FONTRA
FEDERATION OF NORTH TORONTO RESIDENTS' ASSOCIATIONS

CELEBRATION 25 ANNIVERSARY

Reflecting on the Past, Envisioning the Future

Presentation Boards

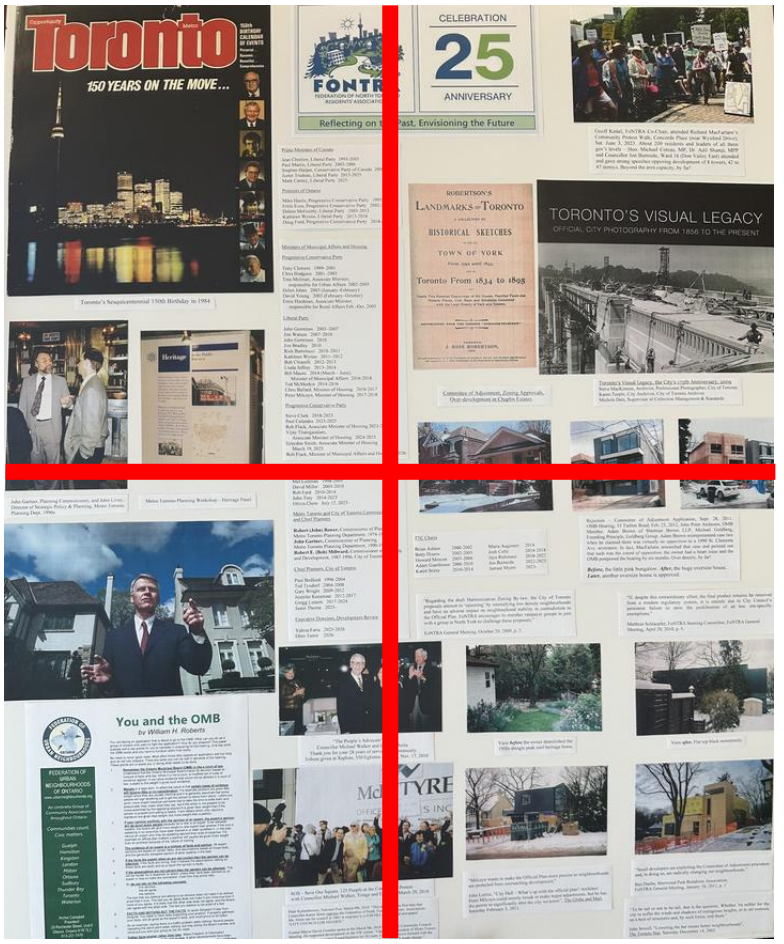
Prepared by Richard MacFarlane

Four Boards with Four Quadrants

Board 1



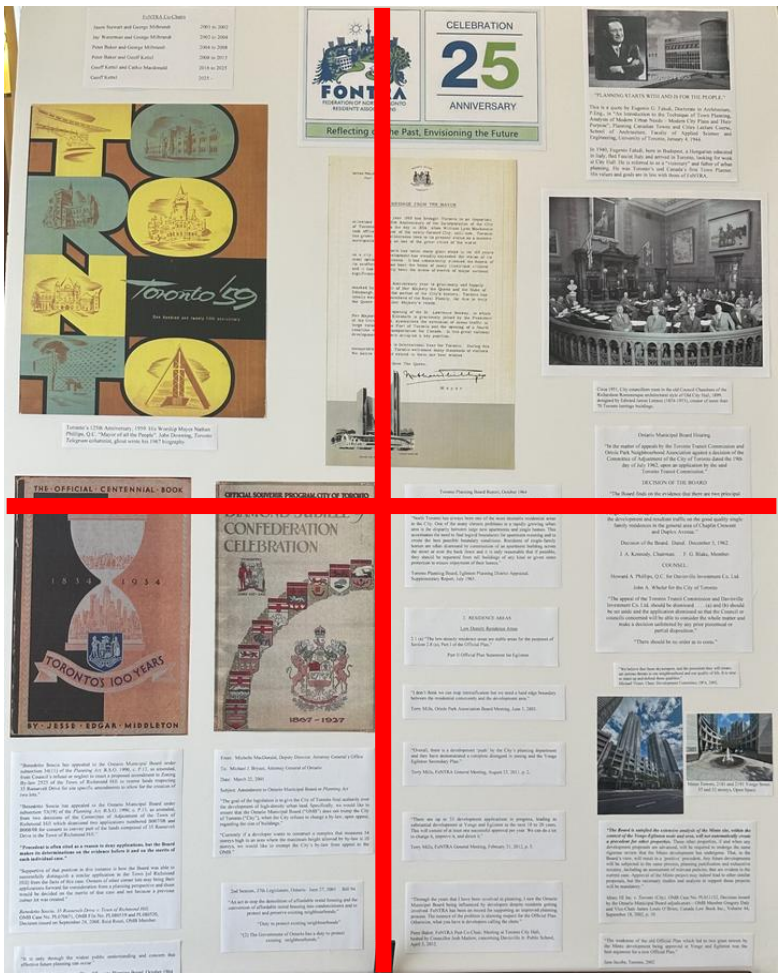
Board 2



Board 3



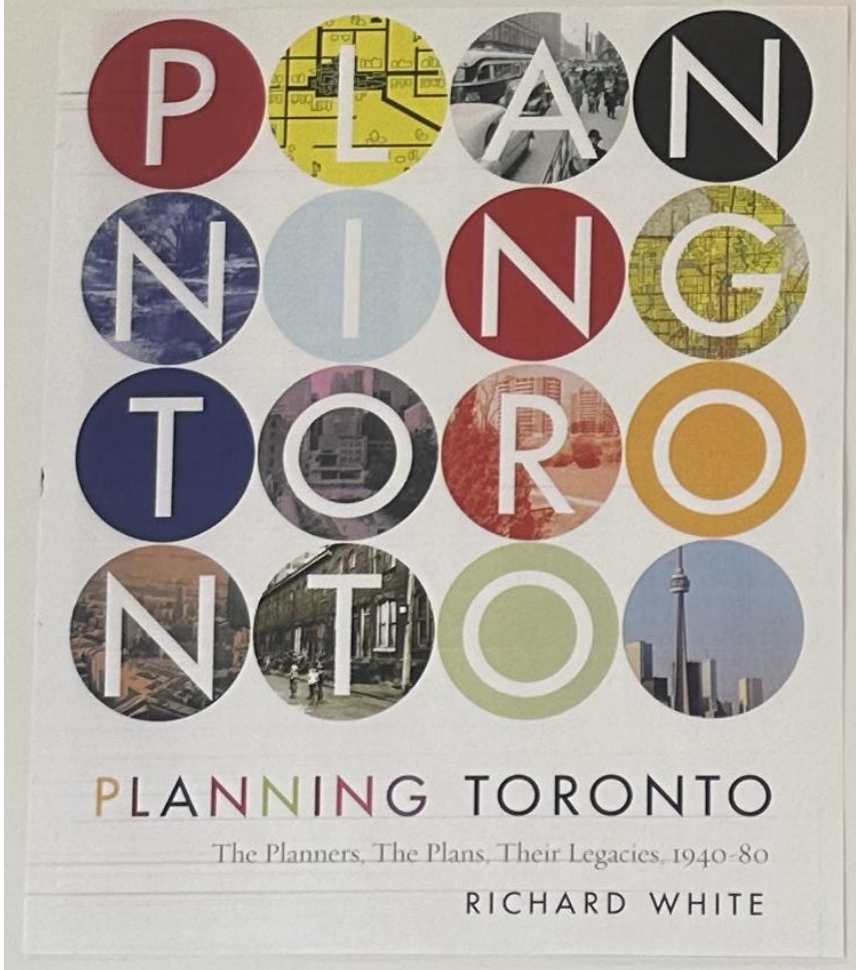
Board 4

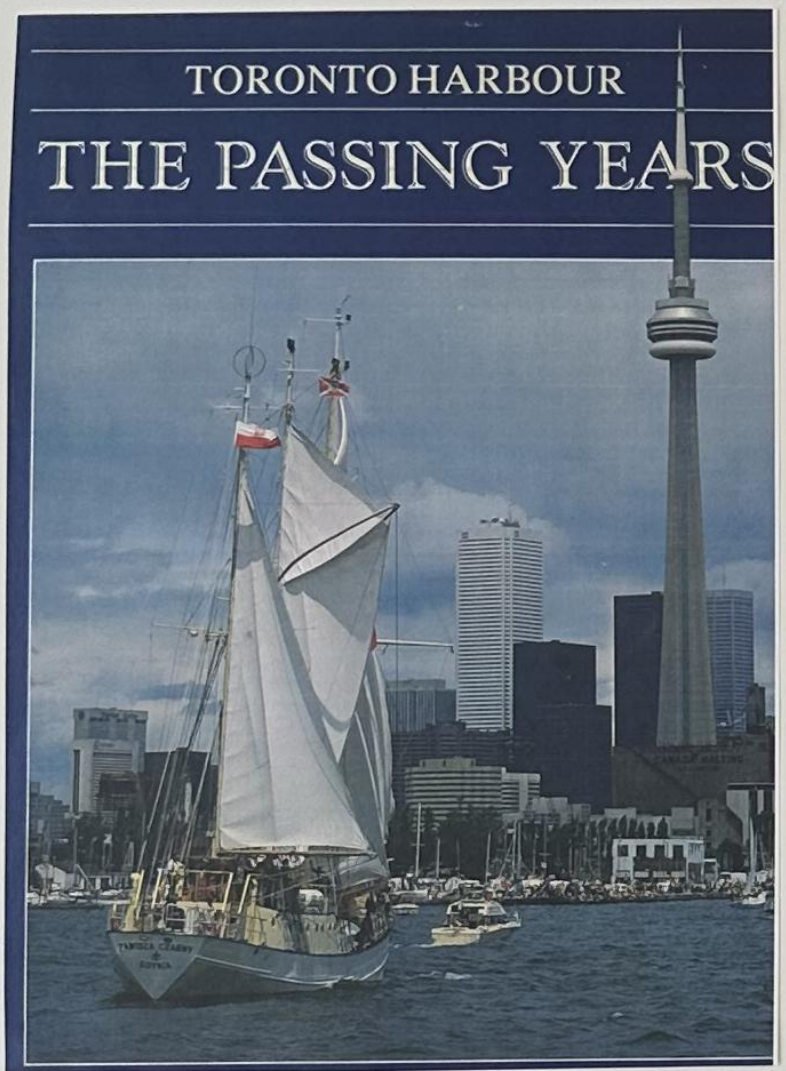


Board 1 – Quadrant 1

"Thank you to our ratepayer association representatives who participated at this Summit. I urge you to give back your ideas and insights from this meeting to your own communities."

Jennifer Keesmaat, Co-host with David Crombie, Mayor of Toronto (1972-78), "CityAge Summit, TIFF Bell Lightbox Theatre, Toronto, May 16-17, 2013, p. 85.





FONTRA
FEDERATION OF NORTH TORONTO RESIDENTS' ASSOCIATIONS

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25
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Reflecting on the Past, Envisioning the

Thank You, Geoff and Cathie, FoNTRA Co-Chairs

Today, September 22nd, 2026, during this 25th anniversary year, FoNTRA members recognize and convey many thanks to Geoff Kettel (from 2008) and Cathie Macdonald (from 2016) who, as FoNTRA Co-Chairs, have spent many years contributing to and building this 35-member strong association. You have engaged persistently with the City of Toronto and your Leaside and Deer Park communities.

From 2021, with immense efforts of the late Sheila Harrison Dunlop, a long-time secretary and tireless board member of South Armour Heights Residents' Association who led a FoNTRA fund-raising campaign to improve the website and designer Paddy Duncan, Geoff and Cathie, you have provided FoNTRA with more content for headings and more accessible technical aid for local associations. For instance, there are helpful web link sections under "News & Events", "Planning", "Development", and "Resources". During your stewardship, in the past 15 years this FoNTRA site has doubled in size.

