

Summerhill Residents Association

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15 May 2026

VIA EMAIL: councilmeeting@toronto.ca

Mayor and Council
City of Toronto
100 Queen Street West,
City Hall
Toronto Ontario M5H 2M2

TE32.5 1233 Yonge Street and 9 Woodlawn Avenue East

Application for Amendments to the Official Plan and Zoning By-law

Dear Mayor Chow and Councillors:

Against the informed position of the two local Councillors, Councillor Saxe and Councillor Matlow on whose ward boundaries the proposed development is located, the Toronto and East York Community Council voted to recommend approval to City Council. This both unorthodox and irrational move was prompted by Councillor Perks's passionate but false claim that elected officials had no choice but to support the staff recommendation since it followed the law and the facts. As the attached letter from one of our members, a highly experienced Registered Professional Planner, documents, the exact opposite is the case: the Final Staff Report overlooks or misinterprets material facts and the proposed Zoning By-law Amendment would contravene Section 24 of the *Planning Act*.

The proposed 47-storey residential tower with extreme densities of FSI 24.0 and 3,842 units per hectare immediately adjacent to low-rise neighbourhoods is without precedents anywhere outside of Toronto. An approval by City Council would make Toronto and Ontario a global laughingstock.

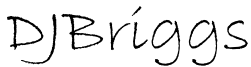
This absurd configuration is not the result of the recent provincial PMTSA-policies but entirely of the City's own making. In OPA 570 with SASP 720 (for Summerhill), the City had determined that the provincial growth targets of 200 people and jobs combined per hectare could be achieved at this site with a minimum density of FSI 2.0, which is already permitted under the existing CR-zoning. In approving OPA 570, the Province quadrupled the minimum density to FSI 8.0. It is the City's decision, however, to now triple the already quadrupled density to FSI 24.0. The argument that this super-density was required to meet the City's pledge for meeting the 2031 *Municipal Housing Target* of 285,000 units is fallacious. The City's own 2025 Q4 *Municipal Housing Target dashboard* shows that 192,389 units have already received Council approval for OPAs and/or ZBAs by the end of 2025.

It is now left to City Council to exercise its responsibilities by protecting the public interest, upholding the law, and refusing this application.

Many thanks for your consideration of this crucial issue.

Yours sincerely,

Summerhill Residents Association



Deborah Briggs
President

Copies:

Hon. Robert Flack, Minister of Municipal Affairs and Housing

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Rob Dodd, Chief of Staff, Minister of Municipal Affairs and Housing

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Other Interested Parties

MATTHIAS SCHLAEPFER

21 April 2026

VIA EMAIL: teycc@toronto.ca

Toronto and East York Community Council
Attention: Cathrine Regan
100 Queen Street West, City Hall
Toronto Ontario M5H 2N2

TE31.8: 1233 Yonge Street and 9 Woodlawn Avenue East

Dear Chair Moise and Councillors:

In a meeting with the *Summerhill Residents Association* ("SRA") and the planners on 10 April 2026, organized by Councillor Saxe, the planners claimed that the recent Provincial PMTSA-policies have brought a "*radical change*" to the statutory planning framework, rendering many local policies outdated. That is false, at least in this case. On this site, the Provincial policies require a modest increase in density of 36% from the originally proposed FSI 5.88 to FSI 8.0 which would increase the height from 13 to 18 floors – an acceptable configuration largely in conformity with the Official Plan.

The area-wide density targets of '200 residents and jobs combined per hectare for those that are served by subways' were introduced by the 2017 Growth Plan and remain unchanged in the now governing 2024 PPS. New are minimum site densities. OPA 570, as approved by City Council, showed that the PMTSA intensification targets can be reached with a minimum density at this site of FSI 2.0. The now required FSI 8.0, not FSI 24.0, includes a huge safety factor.

Condoning this ill-conceived scheme would inflict severe harm to the public interest and to the City.

The Planning Manager – responsible for supervising development reviews in Ward 11 - dismissed the entire *Yonge-St. Clair Secondary Plan* as outdated and "*written in the 70s.*" Amazingly, she was unaware that the 1976 Part II Plan had been updated in a three-year long Working Committee process (in which I represented the SRA) and, following an SRA-appeal, approved by the OMB in 2006.

Professional planners have an obligation, pursuant to the OPPI *Professional Code of Practice*, to provide full, clear, and accurate information and to offer balanced and fair opinions focussed on the public interest. Their advice must follow the law, like Law Society rules governing the conduct of lawyers. The Staff Report – absent of any compelling planning evidence – backs the developer's interest to maximize the use of the site with an astronomical and unprecedented density of 3,842 U/ha, while paying scant attention to the public interest, as enshrined in the *Planning Act* and the PPS (2024).

