

Call to Action - Save our communities

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SERRA Area Residents ... CALL TO ACTION!!

Whether condo, apartment or low-rise residents, all of us have been watching in horror the never-ending development and construction in the Yonge & Eglinton area ... some 21,000 new apartments/condos. Now development is spreading to Davisville and along our main streets of Bayview, Yonge and Mount Pleasant.

We are all worried about subway overcrowding, schools overcapacity, loss of green space, lack of community amenities such as affordable daycare and recreation facilities, construction noise and safety, and even stresses on basic services such as water, sewage and electricity.

City Planning, our councillors and the community have tried their utmost to stop this overdevelopment, but developers routinely appeal to the provincial OMB, which mostly supports them. **Now Premier Doug Ford is bringing back the OMB.**

About four years ago, City Planning, with the endorsement and support of our area councillors, decided “enough is enough” and with the community undertook a complete review of the existing *Y-E Planning Act*. The new act was called the “[Midtown In Focus Plan](#).” **One of its key elements was to manage further development in our area.**

City Council enacted the *MIF Plan* last summer and then formally submitted it as [OPA 405 \(Official Planning Act\)](#) to the Ontario Ministry of Municipal Affairs and Housing (MMAH) as the last step required to bring the new regulations in full force. However, **thus far the Ministry has been totally silent** ... no request for further information, no comments, no approval. We are afraid they will sit on their hands, let OPA 405 collect dust and do nothing. Midtown Conservative MPP, Robin

Martin also has been completely MIA.

THIS IS WHERE WE NEED YOUR HELP ASAP!

We need to visit, call, and write to the Premier, the Minister of Municipal Affairs and Housing (MMAH), Steve Clark and Conservative Midtown MPP, Robin Martin and tell them to approve *OPA 405 now*.

Please act and encourage everyone you know to act too.

KEY CONTACTS:

Premier Doug Ford

premier@ontario.ca

Constituency office: 823 Albion Rd., Etobicoke, ON M9V 1A3

Tel: 416-745-2859

Steve Clark, Minister of Municipal Affairs and Housing

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Constituency office: Suite 101-100 Strowger Blvd., Brockville, ON K6V 5J9

Toll Free: 1-800-267-4408

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Robin Martin, MPP Eglinton-Lawrence

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Constituency office: 2882 Dufferin St., Toronto, ON M6B-3S6

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Here are some key points to communicate:

- Population densities in Midtown **far** exceed the provincial density targets for this area.
- The area is dramatically deficient in investment in schools, transit, parks, community services such as daycares, community centres and recreation facilities required to sustain even the current level of development.
- Midtown In Focus (*OPA 405*) conforms to all the existing provincial and Toronto policies and plans (as a prerequisite for approval).
 - o It guarantees a good mix of residential, commercial and working spaces.
 - o It provides for green public spaces and needed services such as water, sewage, transportation.
 - o It provides design standards for tall buildings.
 - o It manages the size and density of proposed towers without affecting those being built or already approved.
 - o The plan lays out a framework to deal with future residential and employment growth, keeping in mind the limits of infrastructure in the area.
 - o It follows the provincial planning objectives of a “*Complete Community*,” a place where residents can work, live, play, shop and go to school.
 - o The Provincial Ministry of Municipal Affairs & Housing must approve OPA 405 before it becomes law. If the plan is not approved by **June 6** it will likely die and make way for **unrestricted development for years to come**.
 - o This would set a precedent for the entire City of Toronto, not just the Midtown community, affecting all city residents.
 - o As area residents, **we need to make our voices heard *yet again*** in support of the plan by contacting the politicians who can make the plan a reality.

Call, email, write a letter using the above points.
Please forward this document to as many people as possible.