An example of growth is the mailing list. Thanks to Geoff's and Cathie's inspired direction and expanded partnerships, with guidance and support by Al Kivi, SEDRA's Director/Chair of Residential Development and a FoNTRA Board of Director and Steering Committee Member, FoNTRA now has contacts with 50 Midtown associations, 100 RAs across the City of Toronto, and another 100 across Ontario. A second example is the annual FoNTRA City Planning Forum, established in 2016, and continuing on January 17, 2026 as a combined FoNTRA/FoSTRA Forum with keynote speaker Jason Thorne, City of Toronto's Chief Planner, attracting more than 100 attendees.

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Geoff and Cath
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sets a precedent.

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advocacy.



Geoff K

We mark this 25th anniversary with deep gratitude to our founding FoNTRA leaders and current thirty-five members who have carried the work forward with such dedication and support.

Geoff Kettel is a long-time resident of Leaside. In 2008, he joined FoNTRA as Co-Chair. Indefatigable, Geoff continues to be the ideal leader as a staunch advocate for a liveable Toronto. During 18 years, he has greatly contributed to FoNTRA's success.

Cathie Macdonald was FoNTRA Co-Chair from 2016 to 2025. In this role, she worked side-by-side with Geoff, building the organization, addressing aggressive development and contributing to important FoNTRA initiatives. In 2025, she stepped down as FoNTRA Co-Chair but still retains a meaningful role.

Shelley Ortved, a long-time Braemar Avenue resident, she was elected President of the Oriole Park Association (OPA) in 1998. She was successful in recruiting new members to the OPA Board. In 2000, it became her mission to challenge the Minto Towers application.

James (Jason) Stewart was a Director of the Oriole Park Association in 2000. In February 2001, he became the first FoNTRA Co-Chair with George Milbrandt. Shelley Ortved observed: "Jason was a natural leader and had the gravitas required to inspire our FoNTRA committee to merge as a unified force."

Board 1 – Quadrant 2

CELEBRATION

25

ANNIVERSARY

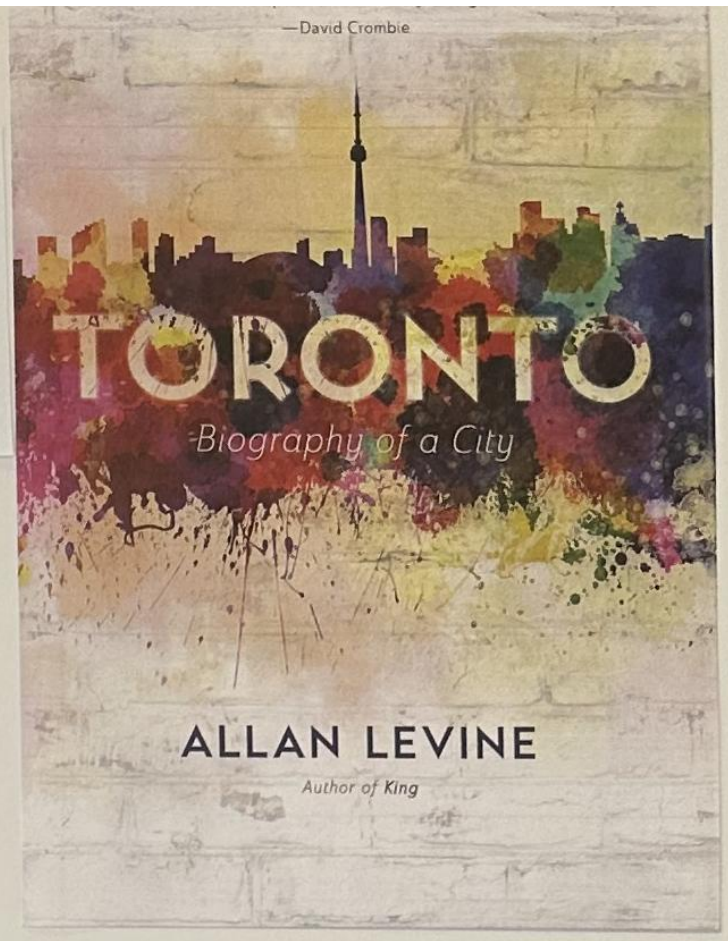
ast, Envisioning the Future

My sincere appreciation to Geoff Kettel, Cathie Macdonald, Al Kivi, James (Jason) Stewart, Peter Baker, Shelley Ortved, Matthias Schlaepfer, and Tom Cohen for your helpful advice about FoNTRA.

I accept responsibility for the accuracy and provenance of these display boards.

Richard MacFarlane

—David Crombie



Through persistent networking – phone calls, emails, letters, reports, reviews, studies, and media liaison strategies – and collaborating with member associations, Geoff and Cathie continue to challenge unworthy and threatening provincial legislative changes as you advocate for a more liveable Toronto. Your joint leadership has resulted in FoNTRA's considerable growth – its website, membership, connections, and assistance to local RAs, particularly when the issue has City-wide implications and sets a precedent.

For all your stellar efforts through 18 years of legislative upheaval and change, we thank you, Geoff and Cathie, and congratulate you both on your continued dedication and advocacy.



Geoff Kettel, George Milbrandt, Cathie Macdonald
"Three FoNTRA Veteran Co-Chairs"



Geoff Kettel, FoNTRA Co-Chair, Listens Attentively

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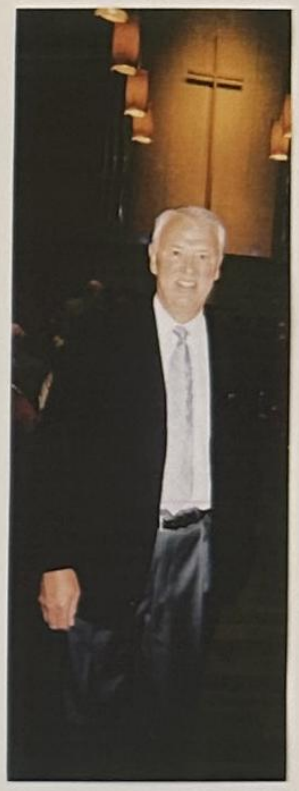
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Ben Daube, President, Sherwood Park RA, and
Jason Stewart, Director, Oriole Park Association



Peter Baker, FoNTRA Co-Chair,



Board 1 – Quadrant 3



ORIOLE PARK ASSOCIATION
orioleparkassociation.com

ORIOLE PARK ASSOCIATION INVITES YOU
TO A PUBLIC MEETING

"IS YONGE-EGLINTON BECOMING CONDO CRAZY?

WHAT ABOUT PLANNING AND DEVELOPMENT IN YOUR NEIGHBOURHOOD?"

Jennifer Keesmaat, Chief Planner and Executive Director, City of Toronto

WEDNESDAY NOVEMBER 7, 2012

7:00 p.m. to 9:00 p.m.

NORTH TORONTO MEMORIAL COMMUNITY CENTRE
200 Eglinton Avenue West
Multi-Purpose Room, Ground Floor
Everyone Is Welcome

For information about the OPA, visit www.orioleparkassociation.com

"We have held a series of public consultation meetings as part of our 'Feeling Congested?' participation program. We have had at least 10,000 people participate online. We know that there is a tremendous appetite in this city for not just conversation but results."

Jennifer Keesmaat, Chief Planner and Executive Director, City of Toronto, "Feeling Congested? Toronto Talks Transportation", City of Toronto Panel Discussion, St. Lawrence Centre for the Arts, March 4, 2013.

"City planning staff work so hard. They are exhausted and worn out. There is never enough time to complete the projects on their desk, let alone the additional work that has been a product of amalgamation and more complicated development applications."

Jennifer Keesmaat, Chief Planner and Executive Director, City of Toronto, Chief Planner Roundtable, February 26, 2013.

Chief Planner, attracting more than 100 attendees.

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George Milbrandt, originally from Chicago, landed in Toronto in 1970. As a Director, then President of the Bedford Park Residents' Association, he became a local empowerment activist. Initially with Jason Stewart in 2001 and then Jay Waterman from 2002, George served as FoNTRA Co-Chair with Peter Baker from 2004 to 2008 when Geoff Kettel arrived to work with Peter Baker.

Terry Mills is a veteran planner and designer who lived on Chaplin Crescent and then Roehampton Avenue. Terry established an urban planning and design firm, Arris Strategy Studio. In 2000, he became Co-Chair of the Oriole Park Association's Development Committee. With a solid planning background, Terry is well positioned to champion FoNTRA.

Michael Visser managed his own photography business in Toronto. A long-time resident of Chaplin Estates, he was a vocal opponent of the Minto Towers proposal. Working with Terry Mills, Michael was Co-Chair of the Oriole Park Association's Development Committee as of 2000. Michael was a good contributor to the founding of FoNTRA.

Peter Baker was a Sherwood Park resident from 1992 to 2023. He served as FoNTRA Co-Chair from 2004 to 2008 with George Milbrandt and from 2008 to 2015 with Geoff Kettel. With municipal and provincial civil service experience, Peter assisted immensely FoNTRA's establishment and continuity.

Vern Short, who sadly passed away in April 2011, was a Duplex Avenue homeowner and Oriole Park Association director during the Minto fight. A creative entrepreneur, in 1987, he established Billingsgate Consulting. Given his commitment to responsible City planning, Vern, who was low key and most collegial, was another ideal partner during FoNTRA's first years.

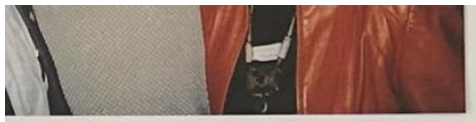
Matthias Schlaepfer, a Summerhill resident since 1982, is among the longest serving stalwarts of FoNTRA's original group. During his 25-year tenure with FoNTRA, he has assisted numerous projects including planning reform, Official Plan review, and the Harmonized Zoning By-law review. His knowledge and experience continue to be crucial to FoNTRA's development.

Brian Maguire was a long-time resident on Dunvegan Road in Forest Hill. He was a Director and Secretary of the then North Hill District Homeowners' Association. He was active in opposing the new Official Plan. He was a leading light in identifying problems with many excessive development proposals.

Further Founding Contributors to FoNTRA

There were many other contributors to FoNTRA's formation. Recognition and thanks go to Michael O'Para, 1st Vice-Chair, Bedford Park Residents' Association, George Teichman, President, Upper Yonge Properties Ltd., George Carrere, Sherwood Park Residents' Association, David Vallance, Chair, Confederation of Resident and Ratepayer Associations in Toronto (CORRA), Patrick Smyth, Vice-President, Avenue Road Eglinton Community Association (ARECA), Jay Waterman, FoNTRA Co-Chair from 2002 to 2004, Arlena Hebert, President, Lytton Park Residents' Organization (LPRO), and John Tyacke, Summerhill Residents' Association. They were essential in recruiting their resident associations to join FoNTRA.

Board 1 – Quadrant 4



ff Kettel, George Milbrandt, Cathie Macdonald
"Three FoNTRA Veteran Co-Chairs"



Ben Daube, President, Sherwood Park RA, and
Jason Stewart, Director, Oriole Park Association



Peter Baker, FoNTRA Co-Chair,
at the FoNTRA Mayoralty Forum,
Lawrence Park Community Church,
September 29, 2010
4 Candidates; 250 people attended



Cathie Macdonald, FoNTRA Co-Chair and
Councillor Michael Walker, Ward 22, St. Paul's (1982-2010)





Sonita Horvitch and Steve Sims
Veterans of the Oriole Park Association

Led by Geri Berholz, Co-Chair, Republic Residents' Association and Geoff Kettel, FoNTRA Co-Chair, a delegation of activists from 16 RAs visited Queen's Park, Oct. 30, 2019, regarding OPA 405. Steve Clark, Minister of Municipal Affairs & Housing, was noticeably absent.

David Emanuele, Ann Lovering, Sonita Horvitch, Terry Mills and Vern Short, Oriole Park Association directors, contributed more than 1,000 hours of time to the Chaplin Estates community in the Minto Towers fight. For their efforts, they each received a Community Service Award in 2002. Leadership awards went to Shelley Ortved, OPA President, and Michael Visser, Chair, OPA Development Committee.

