



September 24, 2025

Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2PHC
Attention: Nancy Martins

RE: PH24.3 Major Transit Station Areas and Protected Major Transit Stations Areas and Inclusionary Zoning Implementation - Status Update and Work Plan (Ward All)

Dear Chair Gord Perks and members of Planning and Housing Committee,

The Federation of North Toronto Residents Associations represents over 35 resident associations in North Toronto and North York, and works to bring forward a coordinated and informed perspective on the City's land use and transportation issues affecting the the neighbourhoods and the City. The residents' associations that make up FoNTRA believe that Toronto can and should achieve better development.

In that regard we wish to express our major concerns with this report, which recommends that it be received for information only. Our "high level" concerns with the report include the following:

- It represents a blind response by the Provincial Government, overreaching over the City of Toronto, to address an issue which is not identified, offering a response not justified by the Province (or the City) as either necessary or appropriate;
- The report fails to assess how the mandated density policies will override existing policies (OPAs) and have potential but unexamined implications for many other City policies and priorities such as heritage, tree cover, transportation, and parking;
- The Inclusive zoning (PMTSA) component (ie. The low percentage of affordable housing, the severely shortened time frame) represents a major backsliding from what the City (in 2021) considered appropriate;

- The report proposes that the City (but without consulting City Council) adopt the Provincial timeframe for implementation, which means that public involvement is limited to being told, not public consultation.

We believe that the report offends both “good land use planning” and “good governance”. It is not good enough for the report to be received for information only. It needs to be subject to review, discussion, and debate at City Council, not buried at Planning and Housing Committee.

Representing neighbourhoods in North Toronto, FoNTRA is well aware of the increasing phenomenon of hi-rise applications being submitted in Neighbourhood designated lands, outside the areas officially designated for dense development. For example in the Bayview Eglinton area there are now applications for high rise development being submitted in areas beyond the Bayview Focus Area, which was designated (OPA 405) in response to higher order transit development (Eglinton Crosstown LRT). This area will now be under even greater pressure due to the MTSA policies, and the associated 500 M and 200M circle radii.

As such we request:

- that the report be forwarded to City Council - not received for information, and
- that PHC recommend to City Council that staff be directed to develop policies to address the need to respond to the impact of site-specific Zoning Bylaw and Official Plan amendments for large development applications in neighbourhood designated lands within MTSA's, that address concerns such as height, transition, heritage protection, parking for service providers, park space etc.

Yours truly,

Geoff Kettel

Geoff Kettel
Co-Chair, FoNTRA

Cc: Jason Thorne, Chief Planner and Executive Director, City Planning
Valesa Faria, Executive Director, Development Review
Corwin Cambray, Director, Strategic Initiatives, Policy and Analysis, City Planning,
Kyle Knoeck, Director, Zoning, 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 250,000 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.