

419, 421, 423 and 425 Woodbine Avenue – Official Plan and Zoning By-law Amendment Application – Appeal Report

Date: July 24, 2026

To: City Council

From: Interim Executive Director, Development Review

Ward: 19 - Beaches-East York

Planning Application Number: 25 131074 STE 19 OZ

SUMMARY

On April 1, 2026, Toronto and East York Community Council considered a report recommending approval of an Official Plan and Zoning By-law Amendment at 419, 421, 423 and 425 Woodbine Avenue to permit an 11-storey building with 123 dwelling units, including 11 rental replacement units (Item [TE31.15](#)). Toronto and East York Community Council forwarded the report, along with the accompanying rental housing demolition report (Item [TE31.16](#)) to City Council without recommendations.

At the April 22 and 23, 2026 City Council meeting, the report was deferred to the June 24 and 25, 2026 City Council meeting to allow the Director, Community Planning, Toronto and East York District, to consider the environmental concerns raised by the community regarding the risk of soil contamination, review the current environmental assessment process and report back on whether the proposal adequately addresses those concerns. The requested Supplementary Report was provided directly to Council June 24 and 25, where both the application and rental housing reports were once again deferred to the July 2026 City Council meeting.

On July 16, 2026, the applicant appealed the Official Plan and Zoning By-law Amendment application to the Ontario Land Tribunal ('OLT') due to Council's failure to make a decision within the time frame in the Planning Act.

This report provides an update in response to the OLT appeal and recommends that the City Solicitor with the appropriate City Staff attend the OLT hearing to support the application in its current form.

RECOMMENDATIONS

The Interim Executive Director, Development Review recommends that:

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in support of the current application regarding the Official Plan and Zoning By-law Amendment application appeal for the lands municipally known as 419, 421, 423 and 425 Woodbine Avenue.
2. In the event that the Ontario Land Tribunal allows the appeals in whole or in part, City Council authorize the City Solicitor to request that the issuance of any final Order be withheld until such time as the City Solicitor advises that:
 - a. the final form and content of the draft Official Plan Amendment is to the satisfaction of the Executive Director, Development Review and the City Solicitor;
 - b. the final form and content of the draft Zoning By-law Amendment is to the satisfaction of the Executive Director, Development Review and the City Solicitor; and
 - c. City Council has approved the Rental Housing Demolition Application Number 25 165365 STE 04 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of six existing rental dwelling units at 419, 421, 423 and 425 Woodbine Avenue to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, securing all rental housing-related matters necessary to implement City Council's decision.
3. City Council authorize the City Solicitor and City Staff to take any necessary steps to implement City Council's decision.

FINANCIAL IMPACT

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

COMMENTS

This report recommends staff be directed to attend the OLT hearing in support of the Official Plan and Zoning By-law Amendment application. The report does not propose any modifications to the recommendations of the decision report dated March 16, 2026, as staff maintain their position in support of the application.

Conditions to Any Tribunal Order

Should the Ontario Land Tribunal allow the appeal, in whole or in part, the following preliminary list of conditions should be imposed on the issuance of any final order of the Tribunal on the Official Plan and Zoning By-law Amendment application to the satisfaction of the appropriate City Officials:

- An acceptable final form and content of the draft Official Plan Amendment;
- An acceptable final form and content of the draft Zoning By-law Amendment;
- City Council has approved the Rental Housing Demolition Application Number 25 165365 STE 04 RH under Chapter 667 of the Toronto Municipal Code pursuant to Section 111 of the City of Toronto Act, 2006 to permit the demolition of six existing rental dwelling units at 419, 421, 423 and 425 Woodbine Avenue; and
- all rental housing-related matters necessary to implement City Council's decision have been secured.

CONTACT

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SIGNATURE

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