1. Meraj Ahmed, President, Quantum Owners & Residents Association (QuORA)
2. Geri Berholz Co-Chair Republic Residents' Association (RRA)
3. Tom Cohen, Chair, Eglinton Park Residents' Association (EPRA)
4. David Dumoulin, 900 Mount Pleasant Condo Corporation: Northeast Quadrant Alliance
5. Jane Fitzwilliam, West Keewatin Neighbours
6. May Gardiner, Republic Residents' Association Leadership Team
7. Tony Gardiner, Republic Residents' Association Leadership Team
8. Miria Ioannou, Republic Residents' Association, Director of Communications
9. Maureen Kapral, Vice-President, Lytton Park Residents' Organization (LPRO)
10. Geoff Kettel, Co-President Leaside Property Owners Association and FoNTRA Co-Chair
11. Richard MacFarlane, Special Advisor, Oriole Park Association
12. Vesna Milevska, Republic Residents' Association Leadership Team
13. Sharon Mourer, South Eglinton Residents' & Ratepayers' Association (SERRA)
14. Dorijan Najdovski, Republic Residents' Association
15. Timothy Swift, 900 Mount Pleasant Condo Corporation: Northeast Quadrant Alliance
16. Lascelyn-Rayman Watters, Eglinton Park Residents' Association

South Armour Heights Residents' Association announced on their website:

"FoNTRA has been instrumental in achieving success related to the new Official Plan, OMB reform and proposed Committee of Adjustment improvements. They were also involved with the Right-to-Access Bylaw issue, Municipal Election Finance Reform, Yonge Eglinton Centre, Jarvis Street and the Development Charge Bylaw issues."

FoNTRA observed that the "Major Streets Study" proposal was presented as "one size fits all" with no determination about whether the framework works for varied street configurations. Also, permitting six storey buildings in 'Neighbourhoods' "is contrary to existing 'Neighbourhoods' policy."

FoNTRA letter to the City's Planning and Housing Committee,
Comments regarding the City's report, "Expanding Housing Options

Board 2 – Quadrant 1



Toronto's Sesquicentennial 150th Birthday in 1984

FONTRA
FEDERATION OF NORTH TORONTO RESIDENTS' ASSOCIATIONS

Reflecting on the Past,

Prime Ministers of Canada

Jean Chrétien, Liberal Party 1993-2003
Paul Martin, Liberal Party 2003-2006
Stephen Harper, Conservative Party of Canada 2006-2015
Justin Trudeau, Liberal Party 2015-2025
Mark Carney, Liberal Party 2025-

Premiers of Ontario

Mike Harris, Progressive Conservative Party 1995-2002
Ernie Eves, Progressive Conservative Party 2002-2003
Dalton McGuinty, Liberal Party 2003-2013
Kathleen Wynne, Liberal Party 2013-2018
Doug Ford, Progressive Conservative Party 2018-present

Ministers of Municipal Affairs and Housing

Progressive Conservative Party

Tony Clement 1999–2001
Chris Hodgson 2001–2003
Tina Molinari, Associate Minister, responsible for Urban Affairs 2002-2003
Helen Johns 2003 (January–February)
David Young 2003 (February–October)
Ernie Hardman, Associate Minister, responsible for Rural Affairs Feb.–Oct. 2003

Liberal Party

John Gerretsen 2003–2007
Jim Watson 2007–2010
John Gerretsen 2010
Jim Bradley 2010
Rick Bartolucci 2010–2011
Kathleen Wynne 2011–2012
Bob Chiarelli 2012–2013
Linda Jeffrey 2013–2014
Bill Mauro 2014 (March – June), Minister of Municipal Affairs 2016-2018
Ted McMeekin 2014-2016
Chris Ballard, Minister of Housing 2016-2017
Peter Milczyn, Minister of Housing 2017-2018

Progressive Conservative Party

Steve Clark 2018-2023
Paul Calandra 2023-2025
Rob Flack, Associate Minister of Housing 2023-2024
Vijay Thanigasalam, Associate Minister of Housing 2024-2025
Graydon Smith, Associate Minister of Housing March 19, 2025
Rob Flack, Minister of Municipal Affairs and Housing 2026-

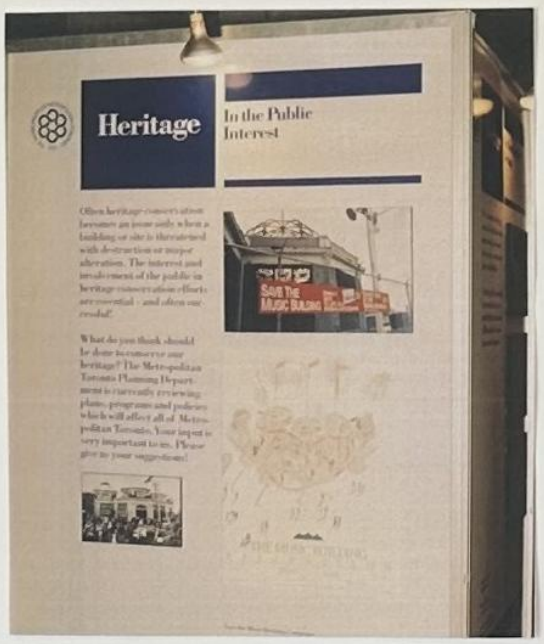
Mayors of the City of Toronto

Mel Lastman 1998-2003
David Miller 2003-2010
Rob Ford 2010-2014
John Tory 2014-2023
Olivia Chow July 12, 2023-

Metro Toronto and City of Toronto Commissioners and Chief Planners



John Gartner, Planning Commissioner, and John Livey, Director of Strategic Policy & Planning, Metro Toronto Planning Dept. 1990s.



Metro Toronto Planning Workshop – Heritage Panel.

Board 2 – Quadrant 2

CELEBRATION

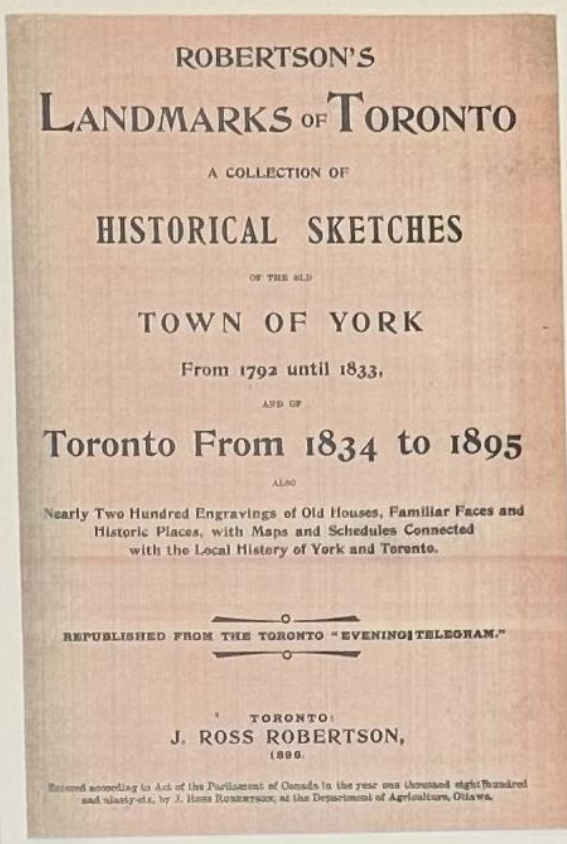
25

ANNIVERSARY

ast, Envisioning the Future



Geoff Kettel, FoNTRA Co-Chair, attended Richard MacFarlane's Community Protest Walk, Concorde Place (near Wynford Drive), Sat. June 3, 2023. About 200 residents and leaders of all three gov't levels – Hon. Michael Coteau, MP, Dr. Adil Shamji, MPP and Councillor Jon Burnside, Ward 16 (Don Valley East) attended and gave strong speeches opposing development of 8 towers, 42 to 47 storeys. Beyond the area capacity, by far!



ROBERTSON'S

LANDMARKS OF TORONTO

A COLLECTION OF

HISTORICAL SKETCHES

OF THE OLD

TOWN OF YORK

From 1792 until 1833,

AND OF

Toronto From 1834 to 1895

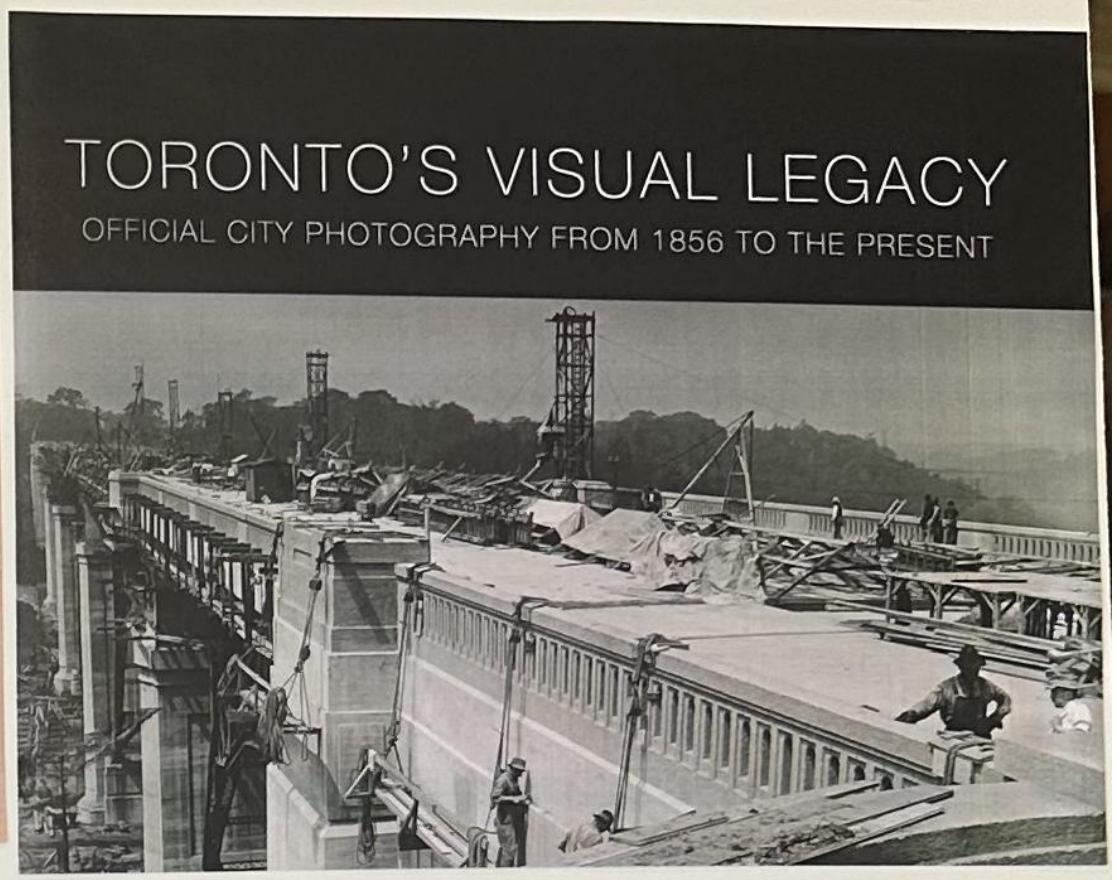
ALSO

Nearly Two Hundred Engravings of Old Houses, Familiar Faces and Historic Places, with Maps and Schedules Connected with the Local History of York and Toronto.

REPUBLISHED FROM THE TORONTO "EVENING TELEGRAM."

TORONTO:
J. ROSS ROBERTSON,
1896.

Entered according to Act of the Parliament of Canada in the year one thousand eight hundred and ninety-six, by J. Ross Robertson, at the Department of Agriculture, Ottawa.



Toronto's Visual Legacy, the City's 175th Anniversary, 2009
Steve MacKinnon, Archivist, Professional Photographer, City of Toronto
Karen Teeple, City Archivist, City of Toronto Archives
Michele Dale, Supervisor of Collection Management & Standards

Committee of Adjustment, Zoning Approvals, Over-development in Chaplin Estates.



