



Canada Square Site

Call To Action

Hello All

Neighbours, we urgently need your help with sending a letter right away.

The topic is the development of the whole of the CANADA SQUARE site at Yonge and Eglinton (the South West block), a City owned site.

Oxford Properties wants to develop the majority of the site as a huge residential development, but we want it to be developed as our NEW MIDTOWN TOWN CENTRE.

A critical decision will be made at the City of Toronto Planning and Housing Committee (PHC) on this Monday, June 28th.

We need your backing for a better plan for CANADA SQUARE, the bus lands at Yonge and Eglinton: a real city centre, not more residential towers.

1. FIRST SOME BACKGROUND

Midtown Toronto is experiencing EXPLOSIVE residential growth with many development projects approved, but not yet started and more projects in the pipeline ... we will be in construction mode for the next 10 years!

And we are growing far too big ...

Already things were drastic. And then; the provincial government made things worse when they permitted yet more density and height (OPA 405) than a City-led plan (Midtown in Focus Plan) would permit.

Now the City has finally released HOW EXPLOSIVE the residential growth would have been under the original City plan. But the forecasts have not yet folded in the impact of the additional permissive provincial regulations (from 2016 to 2051):

Yonge-Eglinton Centre will grow from 19,000 to 49,000 residents, a growth rate of more than 250%. The full Yonge-Eglinton Secondary Plan area from 62,000 to 123,000 residents, a growth of 100 %

With all this residential growth, we have seen next to no increases in schools, daycares, community facilities, parks, green open spaces, a town square, cultural facilities or new employment locations. Even if there was funding available, the developers already own all the land and are not selling!

Imagine, a town growing to 123,000 residents and not adding schools, parks, green open space, community facilities and no new employment.

Original Oxford Proposal (shown below)



SO WHY ARE WE TELLING YOU SOMETHING THAT YOU MIGHT ALREADY KNOW?

Well, there happens to be a whole **City owned block** at the southwest corner of Yonge-Eglinton (9 acres) that is overdue for much needed redevelopment ... **CANADA SQUARE**. It is currently a TTC site with a lot of commercial space (employment) and in the near future, it will become one of our premiere City transportation hubs with the completion of the Eglinton Crosstown LRT! There is a lot of empty space on the site ... finally a chance to improve our quality of life and not just for midtown, but for all of the City!

A PERFECT LOCATION FOR A NEW TOWN CENTRE FOR MIDTOWN AND FOR THE CITY !

Now here is the kicker ... the City signed a 99 year agreement (with an extension of another 99 years) with Oxford Properties in 2019 to develop the whole site. Oxford plans to only replace part of the commercial space, allow for a really small park, effectively offers no community space, and wants to fill the rest (80%) with more residential development for another 5,000 residents (and thus far no affordable units).

2. WHAT WE DID

With your help we succeeded earlier to get:

1. a temporary stop of the Oxford application
2. disclosure of the confidential Agreement between the City and Oxford/other Parties
3. an opportunity for the community to prepare our VISION AND PRIORITIES for the Canada Square site

With your letters and emails and the support of our three Councillors Matlow, Colle and Robinson we achieved our three “asks”.

That led us together with City staff our Councillors and School Trustees and our Community Working Group to prepared a COMMUNITY VISION AND PRIORITIES for the Canada Square block called – **“Imagining a New Town Centre for Midtown Toronto”**. Here is a link to the report.

[Read the Report Here](#)

3. NOW WRITE A LETTER

Now we need your assistance once again with writing to the Planning and Housing Committee (PHC) to support our community VISION AND PRIORITIES.

You may want to use the template shown below to craft your own show of support. Your email or letter should be sent by no later than Friday noon on June 25th, 2021.

Whether you compose an email or write a letter, you will need for forward your correspondence to the following email address: **phc@toronto.ca**

In the subject line state: **PH25.7 – The Future of Yonge and Eglinton’s Canada Square: Supporting Midtown Residents’ Quality of Life**

Either sending an email or a letter is great! Here is a suggestion for your email or letter, but of course, you can make your own statement!

[Get Word version of the text shown below](#)

Clicking on this button will download the following text document with instructions to your computer or other devices. Make changes directly to the document on your computer or device.

Dear Chair, Ana Bailão and PHC Members,

I am writing in strong support for the new Midtown Town Centre vision for the Canada Square site at Yonge and Eglinton developed by the Midtown Working Group and endorsed by Midtown Councillors Josh Matlow, Mike Colle and Jaye Robinson. This vision is a once-in-a-century legacy city-building opportunity on City-owned land, for what will soon be the second most significant transit hub – right in the middle of Toronto.

The Town Centre will provide sorely needed education, childcare, affordable housing, innovative jobs, cultural amenities, green space, town square, and community services and facilities. I believe it is essential that the City endorse this vision and do everything possible to bring it to life.

The Midtown Working Group achieved unanimous support for this shared vision in a mere six weeks. The group includes Councillors Colle, Matlow and Robinson; TDSB Trustees Rachel Chernos-Lin and Shelley Laskin, the Central Eglinton Community Centre, the Midtown Business Improvement Association, the Federation of North Toronto Residents' Associations, ten residents' associations and other community members that cover the length and breadth of Midtown.

I hope you will vote in favour of this important city-building motion.

[your name]

cc. *Mayor John Tory (mayor_tory@toronto.ca)*
Josh Matlow, Councillor Ward 12 (councillor_matlow@toronto.ca)
Mike Colle, Councillor Ward 8 (councillor_Colle8@toronto.ca)
Jaye Robinson, Councillor Ward 15 (councillor_robinson@toronto.ca)
Chris Murray, City Manager (chris.murray@toronto.ca)
Tracey Cook, Deputy City Manager (tracey.cook@toronto.ca)
Gregg Lintern, Chief Planner & Executive Director (gregg.lintern@toronto.ca)
Oren Tamir, Manager, Community Planning (oren.tamir@toronto.ca)

HOW TO MAKE YOUR SUBMISSION

Use the button below to go directly to item **PH25.7** on the City website. You can either 'Email a Item' to post written document or 'Submit your Contents' to type in an email message. Either method will work just fine.

[SUBMIT YOUR EMAIL HERE!](#)

The red button (above) should bring you to the following screen where you can select either to email a letter or submit comments with a simple email message.

TORONTO Item Share

Home Bookmark **E-mail Item** Print Submit Comments
Request to Speak Map

Tracking Status

- This item will be considered by [Planning and Housing Committee](#) on June 28, 2021. It will be considered by City Council on July 14, 2021, subject to the actions of the Planning and Housing Committee.

Planning and Housing Committee consideration on June 28, 2021

PH25.7	ACTION			Ward: 8, 12, 15
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The Future of Yonge and Eglinton's Canada Square: Supporting Midtown Existing and Future Residents' Quality of Life - Special Study Area Report

You will then need to type subject title into the email template and add the list CC: email addresses. Add more email addresses, as appropriate.

If you are Emailing the item, just attach your document to the email template. If you are writing comments, just enter your message directly into the email template. Hit the send button and congratulate yourself for a job well done.

As always ... we are here to help

If you have any questions, do not hesitate to contact us at serra@southeqlinton.ca Please forward this email to your friends and neighbours who may be interested in this important new development.

Please forward this Call To Action newsletter to your friends and neighbours and ask them to show their support.

Andy Gort, President SERRA

