



ORIOLE PARK ASSOCIATION

O r i o l e P a r k A s s o c i a t i o n . c o m

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 Bylaw
Amendment Application – Appeal Report (Ward 12)

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

I am writing on behalf of the Board of Directors of the Oriole Park Association, to express our 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. Incorporated with Letters Patent on October 24, 1974, the Oriole Park Association, established in 1954, represents up to 5,000 residents and 1,000 single family homes.

Long History of Involvement

The OPA has a history of involvement in planning issues. In 1973, five Yonge/Eglinton ratepayer associations met with the Toronto Planning Board about “*amendments to the Zoning By-law as to the imposition of height limits and set-back restrictions*” for the Eglinton Part II Plan.

Our strong engagement continued. From 2012 to 2018, we were engaged in preparing the Midtown In Focus Parks, Open Space and Streetscape Plan through the Midtown Planning Group. We contributed to the Yonge-Eglinton Secondary Plan. From 2022 and 2023, we were part of the Canada Square Midtown Working Group. We were involved, for instance, in the proposal regarding The Berwick condo building which, at 17 storeys, was deliberately established as mid-rise, and a proper transition from the Canada Square, TTC buslands.

Proper Transition, A Key Requirement

Proper transition has always been a key requirement in policy and planning documents. We refer to the Yonge-Eglinton Secondary Plan in 2018. On Page 39, Section 5.5.3 reads: “Development in the southwest quadrant of the Yonge-Eglinton Crossroads Character Area will address the following development criteria: d. “a sensitive transition in height, density and scale will be provided through the use of building setbacks and stepbacks in addition to any height limitations to adjacent lands designated Neighbourhoods; and e. “a compatible height gradation will be provided by stepping down buildings heights from the southeast corner of Yonge Street and Eglinton Avenue (highest) to the northwest corner of Berwick Avenue and Duplex Avenue (lowest).”

References to Protection of Adjacent Low-Rise Neighbourhoods

The Yonge-Eglinton Secondary Plan states that new developments are designed to be compatible with surrounding established low-rise neighbourhoods, with higher densities concentrated in specific, appropriate areas.

Stafford Homes and Greybrook Proposal is Unacceptable

The proposal by Stafford Homes and Greybrook for a 49-storey tower goes against historic City planning principles at Yonge/Eglinton. It violates policies and guidelines of the City of Toronto Official Plan which call for height and density limits at one of the busiest intersections in Canada. It ignores the City of Toronto's planning policies and guidelines which advocate for proper transition from high-rise to mid-rise, then to low-rise residential neighbourhoods. 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 was listed from 7 to 9 times the area of the entire block. For the proposed 49-storey tower at Berwick, the FSI density would increase to 19 times the lot area, considerably more than allowable.

City Staff Report of February 2, 2026 – OPA Comments

The Oriole Park Association generally supports the City Staff Report of February 2, 2026. We recommend that City staff attend the Ontario Land Tribunal appeal hearing to vigorously oppose the current Berwick application. We oppose an Official Plan Amendment to redesignate the lands as "Apartment Neighbourhoods" to achieve substantially additional height. We oppose the demolition of five houses, rental units, on the south side of Berwick Avenue which means the grievous disruption of tenants having to relocate. We are opposed to the 49-storey height, greatly exceeding the City's zoning. We are opposed to the 8.7 metre setback from the building to the curb. This is not acceptable.

Virtual Public Meeting on November 5, 2025 – Valid Concerns

On November 5, 2025, City of Toronto hosted a virtual public meeting about the Berwick application. Fifty-five people registered. There were numerous area residents who voiced their considerable concern about (1) setting precedent, (2) excessive height and density, (3) overlook, (4) infiltration of traffic, (5) noise and adverse congestion from delivery vehicles, (6) illegal street parking, (7) invasion of privacy, and (8) the unknown of ownership vs. rental units. One resident said that he was "terribly upset and devastated" by this development proposal. Another participant said this is "a big concern to residents in this area."

We strongly argue that any decision by the Ontario Land Tribunal is *premature*, given that City Planning Division and staff from various departments have not had time to review provincial legislation regarding MTSAs and PMTSAs, and affordable housing. We recommend that this proposal and all Toronto development applications be paused until a proper review is conducted. An example is OPA 778, intensification near transit hubs. This was approved by the Province in March 2025. OPA 570 has not been approved for selected PMTSA transit hubs. There should be no OLT decisions at this time.