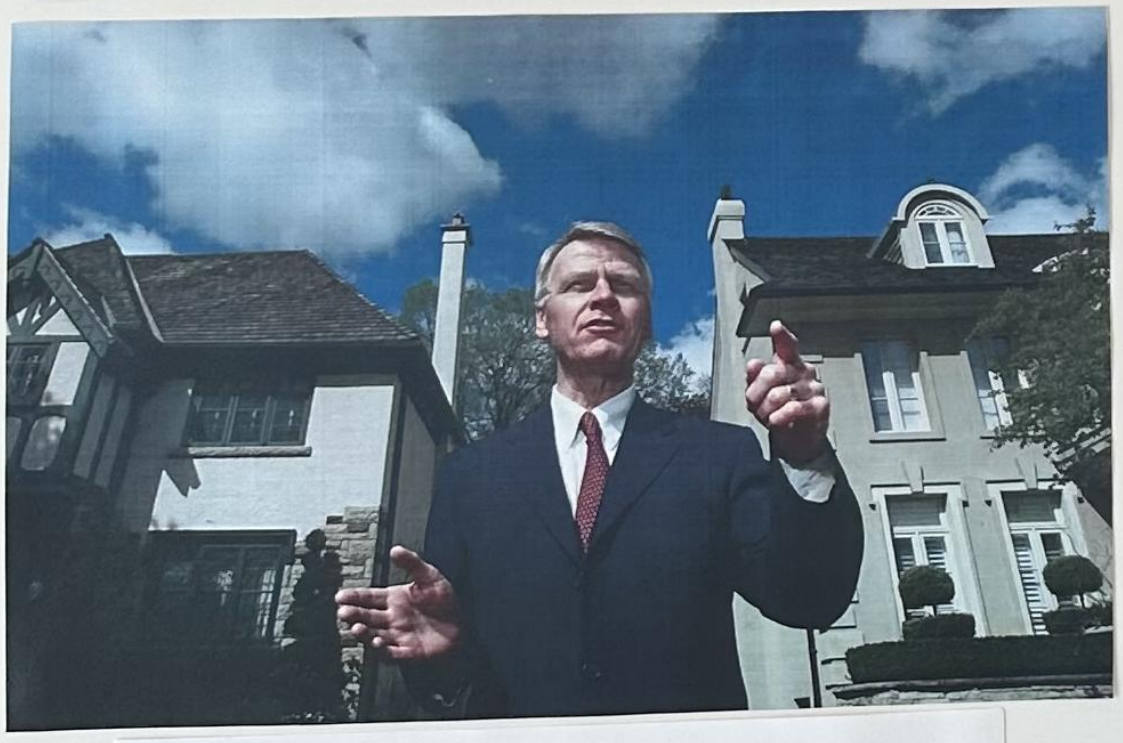




Projection — Committee of Adjustment Application, Sept. 28, 2011.

Board 2 – Quadrant 3

John Gartner, Planning Commissioner, and John Livey, Director of Strategic Policy & Planning, Metro Toronto Planning Dept. 1990s.



Olivia Chow July 12, 2023-

Metro Toronto and City of Toronto Commissioners and Chief Planners

Robert (John) Bower, Commissioner of Planning, Metro Toronto Planning Department, 1974-1989
John Gartner, Commissioner of Planning, Metro Toronto Planning Department, 1990-1995
Robert E. (Bob) Millward, Commissioner of Planning and Development, 1987-1996, City of Toronto.

Chief Planners, City of Toronto

Paul Bedford 1996-2004
Ted Tyndorf 2004-2008
Gary Wright 2009-2012
Jennifer Keesmaat 2012-2017
Gregg Lintern 2017-2024
Jason Thorne 2025-

Executive Directors, Development Review

Valesa Faria 2025-2026
Oren Tamir 2026-

TTC Chairs

Brian Ashton 2(
Betty Disero 2(
Howard Moscoe 2(
Adam Giambrone 2(
Karen Stintz 2(

"Regarding the proposals amour and have an adv the Official Plar with a group in

FoNTRA Gener



"The People's Advocate"
Councillor Michael Walker and his wife Anita.
Thank you for your 28 years of serving the community.
Tribute given at Xaphire, 530 Eglinton Ave. W., Nov. 17, 2010

You and the OMB

by William H. Roberts

You are facing an application that is about to go to the OMB. What can you do as a group of citizens who want to fight the application? How do you prepare? This paper outlines some key points for you to consider in preparing for the hearing. One key point, the OMB exists and you have to function within that reality.

No news is never good news. Most often those who oppose an application wait too long and do not fully prepare. There are tasks you can do well in advance of the hearing. These points are to assist you in doing what needs to be done.

1. **Remember the Ontario Municipal Board (OMB) is like a court of law.** Understand that the Ontario Municipal Board makes its decision based on mixture of facts and law. While it is not a court, a modified set of rules of evidence applies. It can allow evidence that would not be allowed in a court of law, subject to the weight it gives such evidence.

2. **Weight** is a legal term. In effect the result is that **certain types of evidence will receive little or no consideration**. For example *petitions* are given *little weight* since they are usually informal and it is generally assumed that some people will sign anything just to get the person to leave them alone. *Letters are given more weight* because someone had to take the time to write them and presumably they mean what they say, but if the writer is not present to be cross-examined by the opposing lawyers it is given less weight then if the person is present and willing to testify. Form letters which only require a signature are given less weight, but more weight then a petition.

3. **If your opinion conflicts with the opinion of an expert, the expert's opinion will be given more weight** because he or she is an expert. Even between experts, the board will give more weight to one expert than another if the one is speaking in an area they have been trained in or been qualified in, in the past, versus an expert who may be speaking beyond their area of expertise. For example on official plan matters a planner will usually be given more weight than an architect because of the nature of training.

4. **The evidence of an expert is a mixture of facts and opinion**. All expert opinions are based on certain facts, and assumptions based on those facts, and the generally accepted opinion of other experts in the field.

5. **If the facts the expert relies on are not correct then the opinion can be attacked.** If the facts are wrong, then it follows the assumptions resting on those facts are faulty and as a result the opinion is faulty.

6. **If the assumptions are not correct then the opinion can be attacked.** This will be harder for a layperson to attack unless they have been advised by an expert in how to make the connection. Even this may prove risky.

7. So **do not rely on the following concepts.**
   - It is obvious...
   - We all agree...
   - We believe...

   The fact that you believe something to be obvious does not make it so without proof that it is so. The fact you all agree does not make it any more true than if none of you agree. It is likely that the other side does not agree, and the Board can agree with the other side. The fact you believe is not proof of a fact.

8. **FACTS AND NOTHING BUT THE FACTS**, to quote Sergeant Friday from Dragnet. You need to have facts supporting your position. If properly gathered your facts, are as good as the expert's facts, and could prove to be better.

9. As an example, saying there is a traffic problem adds nothing. Several people repeating the same point adds nothing, but may annoy the Board member and could put you and your group at risk for costs.

10. **Gather facts sooner rather than later**. Make Freedom of Information Requests for traffic accidents and studies. If other developments have been approved in the area at other OMB hearings, then look at those other OMB files to see if traffic studies were filed. Compare the numbers and assumptions in those studies to the ones in the report you have for the application you are opposing. Do your own counts.

FEDERATION OF URBAN NEIGHBOURHOODS OF ONTARIO
www.urbanneighbourhoods.org

An Umbrella Group of Community Associations throughout Ontario

Communities count. Civic matters.

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Kingston
London
Milton
Ottawa
Sudbury
Thunder Bay
Toronto
Waterloo

Archie Campbell
President
33 Rochester Street, Unit 6
Ottawa, Ontario K1R 7L3
613-231-7470
campbera@gmail.com



SOS – Save Our Square, 125 People at the Community Protest with Councillor Michael Walker, Yonge and Eglinton, March 29, 2010

Peter Kuitenbrower, *National Post*, March 9th, 2010: "This may mark the first time that Councillor Karen Stintz opposes the Federation of North Toronto Residents' Associations. Ms. Stintz ran for council in 2003 in response to a FONTRA ad in a local newspaper: "CITY COUNCILLOR NEEDED."

Former Mayor David Crombie spoke at the March 9th, 2010 North York Community Council Meeting. He supported development on the NW corner. "I have been a resident of Minto Towers for 2 years and I have visited Yonge/Eglinton for 50 years. I ask you to move forward with the planned recommendations. This corner is not something to be proud of. It needs change."
"The votes are in," Crombie whispered to Stintz.

George Milbrandt, FoNTRA Co-Chair said, *"We should retain the majority of the open space."*

Board 2 – Quadrant 4







TTC Chairs

Brian Ashton	2000-2002	Maria Augimeri	2014
Betty Disero	2002-2003	Josh Colle	2014-2018
Howard Moscoe	2003-2006	Jaye Robinson	2018-2022
Adam Giambrone	2006-2010	Jon Burnside	2022-2023
Karen Stintz	2010-2014	Jamaal Myers	2023-

Rejection – Committee of Adjustment Application, Sept. 28, 2011. OMB Hearing, 33 Tarlton Road, Feb. 23, 2012, John Peter Atcheson, OMB Member. Adam Brown of Sherman Brown LLP, Michael Goldberg, Founding Principle, Goldberg Group. Adam Brown misrepresented case law when he claimed there was *virtually no opposition* to a 1990 St. Clements Ave. severance. In fact, MacFarlane researched that case and pointed out that such was the *extent of opposition*, the owner had a heart issue and the OMB postponed the hearing by six months. Over density, by far!

Before, the little pink bungalow. ***After,*** the huge oversize house. ***Later,*** another oversize house is approved.

"Regarding the draft Harmonization Zoning By-law, the City of Toronto proposals amount to 'upzoning' by intensifying low density neighbourhoods and have an adverse impact on neighbourhood stability in contradiction to the Official Plan. FoNTRA encourages its member ratepayer groups to join with a group in North York to challenge these proposals."

FoNTRA General Meeting, October 20, 2009, p. 2.

"If, despite this extraordinary effort, the final product remains far removed from a modern regulatory system, it is entirely due to City Council's persistent failure to stem the proliferation of ad hoc site-specific exemptions."

Matthias Schlaepfer, FoNTRA Steering Committee, FoNTRA General Meeting, April 20, 2010, p. 5.



Anita.
ommunity.
., Nov. 17, 2010



View ***before*** the owner demolished the 1930s shingle peak roof heritage home.



View ***after***. Flat top black monstrosity.



y Protest
March 29, 2010

he first time that
dents' Associations.
cal newspaper.

k Community Council
resident of Minto Towers
move forward with the
It needs change."



"Milczyn wants to make the Official Plan more precise so neighbourhoods are protected from encroaching development."

John Lorinc, "City Hall – What's up with the official plan? Architect Peter Milczyn could merely tweak or make major adjustments, but he has the power to significantly alter the city we know", The Globe and Mail, Saturday February 5, 2011.



"Small developers are exploiting the Committee of Adjustment procedure and, in doing so, are radically changing our neighbourhoods."

Ben Daube, Sherwood Park Residents Association,
FoNTRA General Meeting, January 18, 2011, p. 1

"To be tall or not to be tall, that is the question. Whether 'tis nobler for the city to suffer the winds and shadows of outrageous heights, or to set controls on a host of structures and, by such limits, end them."

John Sewell, "Lowering the bar means better neighbourhoods", The Toronto Star, Saturday December 14, 2002.

Board 3 – Quadrant 1

"It's about power, influence, and respect."

Geoff Kettel, FoNTRA Chair

In February 2001, FoNTRA's **6** founding associations:

1. Oriole Park Association
2. South Eglinton Ratepayers and Residents Association
3. Sherwood Park Residents' Association
4. Avenue Road Eglinton Community Association
5. Bedford Park Residents' Association
6. Summerhill Residents' Association

In 2003, FoNTRA's members grew to **14** associations. By 2005, FoNTRA had **21**. By 2010, FoNTRA had **27**. In 2021, FoNTRA had **33**. In 2023, FoNTRA had **35** RAs which remain to this day.

"The growth of FoNTRA began in the Year 2001 and 2002. The trigger was the development application for Minto Towers at Yonge and Eglinton. FoNTRA has grown from 6 to 32 residents' associations."

Peter Baker, FoNTRA Past Co-Chair, Ontario Municipal Board Town Hall Meeting, January 26, 2016.

