

## **419, 421, 423 and 425 Woodbine Avenue – Official Plan and Zoning By-law Amendment – Supplementary Report**

**Date:** June 19, 2026

**To:** City Council

**From:** Interim Executive Director, Development Review

**Ward:** 19 - Beaches-East York

**Planning Application Number:** 25 131074 STE 19 OZ

### **SUMMARY**

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This supplementary report provides additional information with respect to the environmental concerns raised by the community regarding the 419, 421, 423 and 425 Woodbine Avenue – Official Plan and Zoning By-law Amendment – Decision Report – Approval Report (2026.TE31.15). The item was deferred by City Council to its June 24, 25 and 26, 2026 meeting.

### **RECOMMENDATIONS**

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The Interim Executive Director, Development Review recommends that:

1. City Council receive this report for information.

### **FINANCIAL IMPACT**

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There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

### **COMMENTS**

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Through the application review process, several residents expressed concerns regarding the accuracy of the building information including the building envelope, groundwater disturbance, soil and groundwater contamination, vapour intrusion, potential basement flooding, and requirements of handling contaminated excavated materials on the adjacent sites and to the surrounding area.

Given the concerns raised about the site, the Provincial Ministry of Environment, Conservation and Parks (MECP) and the applicant's Qualified Environmental Expert were consulted and have provided the following information:

- The site had existing residential uses since the 1920s.
- There was no change in land use on this site.
- The environmental site assessment (ESA) requirement was undertaken as a condition of sale, due to the former land uses on the adjacent properties: a petroleum service station and dry-cleaning business as well as a garage for the maintenance and repair of railcars and vehicle repairs operated north of the site along Kingston Road. Those properties now include townhouses and a six-storey residential building.

An environmental site assessment (ESA) is a phased process and involves the study of a private property to determine if contaminants are present and, if so, the location and concentration of these contaminants. It includes a Record of Site Condition (RSC) which is a report documenting the study results. This process is administered by the Provincial Ministry of Environment, Conservation and Parks (MECP), under the *Environmental Protection Act*, including the review, implementation and confirmation of compliance through to the Record of Site Condition (RSC) and through any construction process and/or monitoring. The RSC must be completed, filed with the MECP, and approved prior to the issuance of a building permit by a municipality, as it is classified as applicable law under the Ontario Building Code.

- As required by the condition of sale for the site, Phase 1 and 2 ESAs were submitted to the MECP in March 2025.
- A Certificate of Property Use (CPU) was issued by the MECP on January 6, 2026. The MECP issued the RSC on May 4, 2026. A CPU outlines the required remediation and risk management.

**Accuracy of the Building Information:** The MECP reviewed the required modelling and confirmed that the modelling takes into account the revised development proposal with the larger building that has additional levels below grade (two level parking garage) as currently shown on the plans before City Council.

**Soil and Groundwater Contamination Management and Handling:** As part of the RSC, a Soil and Groundwater Management Plan will need to be completed for any dewatering in the future. Dewatering and potential risks are also addressed in the Health and Safety Plan. Both the Health and Safety Plan and the Soil and Groundwater Management Plan are required in perpetuity as part of the CPU.

**Vapour Barrier:** To protect from any potential vapour intrusion pathways, the building construction requires the construction of underground levels to include a vapour barrier below the lowest level of the building.

**Basement Flooding:** A Hydrogeological Report was submitted with this application and reviewed by City staff. The report concluded that short-term (construction) dewatering is required to enable construction of the proposed underground levels. Presently, in the

vicinity of the site the groundwater level is the approximate depth of a basement of a detached dwelling, whereas the proposed development contains two underground levels.

The Functional Servicing Report (FSR) analyzed the proposed short-term dewatering and concluded that the receiving sewer has capacity to convey the proposed flow rate. Staff agree with the FSR's conclusion and do not anticipate proposed construction activity as a cause of basement flooding.

## **CONTACT**

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## **SIGNATURE**

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Development Review