We view the Stafford Homes and Greybrook proposal (SG Berwick Ltd. “The Owner”) as being representative of developers taking advantage of the City’s Planning Division, their staff grappling with reviewing proposals and responding to the fluidity, abruptness, and uncertainty in changes to *The Planning Act*. Witness similar high-rise development pressures in Leaside, High Park, Wynford-Concorde, Oriole Park, and Yorkville, to name a few. This pressure is City-wide.

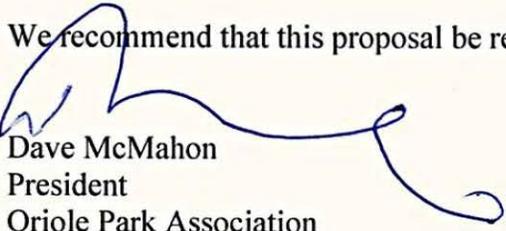
If approved at the Ontario Land Tribunal, this development would set a dangerous precedent for all applications in the Yonge/Eglinton area – north, south, east, and west along Yonge Street and Eglinton Avenue. We see attempts at high-rise approvals west of Yonge, for example the proposal for 19, then 31 storeys, 444-466 Eglinton Avenue West at Castleknock Road. As Scott Tousaw, the OLT Member observed, January 30, 2026 Interim Decision, Para 42, Page 12: *“some deviation can be considered, but this proposal not only fails to enable a reasonable height transition within Eglinton Way, it also protrudes into height transitions across the entire Midtown area.”*

High-rise development should not be approved on sites adjacent to or, in this case, on top of low-rise, two-storey residential areas. The Stafford site is not across the street, it is on Berwick Avenue. It is a few feet from single family homes, east-west on both sides and abutting two-storey homes on the south side on Hillsdale Avenue. As City solicitor Mark Crawford declared at the February 12-15, 2018 OMB Hearing for Coal Harbour Properties and the condo tower proposed at Harbourfront-Queens Quay: *“Even though the area is targeted for intensification, there has to be a limit on how much is acceptable. Not all sites are appropriate for new towers.”*

As OPA 778 reads, development *“may go beyond the height and scale of a mid-rise building in Mixed Use Areas when located within a 500 to 800-metre walking distance of an existing or planned subway station, light rail transit station, or GO rail station.”* The key word is “may”, not “shall”. The Oriole Park Association contends that not all sites should be approved for high-rise towers despite MTSA and PMTSA provincial directives to locate towers within 800 metres of transit stations and hubs.

In summary, the OPA is strongly opposed to high-rise development on the south side of Berwick Avenue. This has been designated as low-rise residential zoning for many years. The policies and guidelines are a deliberate result of extensive public consultation with the Oriole Park Association and neighbouring ratepayer groups. To approve this 49-storey tower would go against every planning principle traditionally upheld by our City of Toronto Official Plan, our Yonge-Eglinton Secondary Plan, and zoning requirements.

We recommend that this proposal be rejected.



Dave McMahon
President
Oriole Park Association

c.c. Jason Thorne, City of Toronto, Chief Planner and Executive Director Jason.Thorne@toronto.ca
Councillor Josh Matlow, Ward 12 (Toronto-St. Paul’s) councillor_matlow@toronto.ca
Sebastien Gibson, Senior Advisor, Policy, Planning & Communications Sebastien.Gibson@toronto.ca
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ORIOLE PARK ASSOCIATION

O r i o l e P a r k A s s o c i a t i o n . c o m

Ontario Land Tribunal
655 Bay Street, Suite 1500
Toronto, Ontario
M5G 1E5

February 15, 2026

Re: 29-45 Berwick Avenue Proposal, OLT Case No. OLT-25-001028

To Whom This May Concern:

After discussion by the Board, it has been decided to authorize and permit Richard MacFarlane to pursue activity regarding the 29-45 Berwick Avenue development proposal.

Richard will work with area ratepayer associations, as required, principally, South Eglinton Davisville Residents Association (SEDRA) and Eglinton Park Residents Association (EPRA), and Avenue Road Eglinton Community Association (ARECA).

Although Richard has moved away from Chaplin Estates as of November 2013, as Special Advisor to the OPA since the Year 2016, he has continued to be actively involved in planning and development issues to assist the Oriole Park Association.

Having lived on College View Avenue for 22 years, from 1992 to 2013, served as Secretary and Director of the OPA from Year 2003 to 2013, and having spent many hours each year attending OPA Board meetings, public meetings, and Tribunal hearings, the Board is confident that Richard MacFarlane is a respected choice to represent the Oriole Park Association, should there be an appeal hearing at the Ontario Land Tribunal.