FONTRA

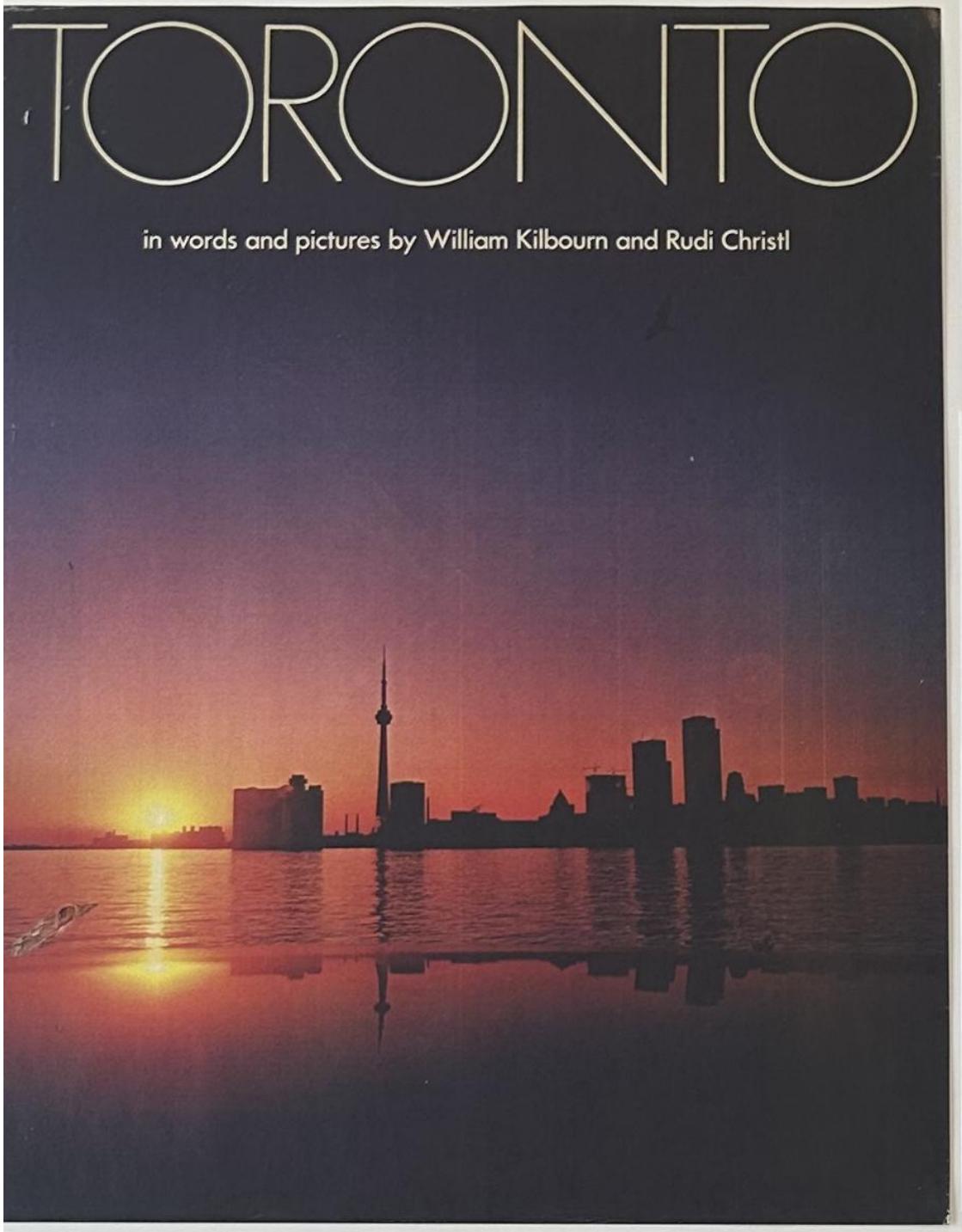
FEDERATION OF NORTH TORONTO RESIDENTS' ASSOCIATIONS

CELEBRATI

25

ANNIVERSA

Reflecting on the Past, Envisioning the Fu



"I am thrilled to be part of this conversation. I have talked about choices and consequences. The reality is nothing is free. If you buy a house, you're expected to pay for it. We're paying a price for playing catch up."

"We're actually looking at $75 to $80 billion. The entire provincial budget is $110 to $115 billion. Let's be honest. The math tells us that we need $3 billion every year for the next 25 years. We need not one, not two, but three or four revenue tools, a mix of revenue tools to pay for transit."

"We must answer the question, 'What's in it for me, my children, and my grandchildren?' If we don't make intelligent choices, the consequences are horrendous."

"Vision without implementation is hallucination."

Paul Bedford, Chief Planner and Executive Director, City of Toronto (1996-2004)

F.U.N. Annual General Meeting, Federation of Urban Neighbourhoods (Ontario) Inc., Markham Civic Centre, 101 Town Centre Blvd. Board Meeting in the Ontario Room, Public Forum in the Council Chambers, (159 attended), Saturday May 12, 2012, pp. 11, 12.

Bedford pointed to an Ontario Municipal Board Victory

Reet McGovern, "St. Clements neighbours win – Unexpected OMB victory stops severance of old home", "Why they fought and how they won", "Street character legitimate issue", Upper Yonge Villager, Vol. 2 No. 1, Friday February 1, 1980.

170 St. Clements Ave., OMB Hearing, January 14, 1980, Sam S. Speigel, OMB Member.

John Roberts was the developer. Paul Bedford presented evidence. Reet McGovern presented as well.

Paul Bedford Commentary

"This was a small victory, but it built trust with the community."

"It was about a study we did about minimum lot frontage. Developers were buying up properties, demolishing houses, and then putting in 20-foot-wide townhouses where there used to be 40-foot lots."

"It was an issue of character. How do you maintain the character of the neighbourhood? We did a study and it ended up at the OMB. We won, and we stopped this blockbusting. It was a big deal. I learned something . . . how important it is to do this."

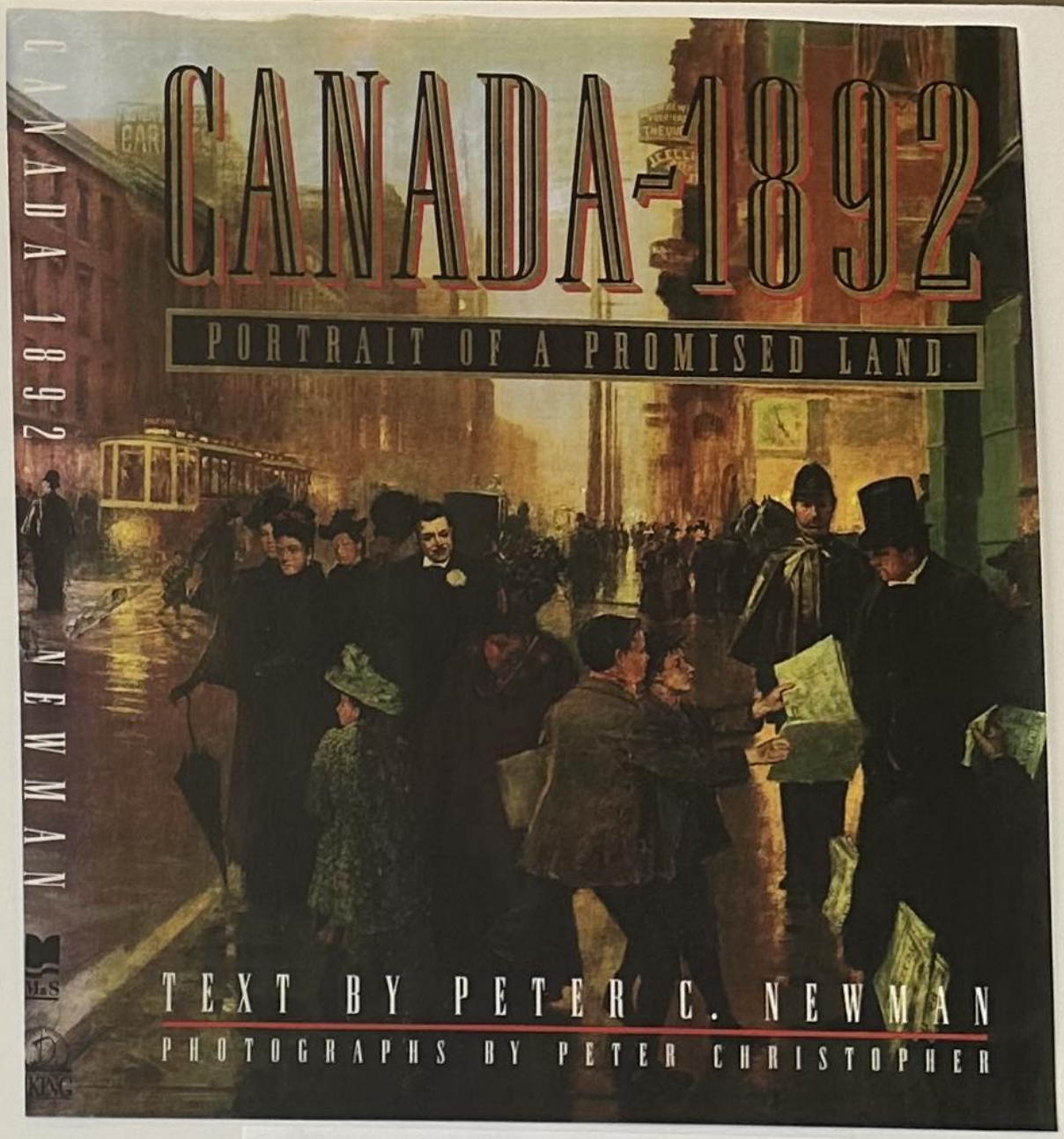
"An OMB victory over the Rosedale subway station. I put the planning case forward that normally you would want to intensify over a subway station, but not there. The Rosedale station is right in the middle of a park ravine system that separates the downtown core from the neighbourhoods. And we won that."

"Management is about getting things done through others, not you."

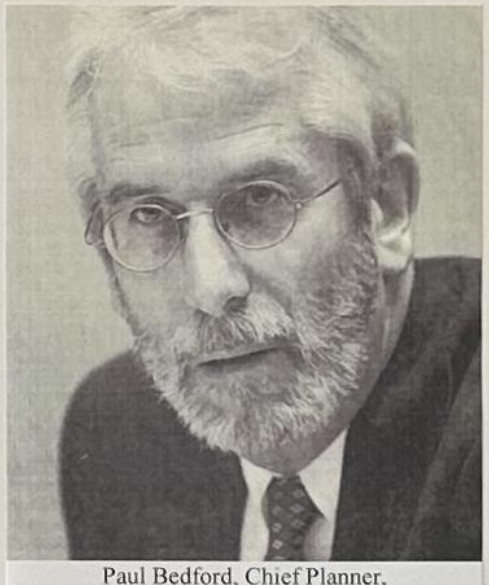
"Leadership is taking people to a place they would otherwise not go."

Paul Bedford, Chief Planner and Executive Director,
City of Toronto (1996-2004)

Board 3 – Quadrant 2



Frederic Marlett Bell-Smith (Canadian, 1846-1923)
"Lights of a City Street" (Toronto), 1894, oil on canvas.
Hudson's Bay Co. Front Cover of this 1992 book about Canada.



Paul Bedford, Chief Planner,
City of Toronto (1996-2004)

Carlo Alegri, *National Post*
September 17, 2002

"Why do we have 8-80 Cities as an organization? We are trying to encourage people to be doers and make things happen to build better cities, to create fantastic urban spaces, with a focus on people and the quality of life."

"What is our 8-80 rule? Think of a child you really love, 8 years old and then think of an older adult you really care about, 80 years old. If we plan cities around their needs, we can be successful. We have to stop building cities that function for 30 year olds."

Gil Peñalosa, Executive Director, 8-80 Cities

Eglinton Park Residents Association Breakfast Meeting
"Walking, Cycling, Public Spaces – Creating a Great Eglinton Crosstown"
May 16, 2011.



Gil Peñalosa
Founder & Chair,
8-80 Cities

"We are the second or third fastest growing region in North America, the Greater Toronto and Hamilton Area or GTHA. In the next 20 years, we will have 9 million people. We can't possibly succeed unless we invest to meet the needs of a growing population."

John Howe, Vice-President, Investment Strategy and Project Evaluation, Metrolinx. Federation of Urban Neighbourhoods (F.U.N.) Conference. "Moving Forward: A Public Forum on Transportation and Transit", Markham, Ontario, Saturday May 12, 2012, p. 3.