1. The 'planning analysis' in the 4½ pages titled "*Comments*" consists largely of generalities like "*Staff have reviewed the current proposal and find it consistent with the PPS (2024),*" or "*(t)he proposed density is appropriate given the planned context along this portion of Yonge Street and is similar to other recent approvals.*" Without any references to specific PPS or Official Plan policies and related rational validity claims, both the public and Council are left in the dark regarding the soundness of the planners' judgments.
2. The Staff Report is devoid of any planning analysis regarding the impact of absorbing an excessive amount of the limited population growth on this particular site – at a location where the existing and planned Line 1 subway capacity already cannot meet the demand in rush hours – and thereby depriving the many underserved major transit station areas across the entire city of the required intensification to create and support a more balanced and efficient public transit network.
3. The Staff Report is silent on the issue of creating a precedent that will open the floodgates for towers with similar density and height along the already overloaded Yonge Street corridor. Remarkably, the planners were unaware that residential towers of 47-storeys with densities of FSI 24.0 and 3,842 U/ha without density transfers through the acquisition of air rights immediately adjacent to low-rise residential neighbourhoods do not exist anywhere – at least outside of Toronto. (*Please see my earlier letter for details on the international experience.*)

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4. The Staff Report neither references the City's own Land Needs Assessment nor seem to be aware of its conclusion that, "(t)here is more than sufficient potential housing supply in Toronto to accommodate anticipated population growth to 2051," when considering the appropriately OP-designated land areas - without the need to resort to extreme densities and heights.
5. The Staff Report fails to consider and respect the OP Built Form policies, approved by the Minister on 20 September 2020, that "*Development will be required to provide good transition in scale between areas of different building heights and/or intensity of use in consideration of both the existing and planned contexts of neighbouring properties and the public realm*" and "*Transition in scale will be provided within the development site(s) and measured from shared and adjacent property line(s).*"
6. The planners boasted freely that they no longer consider the OP-policies on Avenue Segment Studies in their development reviews due to a perceived Provincial override. However, these policies remain in force and the applicant's study confirms not only that the Provincially mandated intensification can be implemented with an average FSI 9.9 and average height of 24.9 floors, but also that the proposed density and height are excessive considering the PMTSA-policies in force. Simply ignoring adopted public policy to circumvent legal hurdles should not be tolerated.
7. The Secondary Plan requires development to "*be responsive to urban structure elements,*" including a node of development at the Yonge/St. Clair intersection "*at a higher density and scale,*" and "*lower density and scale*" "main street type" *development extending from the node north and south along Yonge Street.*" Lower *density* and height – not just height, as the Staff Report falsely claims. Proposed is the opposite with FSI 12.2 at One Deslisle and FSI 24.0 at Woodlawn Ave. The proposed densities of FSI 24.0 and 3,842 U/ha are even 43% and 72% higher than those of the Cineplex redevelopment at FSI 16.8 and 2,238 U/ha, immediately to the north and adjacent to an *Apartment Neighbourhood*. The Acting Planning Manager, again falsely, described the Cineplex development as "*a similar recent approval.*"

The Planning Manager rejected my claim that there are no precedents for a 47-storey tower at FSI 24.0 and 3,842 U/ha, without density transfers, next to a low-rise neighbourhood anywhere – outside of Toronto. Despite a reminder, I have not received any of the promised examples.

A recent OLT-decision regarding a development in proximity of three PMTSAs noted: "*No amount of massing refinements and architectural design can cure the fundamental flaw with respect to the 39-storey height of the Proposed Development, which does not conform to the City's OP, the Downtown Plan, and the SASP 211. Although there is a broad provincial policy which is supportive of intensification, this does not confer an unfettered right to height.*"

An appeal of a 19-storey tower at FSI 10.0 next to a *Neighbourhood* and in proximity of two PMTSAs was refused, as follows: "*To the Tribunal this development application does not constitute an attempt to optimize the available land supply in the City but rather attempt by an applicant to maximize the development potential of its lands through: excessive height and massing; disregard for the adjacent Neighbourhoods designated properties ... the Tribunal finds the development proposal akin to a one legged stool: it is built solely on the locational attributes of the Subject Lands.*"

The misleading FINAL Staff Report can no longer be retracted, revised, and remedied. Since Section 24 of the *Planning Act* prohibits municipalities from passing zoning by-laws not in conformity with the Official Plan, I respectfully suggest, Council needs to follow the law, refuse the application, and instruct the City Solicitor to defend the public interest - as expressed in the Official Plan and Secondary Plan - at the *Ontario Land Tribunal* with third-party experts.

Yours sincerely,



Matthias Schlaepfer
MRAIC, MCIP, RPP (Lifetime)

Copies: Mayor Olivia Chow and Members of City Council, Paul Johnson, Jag Sharma, Omar Tamir, Jason Thorne, Wendy Walberg, Summerhill Residents Association