

In advance of ARECA's AGM held on November 15, 2021 a number of questions were sent to Councillor Mike Colle. Below are those questions with the accompanying answers.

1. Completion of the Eglinton LRT

- It is best to contact the Crosstown office directly at Crosstown@Metrolinx.com with any questions and concerns related to the project. General project information on the Eglinton Crosstown LRT can be found here: <https://www.metrolinx.com/en/greaterregion/projects/crosstown.aspx>
- Councillor Colle has been actively advocating for assistance to be provided for small businesses along Eglinton Avenue for years while delays to the completed construction project have continued, and Councillor Colle has put forward multiple motions to City Council.
 - In early 2020, he held a press conference at Yonge and Eglinton proposing a three-point plan, calling upon the Province and the Province's Metrolinx/Crosslinx to provide extra supports for small businesses on Eglinton Avenue affected by the Crosstown LRT construction delay in March 2020. More information is available at the following link: <https://www.toronto.ca/legdocs/mmis/2020/mm/bgrd/backgroundfile-146346.pdf>
 - Please see the following link to an article to read more about the "Shop on Eglinton Day" that Councillor Colle organized: <https://www.toronto.com/news-story/9875037-councillors-declare-shop-eglinton-day-amid-ongoing-lrt-construction/>
 - In September 2020, he put forward another motion again requesting compensation to small business owners for losses suffered by ten years of Eglinton LRT Crosstown Construction: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM24.17>
- You may wish to reach out to the local Member of Provincial Parliament as Metrolinx, who is undertaking the project, is an agency of the Government of Ontario. Please see the contact information below for MPP Robin Martin:
MPP Robin Martin
Constituency Office
2882 Dufferin St., Toronto, ON M6B 3S6
Email: robin.martinco@pc.ola.org
Telephone: 416-781-2395

2. Stretch of developments along Avenue Road

- Under the Provincial Planning Act, the City must accept and consider every development application that is submitted.
- The Provincial Planning Act forms the basis of how planning unfolds and City Planning staff are required to be consistent with provincial land use policies.
- In Ontario, there is an appeal body that deals with appeals to planning applications which takes the final decision out of City Council's hands and puts it into this other forum, currently known as the Ontario Land Tribunal (OLT).

3. Leaf pick up on the street

- A waste collection schedule can be found here: <https://www.toronto.ca/services-payments/recycling-organics-garbage/houses/collection-schedule/#QUREUkVTUzpnZW9pZDo1MzE5OTY6cm93aWQ6MjE5MzQ5>

4. Orange stakes in Eglinton Park

- We have been advised by Parks staff that a surveyor has been staking Eglinton Park over the past couple of weeks in preparation of the Master Plan construction which will begin next year.

5. What is the status of the MTSA (Major Transit Station Areas) within the official planning framework and its impact on the Avenue Rd/ Eglinton Ave community

- In June 2020, City Planning initiated the Growth Plan Conformity and Municipal Comprehensive Review (MCR) to meet Provincial intensification requirements by July 2022 (see [item PH14.4](#))
- The City is required to update its Official Plan by delineating the boundaries for 180+ potential MTSA's within the City and to demonstrate that each MTSA is planned for the established minimum target for residents and jobs.
- The Official Plan must prioritize planning the MTSA's in a manner that implements the Growth Plan.

6. The City website shows several draft MTSA plans for various transit stations but none for Avenue Station. Is one specific to Avenue Station planned for a future date?

- This [table](#) lists the potential 180+ MTSA's and places them in three phases by priority. This approach will inform which MTSA's Council should consider as a priority.
- Avenue Station is identified as a MTSA as part of Phase 1, the [table](#) indicates that a study on the delineated MTSA boundary and density targets was completed.

7. Is the area within 500-800 m of Avenue Station now zoned for a minimum density of 200 residents and jobs per acre?

- MTSA's are defined as an area within an approximate 500 to 800 metre radius of a transit station, representing a 10-minute walk.
- A minimum density target must be met:
 - 200 residents and jobs combined per hectare for those that are served by [subway station](#);
 - 160 residents and jobs combined per hectare for those served by light rail transit or bus rapid transit; or
 - 150 residents and jobs combined per hectare for those that are served by the GO Transit rail network.

8. What does MTSA mean for any future development proposals? Does MTSA remove all protections for the existing community (shadow and traffic impacts)?

- MTSA's are planned to be transit-supportive and supportive of active transportation and a range and mix of uses and activities.
- MTSA's do not remove protections for the community, the regulations outlined in the City of Toronto's Zoning By-law would apply to developments.
 - The Zoning By-law sets out maximum heights to reduce shadowing impacts.
 - Traffic impacts would be addressed in the development review process by City Staff.

9. What does MTSA mean for the stalled development proposal for Yitz's Deli and adjacent properties?

- The Yitz's Deli has been dormant since 2015.

10. The community had been working with the 9-story limit approved for Eglinton Ave through the Midtown planning study. Is the developer restricted to the previously approved density or can they re-apply under these new rules and hope for much higher density?

- Any request for higher density shown by 36-44 Eglinton Ave W and 50-60 and 90 Eglinton Ave can be appealed by the developer to the OLT



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