David McMahon
President
Oriole Park Association



ORIOLE PARK ASSOCIATION

O r i o l e P a r k A s s o c i a t i o n . c o m

To: Cathrine Regan, Administrator, Toronto and East York Community Council

Date: Tuesday February 17, 2026

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

Dear Ms. Regan:

Please find my letter of authorization attached, to permit Richard MacFarlane, Special Advisor of the Oriole Park Association, to pursue activity relevant to this application and anticipated Ontario Land Tribunal appeal.

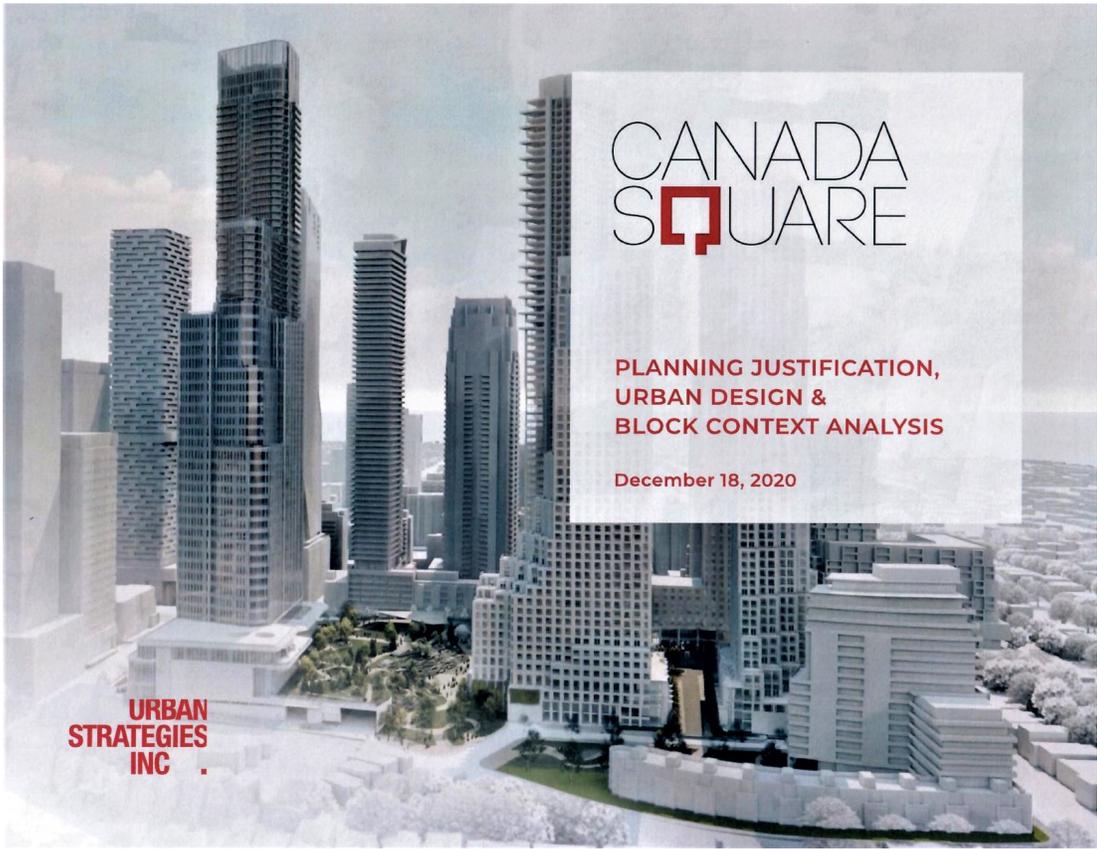
I will be leaving Toronto shortly and out of town for a few days and so I am authorizing Richard to send my letter by email, copied to my email address, to the Toronto and East York Community Council, to be registered as a communication. I agree to have my letter web posted and made available to the public.

Thank you for your assistance.

Dave McMahon
President
Oriole Park Association

PHOTOS





College View Avenue - A Stable Tradition



College View Avenue is named because it is "a view to Upper Canada College", the venerable private boys' school on Lonsdale Road. From the outdoor upper balcony, you are looking in the direction of the UCC clock tower, a landmark in the school's history.