Board 3 – Quadrant 3

FONTRA

February 18, 2026

Toronto City Hall,
100 Queen Street West,
Toronto, Ontario M5H 2N2
Attention: Cathrine Regan, Administrator

RE: **TE29.13 29-45 Berwick Avenue - Official Plan and Zoning By-law Amendment Application - Appeal Report (Ward 12)**

Dear Councillor Chris Moise, Chair, and Members, Toronto & East York Community Council,

The Federation of North Toronto Residents Associations (FoNTRA) wishes to expresses its support for the staff report which recommends that City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Official Plan and Zoning By-law Amendment Application appeals for 29-45 Berwick Avenue. The appellant plans to construct a 49-storey high-rise building in an area which has been continuously designated for low rise residential.

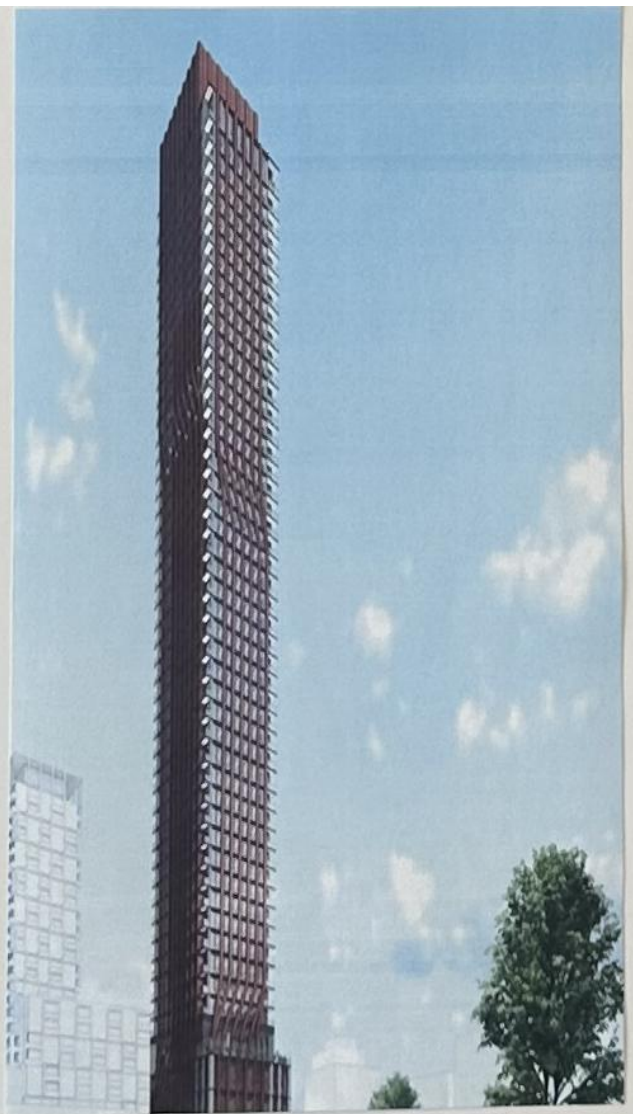
FoNTRA's establishment 25 years ago was directly related to inappropriate development proposals at the Yonge Eglinton Centre, and we continue to maintain an interest in ensuring good planning, and avoiding negative precedents in the area, which is a pivotal intersection and growth centre in the City of Toronto. Berwick has been established as the separator between the Yonge Eglinton Centre and the low density community to the south, as codified in the Official Plan, and the Yonge-Eglinton Secondary Plan.

Respectfully submitted,

Geoff Kettel

Geoff Kettel
Co-Chair

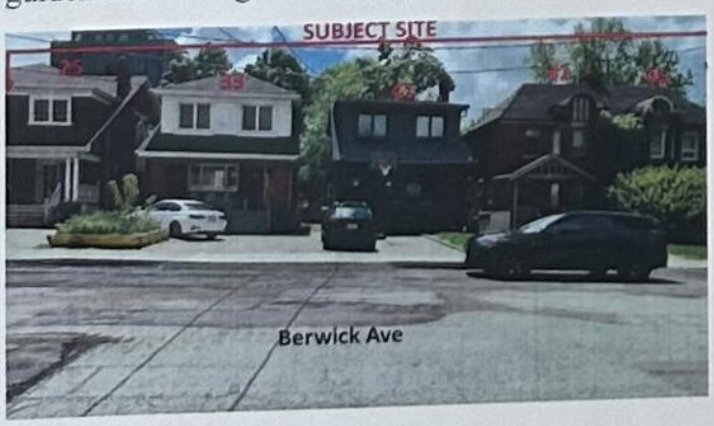
c.c. Jason Thorne, City of Toronto, Chief Planner and Executive Director, City Planning
Oren Tamir, Acting Executive Director, Development Review
Kai Zhou, Planner, Community Planning, Toronto and East York District
OPA, SEDRA and EPRA



49 Storeys
Invading
The Neighbourhood!

Will DEMOLISH Five Homes on Berwick Avenue.

Disrespecting our Official Plan, City policies, guidelines for neighbourhood protection.



Geoff Kettel FoNTRA letter opposed this 49-storey tower on the south side of Berwick Avenue. Many residents at The Berwick, homeowners on Berwick Ave., Duplex, Hillsdale Ave. West, Anderson, opposed that invasion on top of the residential neighbourhood. SG Berwick Ltd. proposes to demolish five homes. Parties privately mediated. Status changed from an OLT Appeal to a Settlement Hearing on October 5, 2026. Intrusion, by far!



TORONTO STAR WEDNESDAY, APRIL 4, 2018 SECT

Rapid develop

Staff worried that building is outpaci
the infrastructure in Yonge-Eglinton

JENNIFER PAGLIARO
CITY HALL BUREAU

Amid concerns the Yonge-Eglinton area could be reaching water and sewer capacity, staff say a proposed two-tower condo development should be put on hold until a review is completed.

A report from staff that is headed to Toronto and East York community council today comes after city planning staff identified growing concerns development in the midtown neighbourhood was outpacing the available infrastructure, such as pipes, schools and parks.

But this is the first time staff have drawn a line in the sand over those concerns about basic, hard infrastructure after council gave them direction in December to put a hold on development in the area if necessa
that growth and infrastr
are aligned."

The proposal is for a 25-
condos at Yonge St. betwe
Rd. and Davisville Ave.

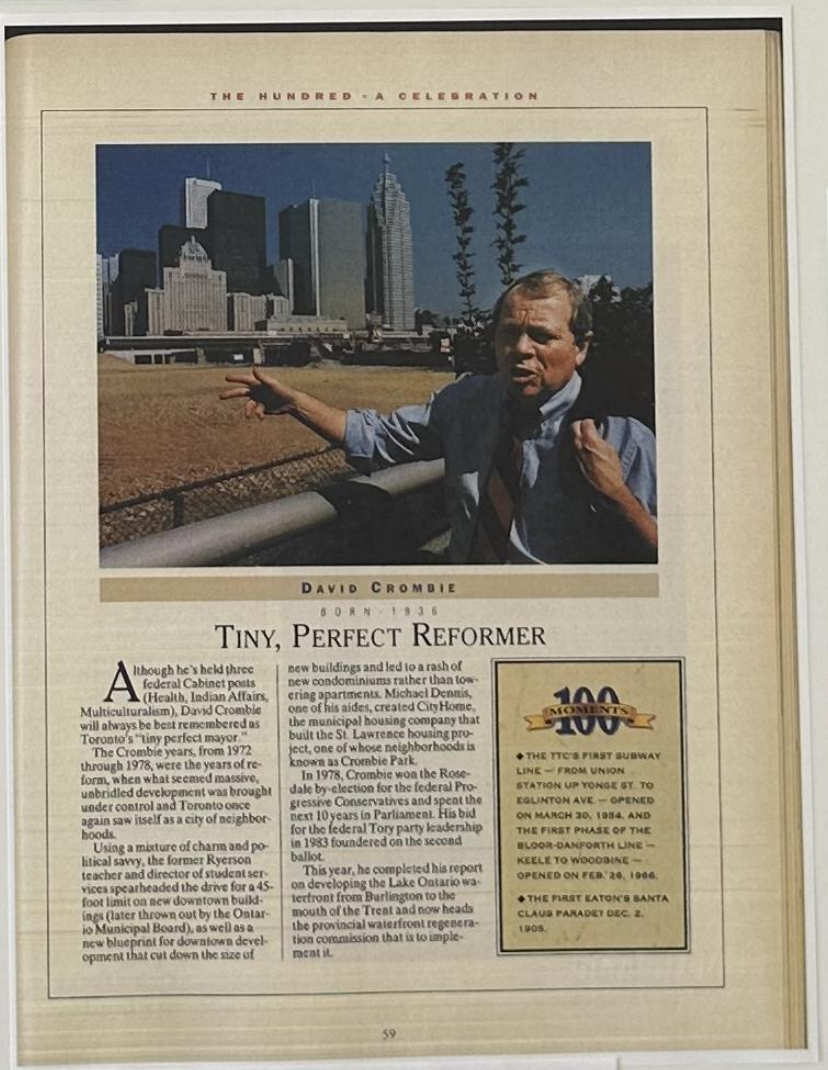
It was appealed by th
Times Group, to the Onta
Board, a quasi-judicial bo
with most land use plann
after staff did not issue
with recommendations w
quired timelines.

Staff are now requestin
Yonge St. proposal at the
would be "overdevelopme
would "significantly redu
sunlight on the Davisville
School and its outdoor p
would set a "negative p

Board 3 – Quadrant 4



49 Storeys
Invading
Neighbourhood!



THE HUNDRED - A CELEBRATION

DAVID CROMBIE

BORN 1936

TINY, PERFECT REFORMER

Although he's held three federal Cabinet posts (Health, Indian Affairs, Multiculturalism), David Crombie will always be best remembered as Toronto's "tiny perfect mayor."

The Crombie years, from 1972 through 1978, were the years of reform, when what seemed massive, unbridled development was brought under control and Toronto once again saw itself as a city of neighborhoods.

Using a mixture of charm and political savvy, the former Ryerson teacher and director of student services spearheaded the drive for a 45-foot limit on new downtown buildings (later thrown out by the Ontario Municipal Board), as well as a new blueprint for downtown development that cut down the size of new buildings and led to a rash of new condominiums rather than towering apartments. Michael Dennis, one of his aides, created CityHome, the municipal housing company that built the St. Lawrence housing project, one of whose neighborhoods is known as Crombie Park.

In 1978, Crombie won the Rosedale by-election for the federal Progressive Conservatives and spent the next 10 years in Parliament. His bid for the federal Tory party leadership in 1983 foundered on the second ballot.

This year, he completed his report on developing the Lake Ontario waterfront from Burlington to the mouth of the Trent and now heads the provincial waterfront regeneration commission that is to implement it.

100 MOMENTS

- THE TTC'S FIRST SUBWAY LINE — FROM UNION STATION UP YONGE ST. TO EGLINTON AVE. — OPENED ON MARCH 30, 1954. AND THE FIRST PHASE OF THE BLOOR-DANFORTH LINE — KEELE TO WOODBINE — OPENED ON FEB. 26, 1966.
- THE FIRST EATON'S SANTA CLAUS PARADE! DEC. 2, 1905.

59

The Toronto Star, "The Hundred – A Celebration". Centennial Magazine, Supplement to the *Sunday Star*, November 1, 1992, p. 59.

Reflecting on History

"The greatness of a city is measured, in large part, by the accomplishments of its people. And what better way to celebrate the *Star's* 100th birthday this week than by opening a window on our city's colourful past and revisiting some of the uncommon men and women whose accomplishments – for better or worse – have made us laugh, cry and shake our heads in wonderment." John Hoaderich, Editor, *Toronto Star*

Mayoral Candidate David Crombie
Speaks about Protecting Neighbourhoods
The Empire Club of Canada, November 23, 1972

"The Importance of Protecting Neighbourhoods"

"The first, and I think the most important issue, is the way in which we go about the future growth of this city. The past five to seven and, indeed, the past ten years have seen a tremendous explosion of growth in this city. It has brought enormous benefits; benefits in terms of new experiences, standard of living, more jobs, all those things. Outstanding! In my view this had two serious defects. One, we have attempted to grapple with the problem of growth and development. ***At the same time we have attempted to grapple with the problem with respect to the stability of neighbourhoods."***

"Neighbourhoods in this city have always been its touchstone – that is to say, neighbourhoods have always given Toronto its stability. That stability has brought investment and that investment has brought development and ***the development as it proceeds must continue to integrate rather than destroy neighbourhoods.*** It wasn't a question of meanness or a question of not caring which put us on a course of action whereby the construction of high-rise buildings has destroyed neighbourhoods. But the fact is that they have been."

