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May 19, 2026

VIA EMAIL: [councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca)

Mayor and Council  
City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

**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:

We continue to object to the development project for the above address.

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.

The argument put forth by Councillor Perks that elected officials had no choice but to support the staff recommendation since it followed the law and the facts is, in our view, not correct. Indeed, if Councillors could not exercise discretion on a matter to vote against city staff views, there would be no point to the vote and citizens would be left wondering why we have Councillors at all.

We believe that the opposite is the case and that the final staff report overlooks or misinterprets material facts and, in fact, 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 precedent anywhere outside of Toronto and represents an abdication of common sense which is noteworthy on any scale.

This over-dense and over-tall configuration is not the result of the recent provincial PMTSA-policies but a recipe 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,  
Deer Park Residents Group

Cynthia Crysler  
President

Copies:  
Hon. Robert Flack, Minister of Municipal Affairs and Housing  
[Rob.flack@pc.ola.org](mailto:Rob.flack@pc.ola.org)  
Rob Dodd, Chief of Staff, Minister of Municipal Affairs and Housing  
[Robert.dodd@ontario.ca](mailto:Robert.dodd@ontario.ca)  
Summerhill Residents Association  
[summerhillresidentsassociation@gmail.com](mailto:summerhillresidentsassociation@gmail.com)  
Other Interested Parties