

## **councilmeeting**

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**From:** Laurie Tennant <tennantlau@yahoo.com>  
**Sent:** April 21, 2026 10:05 AM  
**To:** councilmeeting  
**Cc:** Laurie Tennant; David Tennant  
**Subject:** [External Sender] 32 Haslett Avenue Homeowner - Formal written opposition RE: TE31.15-419-425 Woodbine Ave. Official Plan and Zoning By-Law Amendment & TE31.16-419-425 Woodbine Ave. Rental Housing Demolition Application

**Categories:** Communication (Supp)

Attention: Toronto City Council / Elected Officials  
Please add our comments for distribution Re: City Council Meeting 40, April 22-24, 2026

Application number: 25131074STE190Z

This letter is in reference to the following Agenda items:

TE31.15- 419, 421, 423, 425 Woodbine Avenue - Official Plan and Zoning By-Law Amendment - Decision Report- Approval  
TE31.16- 419, 421, 423, 425 Woodbine Avenue - Rental Housing Demolition Application - Decision Report- Approval

Dear Toronto City Council and Elected Officials,

We are residents and homeowners at 32 Haslett Avenue, at Woodbine and Kingston Road, in Ward 19, Beaches East York. We paid \$6,168.43 in taxes to the Municipality of Toronto in 2025.

My husband and I bought our house in 1995 and we've lived in this community for over 30 years. We have raised our family here. We have lived here during the period when there was a Garage Station at the southeast corner of Kingston Road and Woodbine, and when there were homes on that same corner, which we know had to be demolished due to soil contamination. This lot has been vacant for years as a result.

Our home is directly behind the existing 4 storey apartment building at 419 Woodbine, with our back yard facing the East side of the building. We will be directly and negatively impacted by the proposed development. We object to the current proposal to amend the Official Plan and Zoning By-Law to build an 10 + 1 storey, 123 unit building with 2 levels of underground parking.

We have done our due diligence and research and have become as well informed as possible. We have read all of the supporting documentation posted on the City Website for this development application. To date, we have participated in the Community Meeting October 21, 2025 and we have raised concerns and have provided feedback through written letters to the City Planner responsible for this Application proposal and our Ward 19 Councillor including written opposition on file for items TE31.15 and TE31.16 and a deputation on record at the April 1 Toronto and East York Community Council meeting.

We now appeal to City Council to hear our voices as we reiterate some of our concerns already on the public record, as homeowners directly impacted by the proposed development:

### ***Personal***

- an 11 storey building is out of character with the low rise landscape of our Beach Neighbourhood at Woodbine and Kingston Road
- zoned as residential, 11 metres, 4 storeys with mostly low rise single family dwellings; please respect the current zoning by-laws in place
- lack of daylight and sunlight in our back yard, lack of privacy, noise and pollution during construction

### ***Traffic & Safety***

- this is a major corridor linking commuters from Scarborough East to downtown, the increased traffic and congestion will be significant, and will exacerbate the current situation; increased overflow traffic and parking on neighbouring streets
- TTC will not be able to support the increased demand due to added density and traffic; two Woodbine buses, 503 Kingston Road bus and 501 Queen Streetcar are already impeded by traffic gridlock with regular and seasonal ridership
- significant increase in safety issues for pedestrians, school children, commuters and cyclists will be realized at the already hazardous intersection at Woodbine and Kingston Road

### ***Investment and Welfare***

- our 100 year old house will crumble due to the impact of demolition of the existing property at 419 Woodbine and the deep excavation and construction of a building of this magnitude
- damage to foundations and flooding
- construction related noise and disruption to daily life; hazardous and toxic air pollution
- what will be the assurances to property and homeowners that their homes will not be destroyed and their health and the health of future generations will not be compromised
- decline in our property value, personal and financial loss

### ***Environmental & Human Health Risk***

- supporting documentation indicates the site is situated within 500 metres of a closed municipal landfill site; associated long term health risks to residents if deep excavation occurs
- in the Notice of incomplete Application April 2, 2025, the City Planner identified; "hydrant flow test deficient; report does not conclude whether or not the site's fire and domestic flows can be met with municipal water mains; report identifies increase in sanitary flow to the combined sewer, no investigation of existing sewers was provided; ultimately the report does not conclude whether or not the municipal sewer can support the development;" area residents will be impacted; how will this affect our water supply, sewage and Hydro
- the developer's own Environmental Site Assessments, Phase I and II, deserve attention as they identify that the soil is heavily contaminated and there are serious Environmental human health risks warranting a reevaluation of the proposal as the study was based on the construction of a 2 to 3 storey building with one level of underground parking. The findings are alarming and will impact current and future generations.

We are not opposed to development. Nor are we opposed to the beautification of the landscape and modernization of existing infrastructure and community neighbourhoods. We are opposed however, to gross overdevelopment and reckless overreaching endeavours by developers that completely disregard the current zoning laws and put our communities at risk.

As Stakeholders in this decision, we implore City Council, as our Elected Officials, to reject this proposal and to vote "No" at Council Meeting 40, regarding the approval of the above noted Agenda Items.

Please respect the concerns and feedback of area residents, property owners and taxpayers. Do not allow the reckless exploitation of our treasured Beach community.

Thank you for your time and consideration.

Sincerely,

Laurie and David Tennant  
32 Haslett Avenue