

Ian Choi
President, Board of Directors
Toronto Common Element Condominium Corporation No. 2219
169 - 177 Finch Ave East
Toronto, ON, M2N 4R8

May 13, 2026

John D. Elvidge, City Clerk
Attn: Sylwia Przezdziecki, Manager
City Clerk's Office
Registrar Secretariat
2nd Floor, West Tower, 100 Queen Street West
Toronto, Ontario M5H 2N2

Dear Mr. Elvidge,

Re: Opposition to NY32.4 - 179 and 181 Finch Avenue East - Official Plan Amendment and Zoning Amendment Application (Application Number: 25 166552 NNY 18 OZ) Forwarded by North York Community Council Without Recommendations on April 29, 2026

I am submitting the following comments for distribution to the Members of City Council for the upcoming meetings on May 20–22, 2026. I am writing on behalf of the Board of Directors of Toronto Common Element Condominium Corporation (TCECC) No. 2219, located at 169–177 Finch Avenue East. The Board, representing all 21 units of our townhouse community, has formally resolved to oppose this application.

As the immediate western neighbors to the proposed development, we wish to express our strong opposition to the requested amendments. While we recognize that updating by-laws to support intensification is necessary, the exceptions sought by this developer undermine the Ontario Land Tribunal's (OLT) core mandate: to expand residential density while maintaining the livability of existing neighborhoods.

Disregard for Recently Established Legal Standards

By-law 1062-2025(OLT), adopted in September 2025, was specifically enacted to align with the *Expanding Housing Options in Neighbourhoods (EHON) Major Street Study*. This by-law intentionally pairs a 6-storey height limit with mandatory setbacks—6m at the front, 2.4m on the sides with a 7.5m setback for any wall portion exceeding 25m in length—to mitigate the adverse impacts of increased density.

The developer's proposal for a 33.87-metre-long building with a mere 2-metre side setback on the west and a 2-metre front setback represents a staggering 70% and 67% reduction, respectively, from these newly settled standards. The developer should not be permitted to "cherry-pick" the benefits of the new by-law—namely the increased height and density—while

disregarding the mandatory setbacks legislated to safeguard the community from the impact of that height.

Severe Impact on Natural Light and Shadows

A 7-storey wall situated only 2 metres from our property line creates an overwhelming "towering" effect, which will result in a near-total loss of natural light for our townhouse complex year-round. While the City Planner's report characterizes shadow impacts as "immaterial," the developer's own shadow study (*Ref: PLN - Architectural Plans - 179-181 Finch Ave East - 250804 - arch plans*, pages 18-29) reveal significant daily shadowing:

- **West Side:** 4–6 hours of shadow every morning, year-round.
- **East Side:** 7 hours of shadow every afternoon, year-round.
- **South Side (Finch Ave E):** 7–9 hours of shadow year-round.
- **North Side (Finch Ave E):** 4 hours during spring/fall and 9 hours during winter.

Given Toronto's limited months of full sun, allowing a 7-storey building to be situated this close to a property line is an unacceptable infringement on our quality of life.

Pedestrian Safety and Traffic Concerns

A 2-metre front setback is dangerously shallow for a high-traffic arterial road like Finch Avenue East. This proximity to the roadway creates a 'canyon effect' that significantly diminishes pedestrian comfort and safety. This is a critical concern for our community, as the site sits directly on a primary walking route for children attending Finch Public School. We have many young families residing within our own townhouse complex who rely on the sidewalk daily; ensuring their safety is paramount. Furthermore, a building footprint set so close to the street severely obstructs sightlines for drivers exiting driveways and for pedestrians crossing the street, creating a preventable and serious safety hazard.

Environmental and Engineering Risks

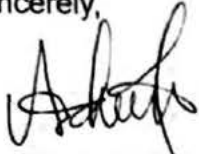
The application seeks to increase lot coverage to 65%, far exceeding the 50% maximum permitted by By-law 1062-2025(OLT). This over-intensification presents two major risks:

1. **Stormwater Runoff:** The reduction in permeable surfaces is a critical concern given the site's sensitive water table, which is already under scrutiny by Engineering Review.
2. **Heat Island Effect:** The loss of green space and vegetation significantly reduces natural cooling for the immediate area, contributing to higher localized temperatures.

Conclusion

Granting amendments of this magnitude just months after the OLT settled the by-law would set a dangerous precedent for Willowdale and all of North York. If this lot is physically too small to accommodate the legally required setbacks and coverage for the proposed density, then the project is fundamentally inappropriate for this site. We urge City Council to deny these exceptions and hold the developer to the requirements established in By-law 1062-2025(OLT).

Sincerely,



Ian Choi, President, Board of Directors, TCECC No. 2219

cc: Councillor Lily Cheng, Ward 18 – Willowdale

This submission is authorized by the Board of Directors on behalf of the 21-unit townhouse complex. The signatures below represent a quorum of our residents who were available to sign physically on short notice.

Signed by 10 individuals

Original copy is on file with the City Clerk's Office.