRA believes in the importance of constructive dialog with our social institutions, and has been involved with the North York at the Centre Local Advisory Committee over the past many months.

We recognize the importance of this secondary plan, and how it will impact both those who are long-standing Willowdale residents, and those who will call Willowdale home in the future. We also recognize the demands on your respective schedules and the amount of information you need to review as part of your responsibilities as members of the Planning and Housing Committee.

With that said, we would like to take this moment to highlight two elements of the visioning framework related to the Secondary Plan.

1. Grow a Complete Community
 - Means providing housing options for everyone AND ensuring that investment in infrastructure and facilities keeps pace with growth.
2. Reinforce the Centre as a Vibrant Hub for Work, Arts and Culture
 - Means protecting and celebrating the mix of use - from offices to retail and arts and cultural facilities - that define the area's status as a regional centre.

Now we would like to turn your attention to the growth forecast for this area of the City. It is estimated that the Recommended Option could accommodate a total population of approximately 170,000 and 44,000 jobs at full build out, which would mean tripling the population over the coming decades. A population of approximately 170,000 people would also make North York Centre the second largest Centre, after Yonge-Eglinton, not including Downtown. The growth estimate is used to help plan improvements to community services and facilities, the transportation system, sewers and water mains. It provides a long-term view for capital planning, alongside monitoring of actual development to identify what near and mid-term infrastructure investments are needed to serve growth.

Ensuring that provision of Community Services and Facilities (CS&F) meets both current and future community needs is fundamental in planning for new growth and development in this area. The North York Centre CS&F Strategy identifies the investments required to meet existing needs and support the level of growth identified in the Recommended Option. Improvements identified in the Strategy include: eight public elementary schools and three public secondary schools, one Catholic elementary school and potentially one new Catholic secondary school, 34 child care centres, one new community recreation centre and additional outdoor recreational facilities, and 13,000 square metres of new community agency space.

Given our understanding of the City's financial challenges, we do not believe the City of Toronto is in a position to deliver on the long-term Capital and Operating investment required to achieve the objectives of this plan. As such, we ask that you consider amendments to address the financial challenges that will result in City of Toronto's failure to deliver on the stated objectives.

Respectfully submitted,

Stephen Boyle

Stephen Boyle,
On behalf of the Willowdale Central Ratepayers Association (WCRA)
www.willowdalecentral.org