"It is absolutely essential that as we proceed in the '70s that we revise our bylaws and our planning procedures and our planning principles, leaning to open space, side yards and setbacks, envelope systems, and all the rest of the planners' jargon. Those things can be changed so that development will have an effect on neighbourhoods that support them rather than hurt them."

On December 1, 1972, Crombie was elected as the 56th Mayor of Toronto (1972-78).

The Empire Club of Canada, 70th Year, Addresses 1972-1973, Don Mills: T.H. Best Printing Company Limited, 1973. "The Next Mayor of Toronto", Address by Alderman David Edward Crombie, November 23, 1972, pp. 126-133. Quotation, p. 129

TORONTO STAR WEDNESDAY, APRIL 4, 2018 SECTION GT

Rapid development concerns city

Staff worried that building is outpacing the infrastructure in Yonge-Eglinton area

JENNIFER PAGLIARO
CITY HALL BUREAU

Amid concerns the Yonge-Eglinton area could be reaching water and sewer capacity, staff say a proposed two-tower condo development should be put on hold until a review is completed.

A report from staff that is headed to Toronto and East York community council today comes after city planning staff identified growing concerns development in the midtown neighbourhood was outpacing the available infrastructure, such as pipes, schools and parks.

But this is the first time staff have drawn a line in the sand over those concerns about basic, hard infrastructure after council gave them direction in December to put a hold on development in the area if necessary to "ensure that growth and infrastructure needs are aligned."

The proposal is for a 25- and 34-storey condos at Yonge St. between Millwood Rd. and Davisville Ave.

It was appealed by the developer, Times Group, to the Ontario Municipal Board, a quasi-judicial body that deals with most land use planning disputes, after staff did not issue a final report with recommendations within the required timelines.

Staff are now requesting to fight the Yonge St. proposal at the OMB, saying it would be "overdevelopment" of the site, would "significantly reduce" afternoon sunlight on the Davisville Junior Public School and its outdoor play area, and would set a "negative precedent" for that stretch of Yonge St.

Should the city lose that fight and the development is allowed in some form, staff have recommended the OMB be requested to put a hold on construction moving forward until staff can confirm there is the necessary water, stormwater and sewer capacity.

City councillor Josh Matlow, who represents the neighbourhood and called for an infrastructure review, said he strongly supports the staff recommendations.

"The Yonge and Eglinton area, including Davisville, has seen unprecedented growth for several years and it's critically important that along with social services, basic infrastructure can keep up with the pace of new residents moving into the area," Matlow said.

Toronto Chief Planner Gregg Lintern told the Star in January that while staff continue to work on a review of the secondary plan for the Yonge-Eglinton area, development pressures need to be paused.

"The intent with the recommendation is to signal that applications submitted after November 15 are premature, until adoption of the updated secondary plan," Lintern wrote in an email. "City planning would not advance final reports on applications until that time. Staff will work with any applicants to align proposals with the policy directions in the proposed secondary plan update."

A secondary plan sets out planning policies for a specific area within the city, such as Yonge-Eglinton.

The South Eglinton Ratepayers' and Residents' Association (SERRA), in a letter to community council, said they strongly support asking for a hold on development.

"We are concerned about the lack of infrastructure capacity," president Andy Gort wrote, listing overcrowding on the Line 1 subway and schools already over capacity as additional concerns.

SATURDAY, APRIL 7, 2018 TORONTO STAR | IN8

>>LETTERS



RICK MADONIK/TORONTO STAR

"Although basing their new-home purchase on artificially inflated house prices was very risky, it seems Mattamy Homes could provide some assistance/relief to these buyers," writes Victor Doyle of Toronto.

Time to pause condo projects

Re Rapid development concerns city, April 5

I applaud Toronto chief planner Gregg Lintern for wanting to pause development at Yonge St. and Eglinton Ave.

As a director of the Oriole Park Association for 10 years, from 2003 to 2013, now a special adviser, I have been heavily involved in attending Ontario Municipal Board hearings, Committee of Adjustment meetings, researching relevant planning law, etc. All too often, the developer has won.

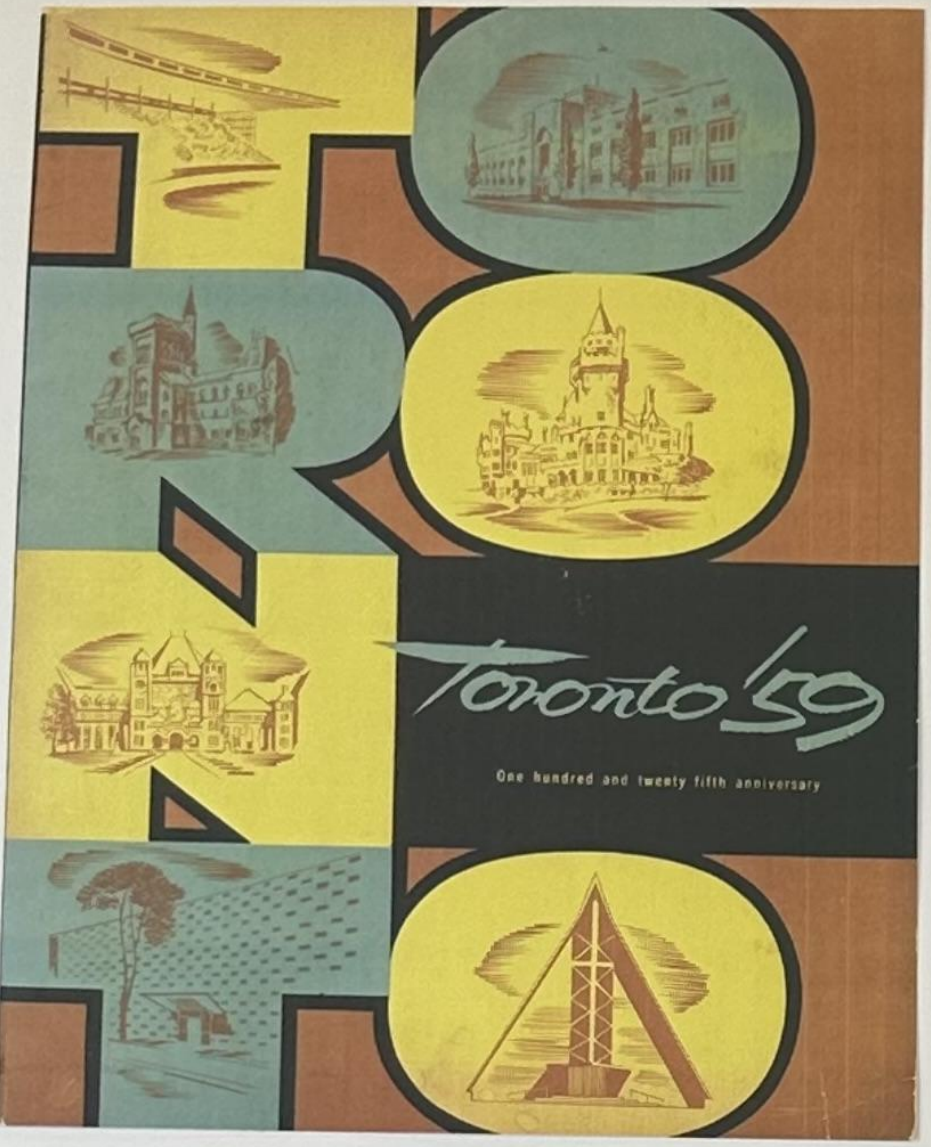
A year or two ago, I wrote a letter to then-chief-planner Jennifer Keesmaat and asked whether the city of Toronto should be pausing condo development.

I was right that we were moving too quickly and that we should pause development at Yonge and Eglinton. Many ratepayer groups agreed with me. Our schools, sewer systems and subways just cannot handle this growth. So thank you, Mr. Lintern.

Richard MacFarlane, special adviser, Oriole Park Association, Toronto

Board 4 – Quadrant 1

FoNTRA Co-Chairs	
Jason Stewart and George Milbrandt	2001 to 2002
Jay Waterman and George Milbrandt	2002 to 2004
Peter Baker and George Milbrandt	2004 to 2008
Peter Baker and Geoff Kettel	2008 to 2015
Geoff Kettel and Cathie Macdonald	2016 to 2025
Geoff Kettel	2025 -



Toronto's 125th Anniversary, 1959. His Worship Mayor Nathan Phillips, Q.C. "Mayor of all the People". John Downing, *Toronto Telegram* columnist, ghost wrote his 1967 biography.

FONTRA
FEDERATION OF NORTH TORONTO RESIDENTS' ASSOCIATIONS

CELEBRATION 25 ANNIVERSARY

Reflecting on the Past, Envisioning the Future

NATHAN PHILLIPS, Q.C.
Mayor

A MESSAGE FROM THE MAYOR

The year 1959 has brought Toronto to an important milestone - the 125th Anniversary of the Incorporation of the City of Toronto. From the day in 1834, when William Lyon Mackenzie took office as Mayor of the newly-formed City, until now, Toronto has grown from a wilderness town to its present status as a modern metropolis ranking as one of the great cities of the world.

Toronto has taken many giant steps in its 125 years as a city. Its development has steadily exceeded the vision of its most optimistic citizens. It has consistently silenced the doubts of its scoffers. It has been the home of many illustrious citizens and it has frequently been the scene of events of major national significance.

Our Anniversary year is graciously and happily marked by the visit of Her Majesty the Queen and the Duke of Edinburgh. Over the period of the City's history, Toronto has loyally welcomed members of the Royal Family, for this is truly the Queen City of Her Majesty's realm.

The opening of the St. Lawrence Seaway, in which Her Majesty Queen Elizabeth is graciously joined by the President of the United States, symbolizes the extension of ocean traffic in large volume to the Port of Toronto and the opening of a fourth coastline of sea transportation for Canada. In this great national development, Toronto occupies a key position.

This is International Year for Toronto. During this memorable season, Toronto welcomes many thousands of visitors. We salute them and extend to them our best wishes.

God Save The Queen.

Nathan Phillips

Mayor



Toronto City Hall of the future.

Board 4 – Quadrant 2

FONTRA
FEDERATION OF NORTH TORONTO RESIDENTS' ASSOCIATIONS

CELEBRATION 25 ANNIVERSARY

Reflecting on the Past, Envisioning the Future



"PLANNING STARTS WITH AND IS FOR THE PEOPLE."

This is a quote by Eugenio G. Faludi, Doctorate in Architecture, P.Eng., in "An Introduction to the Technique of Town Planning, Analysis of Modern Urban Needs – Modern City Plans and Their Purpose", Planning Canadian Towns and Cities Lecture Course, School of Architecture, Faculty of Applied Science and Engineering, University of Toronto, January 4, 1944.

In 1940, Eugenio Faludi, born in Budapest, a Hungarian educated in Italy, fled Fascist Italy and arrived in Toronto, looking for work at City Hall. He is referred to as a "visionary" and father of urban planning. He was Toronto's and Canada's first Town Planner. His values and goals are in line with those of FoNTRA.

