



April 5, 2021

12th floor, West Tower, City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2  
Attention: Marilyn Toft

**RE: MM31.27 The Future of Yonge and Eglinton's Canada Square: Supporting Midtown Residents' Quality of Life**

Dear Mayor Tory and Members of Council,

This is to express FoNTRA's *strong support* for Councillor Matlow's Motion to be considered by City Council at its meeting of April 7, 2021. We much appreciate the support from Councillors Robinson, Colle and Wong-Tam.

The Motion requests City Planning to provide a Special Study Area Report with Guiding Principles for the redevelopment of the site, consistent with the intent of applicable policy. The motion also requests the establishment of a community Working Group, with the participation of City staff, midtown residents, businesses, and service providers. The report is to be concluded by June, 2021 and PRIOR to City Planning completing their evaluation of Oxford's rezoning application.

Yonge and Eglinton is a provincial Urban Growth Centre (UGC) whose growth has overshot the population targets laid out by a very large margin. When considering the currently known development proposals, we expect the population in the Y-E UGC (since the Canada census of 2016) to more than double to a population in excess of 70,000 residents (in one square km) with many more applications expected. The area lags badly in community services, schools, parks and open spaces, and has lost a significant amount of employment.

The Canada Square lands are City owned and as such development should be held to a higher level of service to community needs, and include the public in the decisions about its future in a fully transparent and open decision making process. The timeline to completion of the study should respect the complexity of the Canada Square site.

From a governance perspective there are challenges as it lies at the intersection of three wards and two community councils. Special consideration is justified at this time to ensure

that planning comprehensively understands and addresses employment and service shortfalls.

This motion has come about through the united efforts of midtown community resident associations and Councillor Matlow. RA's from all three wards in the Yonge and Eglinton area, plus the Federation of North Toronto Resident Associations (FoNTRA) have been involved in this initiative. The resident associations believe that this initiative is their best chance to give this important site the consideration it deserves, and the development that addresses whole community needs.

As residents of Midtown we do not oppose development but strive for development that benefits and enhances our communities' safety, well-being and success. This study represents the best opportunity to achieve that for this site.

Yours truly,

Geoff Kettel  
Co-Chair, FoNTRA

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[REDACTED]  
[REDACTED]  
[REDACTED]

Cathie Macdonald  
Co-Chair, FoNTRA

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Cc: Gregg Lintern, Chief Planner and Executive Director, City Planning  
Kerri Voumvakis, Director, Strategic Initiatives, City Planning  
Lynda MacDonald, Director, Community Planning, Toronto and East York District, City Planning

**The Federation of North Toronto Residents' Associations (FoNTRA)** is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.