

February 16, 2026

To: Cathrine Regan, Administrator, Toronto and East York Community Council, Toronto City Hall,
100 Queen Street West, Toronto, Ontario M5H 2N2 Committee Room 1 teycc@toronto.ca

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

To Councillor Chris Moise, Chair and Toronto & East York Community Council Members:

I am writing to express great concern about the proposal for an Official Plan Amendment and Zoning By-law Amendment to construct a 49-storey high-rise building at 29-45 Berwick Avenue. For over 30 years, ratepayer associations from the Yonge/Eglinton area have formulated strong City policies and guidelines to protect adjacent neighbourhoods from encroaching high-rise development. Proper transition has always been a key requirement in the City's policy and planning documents. For instance, under Section 5.7, the Yonge-Eglinton Secondary Plan reads: "New development in the Yonge-Eglinton Centre *will be compatible with maintaining the character of surrounding Neighbourhoods.*"

The Stafford Homes and Greybrook proposal for a 49-storey tower disrespects Toronto's Official Plan policies and guidelines which call for height and density limits. It ignores the City of Toronto's planning policies and guidelines which advocate for proper transition from high-rise, mid-rise, then to low-rise, two-storey homes. It proposes a change to "Apartment Neighbourhoods" and, therefore, rejects traditional and City-approved zoning of this low-rise residential area as "Neighbourhoods". The planned density for Yonge/Eglinton is considerably more than allowable.

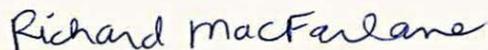
I oppose an Official Plan Amendment to redesignate the lands as "Apartment Neighbourhoods" to achieve substantially additional height. I oppose the demolition of five houses on the south side of Berwick Avenue. I am opposed to the 49-storey height, greatly exceeding the zoning. I oppose the 8.7 metre setback from the building to the curb. This is unacceptable.

Any decision by the Ontario Land Tribunal is *premature*, given that City Planning Division staff have not had time to review provincial legislation regarding MTSAs and PMTSAs, and affordable housing. If approved, this development would set a dangerous precedent for all applications in the Yonge/Eglinton area and along Yonge Street and Eglinton Avenue.

I am strongly opposed to high-rise development on the south side of Berwick Avenue. This has been designated as low-rise residential zoning for years. To approve this 49-storey tower would go against every planning principle traditionally upheld by the City of Toronto Official Plan, Yonge-Eglinton Secondary Plan, and zoning requirements.

I urge every member of the Toronto and East York Community Council to vote in favour of sending City staff to the Ontario Land Tribunal, to oppose this 49-storey development.

I recommend that this proposal be rejected.



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Special Advisor
Oriole Park Association

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