

## **councilmeeting**

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**From:** Greg K W Wong <nethawk@rogers.com>  
**Sent:** October 8, 2025 11:58 PM  
**To:** councilmeeting  
**Subject:** [External Sender] My comments for 2025.MM33.31 on October 8, 2025 City Council  
**Attachments:** Petition - September 2 2025 (protected scan) reduced.pdf; COA letter - Residents Against Overdevelopment at 226 Olive Avenue - Sept 11 Meeting (FINAL).pdf  
  
**Categories:** Petition, Communication (New)

To the City Clerk:

Please add my comments to the agenda for the October 8, 2025 City Council meeting on item 2025.MM33.31, 226 Olive Avenue - Request for City Solicitor to Attend at the Toronto Local Appeal Body - by Councillor Lily Cheng, seconded by Councillor James Pasternak

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

Please see attached letters and petition from Olive Residents to COA and resubmitting to City Council to support the motion to appeal the COA decision.

As previously noted, the Chair of the COA called this a sledgehammer application and 4 of the 5 COA members have issues with the application ..... that its effectively a rooming house in a single family neighbourhood.

# Olive Residents Against Overdevelopment at 226 Olive Avenue

September 2, 2025

Kyle Knoeck, M.Sc.Pl., MCIP, RPP  
Director, Zoning and Secretary-Treasurer  
Committee of Adjustment  
City Planning Division

Re: Committee of Adjustment File: A0189/25NY

For the COA meeting scheduled for September 11, 2025, please find attached a petition signed by more than 281 residents of Willowdale, all of whom are opposed to the development. To respect the privacy of our supporters and minimize harassment by the developer, we have blanked out their phone numbers and emails. However, should the COA wish to verify the signatories, we would be pleased to share them upon request.

Since May, Willowdale neighbours have met for many evenings and spoken to almost everyone on the street, as well as many others in the surrounding areas. The reply is overwhelmingly against the overdevelopment at 226 Olive Avenue.

As a summary of the Willowdale community's objection, the proposal before the Committee of Adjustment is to change the current single-family home to a fourplex plus a garden suite, which effectively functions like a **"fiveplex"** in a traditional single-family neighbourhood. This development proposal represents a **500% jump in density**, comprising of 3 three-bedroom units, 1 two-bedroom basement, and 1 two-story, two-bedroom garden suite, all rental units, all on a traditional single-family lot.

- 1) In accordance with the official planning act, this development is entirely out of character with the surrounding neighbourhood. In the area bounded by Finch, Willowdale, Sheppard, and Bayview, except on the main streets, there are currently no semi-detached, triplex, or fourplex homes in the neighbourhood that we are aware of, let alone an effective "fiveplex" rental. This neighbourhood has only single-family homes, and **the proposed development is completely out of character for the area.**
- 2) It is our understanding that when the City originally approved garden suites, they were initially designed as an addition to a single-family home, allowing for extended family members or tenants to reside there. We don't believe that city planners intended to permit a garden suite in a new fourplex, which effectively functions like a "fiveplex", to maximize rental square footage, which, in this case, is close to 9,011 sq ft. Combining a garden suite with an already dense fourplex proposal is a very aggressive attack on the single-family character of the neighbourhood. It is a backdoor way to shoehorn additional density into a

small lot. **Building a garden suite without a garden space makes a mockery of city planning.**

- 3) The proposed development is clearly targeted at renters, who are also out of character with the neighbourhood, which is overwhelmingly comprised of single-family owners with a strong sense of pride in ownership. The area has basement tenants, but, as noted above, there are no rental buildings specifically targeted at renters in the area, except on the main streets. The current design, with an en-suite for every bedroom, is likely targeting short-term renters via Airbnb or similar short-term rental platforms.
- 4) The aggressive 500% increase in density will mean that 5 families or rental units will live in a traditional single-family lot. The result will be a **dramatic increase for City Services in the area**, which we don't believe is in the current City plans, such as:
  - a. Increase demands for area school enrollment
  - b. Increase demand for garbage pickup, with 10 bins in front of the house weekly
  - c. Challenges to snow removal for sidewalks and roads
  - d. Increase illegal street parking on a street with no overnight parking
  - e. Increase demand for local water consumption
  - f. Increase surface water runoff to neighbours due to increased hardscape coverage
  - g. Safety of young children on the street
  - h. Safety of daily morning and afternoon students' drop off and pick up at Olive and Estelle
- 5) The proposed development effectively transfers economic wealth from current homeowners in the area to non-resident, aggressive developers who line their pockets at the expense of local homeowners. The developer will make more money if the proposed major variances are approved, and the value of current homes will decrease. For many residents, their home is their single biggest investment, and they cannot afford the decrease in their home values, **which could affect their ability to renew their mortgages.**
- 6) **The proposed major variances are a giant Pandora's box for Willowdale.** Once opened, it can never be changed. To the best of our knowledge, this is the first proposal for a fourplex, plus garden suite, effectively a "fiveplex" in our neighbourhood. We have spoken with many neighbours on Olive and in the area, and many are afraid that their streets will be next if 226 Olive is approved. Many are living in fear of these proposed major variances. Given the overwhelming opposition, this opposition is likely to intensify in the days and months to come, creating daily battles between residents, aggressive non-resident developers, and the City of Toronto.

With respect to the two requests for variances for 226 Olive Avenue, one for the main building and one for the garden suite, we respectfully request that the Committee of Adjustment reject both variances as they represent **MAJOR VARIANCES**. We also ask that the Committee of Adjustment request additional studies by the City and the developer, for BOTH variances. Specifically, we ask the following:

- a) A surface runoff study to determine the effect of increased surface runoff on neighbours due to the proposed decrease in soft landscaping and increase in lot coverage.
- b) Opposition to the proposed change to outdoor minimum parking spaces, as there is currently no room for snow to pile up in the winter months, and excess snow buildup will be pushed onto the two neighbouring properties.
- c) Opposition to the proposed 45-degree angular plane for the garden suite, as the change will effectively increase snow runoff into neighbouring yards.
- d) A request for a parking study for Olive Avenue due to the 500% increase in density, with limited proposed parking and currently no overnight street parking, is likely to result in an increase in illegal street parking. **The current design with 3 outdoor parking spaces for a development with 13 bedrooms, makes no sense.**
- e) A request for an enrollment study in conjunction with the Toronto School Board to determine if the area schools are prepared for the 500% increase in density.
- f) A request to the City's arborist to review the third-party arborist report, given that the City regularly maintains the City's trees and there is no prior negative report from the City.
- g) A consideration of the neighbours' independent **arborist report to ensure that the trees on their property are not removed.**

Finally, we request that the drawings submitted by the owner be updated to reflect the changes in the variances. The most recent drawing submitted is dated, revised, May 26, 2025, by Hirman Architects, which we believe does not reflect the changes submitted on June 26, 2025, on the amended application. It's a challenge to oppose the development without updated drawings.

We are aware that other social media groups fear similar developments could be coming to their streets. This opposition to overdevelopment in single-family neighbourhoods will continue to grow.

As residents, we welcome good development and good City Planning. Let's work together to ensure Willowdale remains a family-friendly neighbourhood with quiet enjoyment for everyone.

**Full Petition on file with the City Clerk's Office**