NATHAN PHILLIPS Q.C.
Mayor

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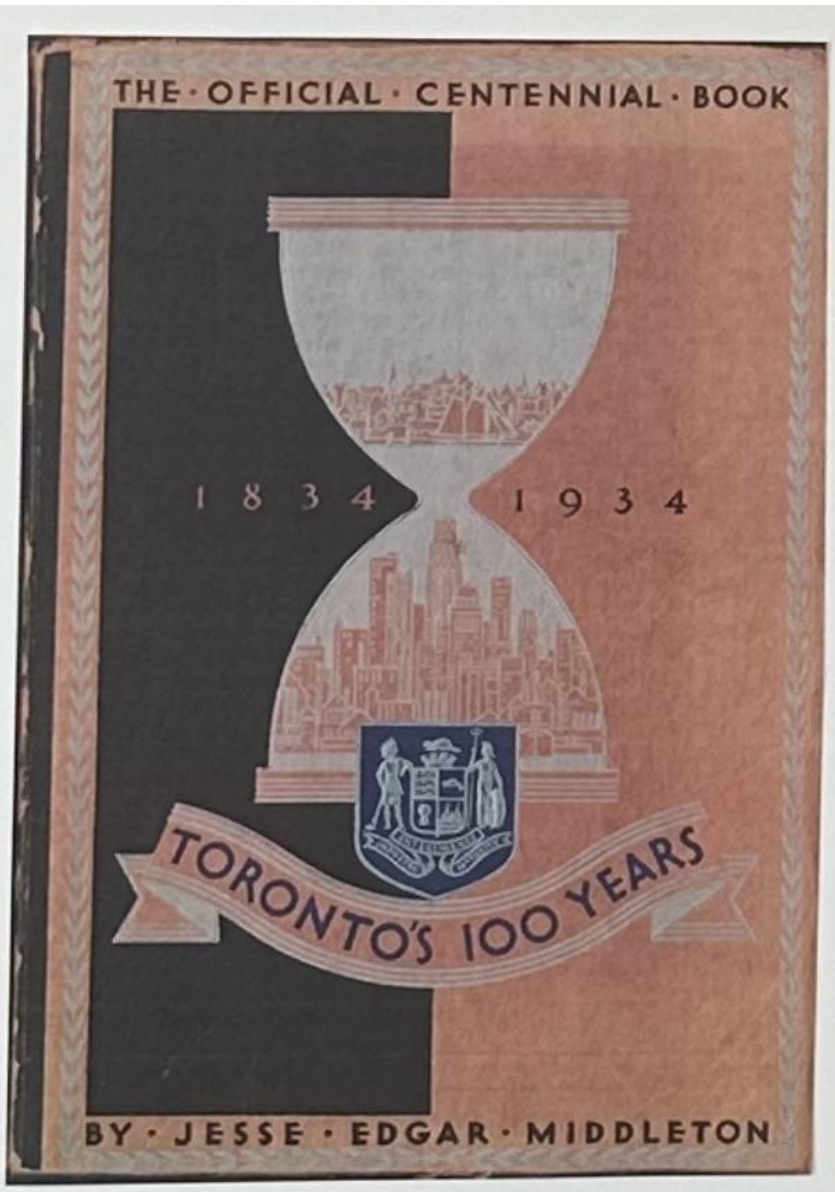


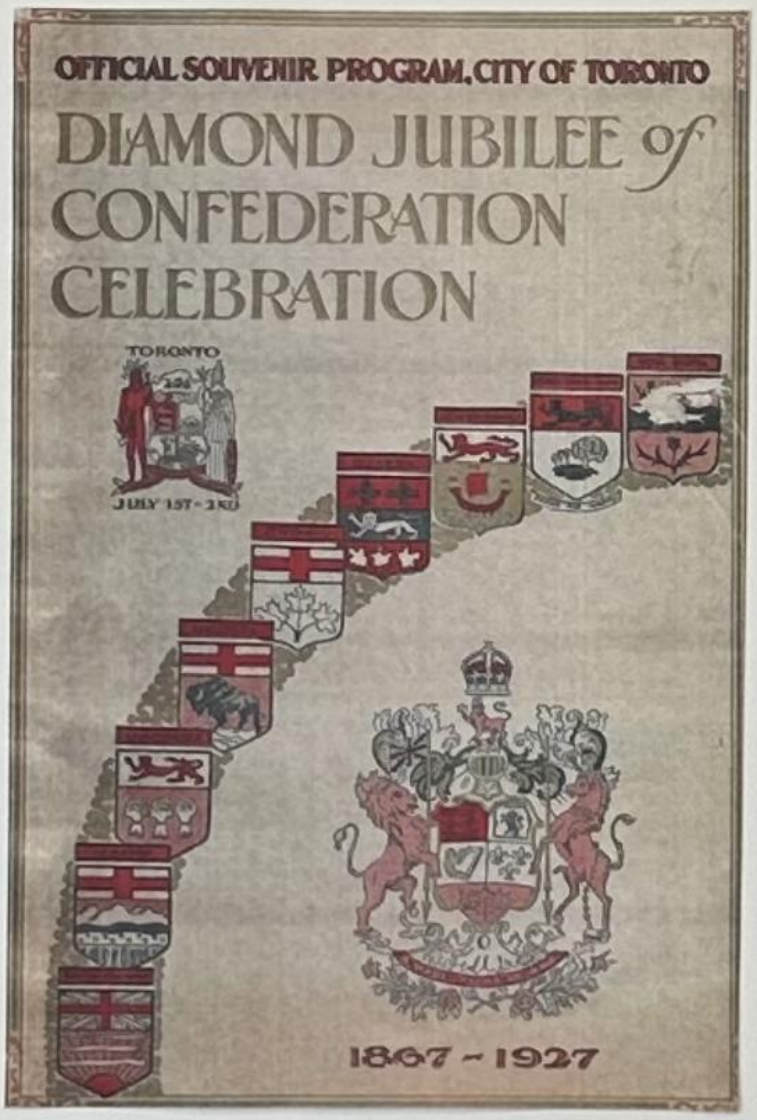
Circa 1951, City councillors meet in the old Council Chambers of the Richardson Romanesque architectural style of Old City Hall, 1899, designed by Edward James Lennox (1854-1933), creator of more than 70 Toronto heritage buildings.

Ontario Municipal Board Hearing

"In the matter of appeals by the Toronto Transit Commission and Oriole Park Neighbourhood Association against a decision of the Committee of Adjustment of the City of Toronto dated the 19th day of July 1962, upon an application by the said Toronto Transit Commission."

Board 4 – Quadrant 3





"Benedetto Soscia has appealed to the Ontario Municipal Board under subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from Council's refusal or neglect to enact a proposed amendment to Zoning By-law 2523 of the Town of Richmond Hill to rezone lands respecting 35 Roosevelt Drive for site specific amendments to allow for the creation of two lots."

"Benedetto Soscia has appealed to the Ontario Municipal Board under subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, from two decisions of the Committee of Adjustment of the Town of Richmond Hill which dismissed two applications numbered B007/08 and B008/08 for consent to convey part of the lands composed of 35 Roosevelt Drive in the Town of Richmond Hill."

"Precedent is often cited as a reason to deny applications, but the Board makes its determinations on the evidence before it and on the merits of each individual case."

"Supportive of that position in this instance is how the Board was able to successfully distinguish a similar application in the Town [of Richmond Hill] from the facts of this case. Owners of other corner lots may bring their applications forward for consideration from a planning perspective and those would be decided on the merits of that case and not because a previous corner lot was created."

Benedetto Soscia, 35 Roosevelt Drive v. Town of Richmond Hill,
OMB Case No. PL070671, OMB File No. PL080519 and PL080520,
Decision issued on September 24, 2008. Reid Rossi, OMB Member

From: Michelle MacDonald, Deputy Director, Attorney General's Office

To: Michael J. Bryant, Attorney General of Ontario

Date: March 22, 2001

Subject: Amendment to Ontario Municipal Board or *Planning Act*

"The goal of the legislation is to give the City of Toronto final authority over the development of high-density urban land. Specifically, we would like to ensure that the Ontario Municipal Board ("OMB") does not trump the City of Toronto ("City"), when the City refuses to change a by-law, upon appeal, regarding the size of buildings."

"Currently if a developer wants to construct a complex that measures 54 storeys high in an area where the maximum height allowed by by-law is 10 storeys, we would like to exempt the City's by-law from appeal to the OMB."

2nd Session, 37th Legislature, Ontario June 27, 2001 Bill 94

"An act to stop the demolition of affordable rental housing and the conversion of affordable rental housing into condominiums and to protect and preserve existing neighbourhoods."

"Duty to protect existing neighbourhoods"

"(2) The Government of Ontario has a duty to protect existing neighbourhoods."

"It is only through the widest public understanding and concern that effective future planning can occur."

Board 4 – Quadrant 4

Toronto Planning Board Report, October 1964

"Disruption of the residential environment is particularly noticeable on Berwick Avenue."

"North Toronto has always been one of the most desirable residential areas in the City. One of the many chronic problems in a rapidly growing urban area is the disparity between large new apartments and single homes. This accentuates the need to find logical boundaries for apartment rezoning and to create the best possible boundary conditions. Residents of single-family homes are often distressed by construction of an apartment building across the street or over the back fence and it is only reasonable that if possible, they should be separated from tall buildings of any kind or given some protection to ensure enjoyment of their homes."

Toronto Planning Board, Eglinton Planning District Appraisal, Supplementary Report, July 1965

2. RESIDENCE AREAS

Low Density Residence Areas

2.1 (a) "The low-density residence areas are stable areas for the purposes of Section 2.8 (a), Part I of the Official Plan."

Part II Official Plan Statement for Eglinton

"I don't think we can stop intensification but we need a hard edge boundary between the residential community and the development area."

Terry Mills, Oriole Park Association Board Meeting, June 3, 2003.

"Overall, there is a development 'push' by the City's planning department and they have demonstrated a complete disregard in zoning and the Yonge Eglinton Secondary Plan."

Terry Mills, FoNTRA General Meeting, August 23, 2011, p. 2.

"There are up to 33 development applications in progress, leading to substantial development at Yonge and Eglinton in the next 10 to 20 years. This will consist of at least one successful approval per year. We can do a lot to change it, improve it, and direct it."

Terry Mills, FoNTRA General Meeting, February 21, 2012, p. 5.

"Through the years that I have been involved in planning, I saw the Ontario Municipal Board being influenced by developers despite residents getting involved. FoNTRA has been on record for supporting an improved planning process. The essence of the problem is showing respect for the Official Plan. Otherwise, what you have is developers calling the shots."

Peter Baker, FoNTRA Past Co-Chair, Meeting at Toronto City Hall, hosted by Councillor Josh Matlow, concerning Davisville Jr. Public School, April 5, 2012.

DECISION OF THE BOARD

"The Board finds on the evidence that there are two principal points involved in this matter and that neither is of a minor nature. One is the effect of this new development on traffic at or near the Yonge Street – Chaplin – Davisville intersection and the effect of the development and resultant traffic on the good quality single family residences in the general area of Chaplin Crescent and Duplex Avenue."

Decision of the Board. Dated: December 5, 1962.

J. A. Kennedy, Chairman. F. G. Blake, Member.

COUNSEL:

Howard A. Phillips, Q.C. for Davisville Investment Co. Ltd.

John A. Wheler for the City of Toronto

"The appeal of the Toronto Transit Commission and Davisville Investment Co. Ltd. should be dismissed . . . . (a) and (b) should be set aside and the application dismissed so that the Council or councils concerned will be able to consider the whole matter and make a decision unfettered by any prior piecemeal or partial disposition."

"There should be no order as to costs."

"We believe that these skyscrapers, and the precedent they will create, are serious threats to our neighbourhood and our quality of life. It is time to stand up and defend those qualities."
Michael Visser, Chair, Development Committee, OPA, 2002.





Minto Towers, 2181 and 2191 Yonge Street
37 and 52 storeys, Open Space

"The Board is satisfied the extensive analysis of the Minto site, within the context of the Yonge-Eglinton node and area, will not automatically create a precedent for other properties. Those other properties, if and when any development proposals are advanced, will be required to undergo the same rigorous review that the Minto development has undergone. That, in the Board's view, will result in a 'positive' precedent. Any future developments will be subjected to the same process, planning justification and exhaustive scrutiny, including an assessment of relevant policies, that are evident in the current case. Approval of the Minto project may indeed lead to other similar proposals, but the necessary studies and analysis to support those projects will be mandatory."

Minto YE Inc. v. Toronto (City), OMB Case No. PL011152, Decision issued by the Ontario Municipal Board adjudicators – OMB Member Gregory Daly and Vice-Chair James Louis O'Brien, Canada Law Book Inc., Volume 44, September 18, 2002, p. 10.

"The weakness of the old Official Plan which led to two giant towers by the Minto development being approved at Yonge and Eglinton was the best argument for a new Official Plan."

Jane Jacobs, Toronto, 2002

The End