

Toronto and East York Community Council
Toronto City Hall, 2nd floor, West Tower
100 Queen Street West
Toronto, Ontario
M5H 2N2

Attention: Catherine Regan, Administrator

Dear TEYCC Councillor Members,

Re: Opposition to Proposed Development at 38-50 Park Road and Rezoning Application Item No TE27.26 - Toronto East York Community Council Meeting, Nov 27, 2025

I am writing as the chair of the 40 Park Road Tenants' Association. I wish to express my **strong opposition to** the proposed 31-storey development at 38-50 Park Road. **I urge you to vote against the project, in accordance with the Refusal Report recently produced by City staff.**

The proposed development would displace all of the residents in our building, many of whom are elderly persons who have lived here for decades. We currently live in a unique and thriving community, where seniors can age with dignity and panache.

I have significant concerns about the redevelopment on several levels. Below I address four serious considerations that tenants have expressed to me, and which I believe apply to everyone in our neighborhood and the wider Toronto population:

- **Affordability:** Although the building plans nominally provide rental replacement apartments, the project will ultimately remove 40 rent-controlled apartments from Toronto's stock. For various reasons, this loss of affordable housing is likely to be accelerated in the case of our particular building.
- **Heritage:** 50 Park Road is a significant heritage building. The proposed development plan stipulates that the developers want to keep 50 Park untouched, but this seems highly impractical and unlikely. Additionally, 40 Park and 50 Park are a balanced, architecturally significant pair of buildings which, together, create a unique architectural corner of the city.
- **Environment:** Given the location of our building – and the proximity of the building to the ravines – I have deep concerns about the environmental impacts of destroying our building, constructing a new building, and maintaining a high-rise on this site
- **Traffic:** Park Road is a main artery and access road for the Don Valley Parkway (and by extension, the Ontario highway system more broadly). Current residents of 40 Park know that even brief closures on Park Road (for example, closures due to Hydro line repairs) cause enormous backups that affect the city well beyond our street. I cannot imagine the detrimental impacts of increased density and years-long construction.

Tenants of the building have also expressed to me significant concerns about how this project could cause them harm and accelerate the loss of affordable housing in the city.

- Many of our senior tenants say that they do not think they could handle moving out and moving back in again, given physical conditions and economic constraints. This would imperil their health and well-being long term. I am deeply concerned about the impacts on our intergenerational community.
- This would accelerate the loss of affordable housing, since more of the rental replacement apartments would only be rent-controlled for 10 years.

Like many others in the building, I love our community. It's difficult to describe how special 40 Park Road is. Its wonderful community here is fostered by the building itself and its unique and historic architecture—every tenant has the same views, the same light. So many people have told us that, even just passing by, they have been intrigued by this space and the life it seems to hold. It has been the home of many artists and many great friendships, and it's just one of those rare places that has a well of community and creative life. We would like to keep our beautiful home.

For these reasons, I reiterate my objection to the development and encourage councillors to vote in accordance with the refusal report.

Thank you for your attention to this issue. I am grateful to the city councillors for supporting the interests of our building and our neighborhood.

Sincerely,
Eli Earles
Chair
40 Park Road Tenants' Association

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