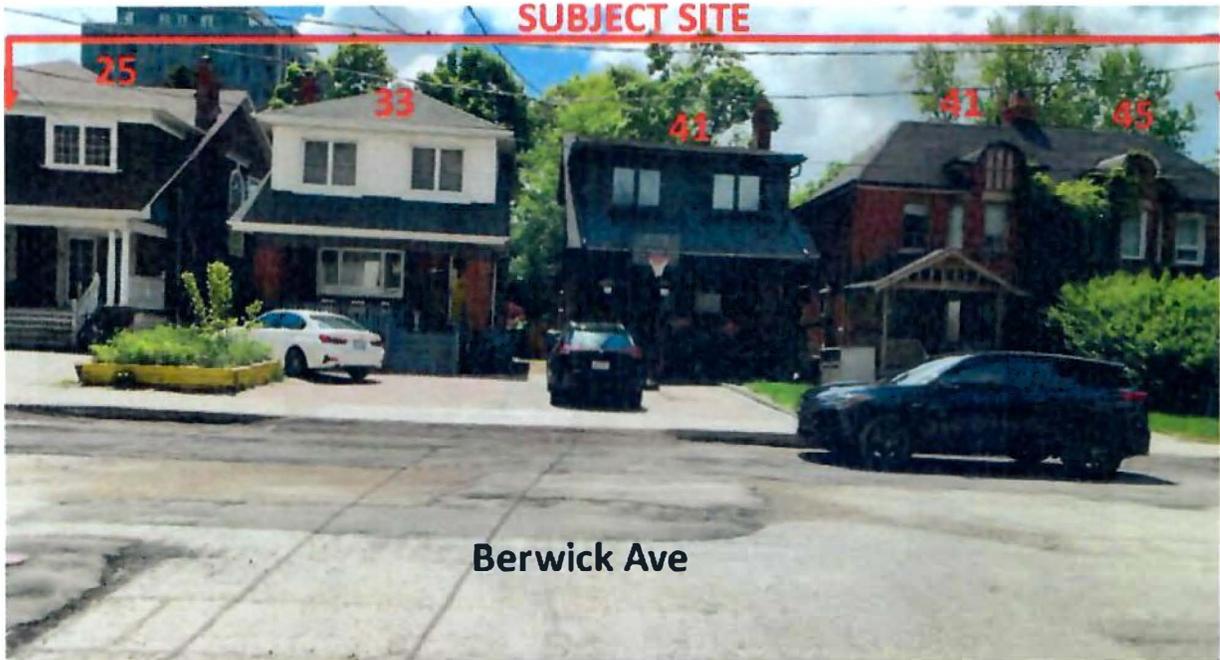
This house, 81 College View Avenue, was part of a block of custom houses built in 1930. It was part of a trend of housing construction, south of Eglinton Avenue West, down the hill to Chaplin Crescent, just as the Depression arrived. Economic growth may have paused but it did not prevent quality housing construction from continuing.

The area changed from a rural landscape of an apple orchard grove on the Oriole Park Junior Public School property (the apple tree in the back yard is a silent witness to those earlier days) to heritage houses, each with their distinct characteristics.

In Chaplin Estates, there are fine examples of homes designed by a greatly admired Toronto architect, Douglas Kertland (1886-1982). There is little doubt that architects of this stature influenced the progression of quality design in this area.

For over 80 years, this lovely tree lined street and neighbourhood has been marked by wonderful family stability. Parents enjoyed living in these homes and then their children lived there after their parents moved on. One property owner nearby has lived in the same house for 47 years, since 1966. In fact, the headmaster of Upper Canada College lived in a house on this very street. Years ago, the owner of the well known Canadian department store, Woolworth's, resided in the area. There is a great history to many of these homes, and it continues.

This home has seen only 4 families over its 80 year old history.



Berwick Ave

What are we studying?

Community Planning

- Policy Review
- Population forecasting



Mobility & Public Realm

- Existing conditions assessment
- Plan and policy review
- Pedestrian facilities (sidewalks, mid-block connections, paths/trails, street trees, amenities), Cycling facilities, Transit facilities, Auto facilities, Highway Interchanges
- Shared mobility & Travel Demand Management (TDM)
- Future conditions review
- Cross Sections and Functional Concept Plans
- Strategic directions and implementation (policy directions, potential next steps, and implementation priorities)
- Public realm opportunities
- Street furniture opportunities
- POPs (Privately-Owned Publicly Accessible Spaces)
- Sustainability and climate change resilience

Urban Design

- Existing built form condition review
- Understand existing permissions and recent developments



Parks, Open Spaces, and Community Services & Facilities

- Existing park locations
- Park location opportunities
- Park Improvement opportunities
- Connections to Natural Heritage System and ravine
- Childcare, Schools, Libraries, Recreation Facilities
- Human Services

Infrastructure

- Existing conditions
- Capacity assessment



What is not part of the study?

- Improvements beyond the study area
- Redesignation of existing land uses
- Zoning
- Duplication of City-wide policies, guidelines, or standards
- Density limits and transportation capacity
- Changes to recently completed or ongoing Environmental Assessments or development approvals



