

From: [jeff latto](#)
To: [Toronto East York Community Council](#)
Cc: [Not Jane Auster](#); [John Hiddema](#); [Councillor Matlow](#); [Sebastien Gibson](#); [Jason Thorne](#)
Subject: [External Sender] My comments for 2026.TE29.13 on February 19, 2026 Toronto and East York Community Council
Date: February 16, 2026 5:10:53 PM

To the City Clerk:

Please add my comments to the agenda for the February 19, 2026 Toronto and East York Community Council meeting on item 2026.TE29.13, 29-45 Berwick Avenue - Official Plan and Zoning By-law Amendment Application - Appeal Report

I understand that my comments and the personal information in this email will form part of the public record and that my name will be listed as a correspondent on agendas and minutes of City Council or its committees. Also, I understand that agendas and minutes are posted online and my name may be indexed by search engines like Google.

Comments:

To: Toronto and East York Community Council

Date: February 16, 2026

Re: Agenda Item TE29.13 - 29-45 Berwick Avenue - Official Plan and Zoning By-law Amendment Application - Appeal Report (Ward 12)

The South Eglinton Davisville Residents Association (SEDRA) wishes to submit our concerns regarding this development application. While the location of this project is outside of our organization's boundaries, its proximity to our community will set precedence for future applications within our neighbourhood.

This project came to our attention through the Oriole Park Association, who sought our support in raising concerns we both believe are significant in this project. They rightfully pointed out to us that this is one of the first projects to propose significant intensification within a Neighbourhood designated street based on the MTSA (Major Transit Station Areas) legislation.

Our main concern is the timing of the application itself. We understand fully the legislation around MTSA's which was approved by the Province on August 15, 2025 based on the 2022 City Council adopted policies. A key component of this planning regime is that the City has a year from this approval date to prepare zoning criteria to meet the MTSA legislation; zoning criteria that will speak specifically to maximum building densities and heights. We understand from our August 25, 2025 meeting with Chief Planner Jason Thorne that the zoning revisions will likely come to Council for approval in the spring/summer of 2026. Until this occurs, we believe the implementation of the MTSA legislation, as an active planning regime that directs development applications, is incomplete. What this means is that any project approved within this period of zoning criteria preparation will establish *de facto* the City's zoning criteria, in that these projects will be used as precedence upon any appeal by an applicant to the Ontario Lands Tribunal should the City refuse their application.

As such it is our request that the City take a position with the Province, the development community and impacted neighbourhoods, that all development applications that rely upon the MTSA legislation to validate their planning rationale are suspended until the zoning criteria is approved by City Council. We encourage the departments of Development Review, City Planning and City Legal to prepare the required communication to the Province to speak to this matter accordingly. We will gladly provide our support in any way necessary and look forward to participating in community discussions around the new zoning criteria for MTSA's.

Respectfully,

Jane Auster, Co-President, SEDRA

John Hiddema, Co-President, SEDRA

Jeff Latta, Chair Tall Midrise Working Group, SEDRA

Cc: Josh Matlow, Councillor, Ward 12
Sebastien Gibson, Senior Advisor, Policy, Planning & Communications, Ward 12
Jason Thorne, Chief Planner, City Planning

