

**From:** [newsletter.friendsofthespit@gmail.com](mailto:newsletter.friendsofthespit@gmail.com)  
**To:** [Toronto East York Community Council](#)  
**Cc:** [Garth Riley](#); [Erika Ivanic](#)  
**Subject:** [External Sender] FW: 402 and 440 Unwin Avenue - Appeal Report  
**Date:** February 19, 2026 9:22:54 AM

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Hello, Ms. Benavides,

We trust that this consent by the other co-chair, Garth Riley, is satisfactory.

If there are any further issues, please contact us immediately.

Thank you.

John

John Carley, Co-Chair, Friends of the Spit

Celebrating 49 years: since 1977, Friends has been advocating for the entire Leslie Street Spit and Baselands to be a car-free Public Urban Wilderness.

Without Friends of the Spit advocacy, The Spit and Baselands would not exist as they do today: a wonderful urban wilderness, enjoyed by hundreds of thousands of visitors yearly.

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**From:** Friends of the Spit <[newsletter.friendsofthespit@gmail.com](mailto:newsletter.friendsofthespit@gmail.com)>  
**Sent:** Wednesday, February 18, 2026 7:56 PM  
**To:** Erika Ivanic <[Erika.Ivanic@toronto.ca](mailto:Erika.Ivanic@toronto.ca)>  
**Cc:** [mayor\\_chow@toronto.ca](mailto:mayor_chow@toronto.ca); Councillor Fletcher <[councillor\\_fletcher@toronto.ca](mailto:councillor_fletcher@toronto.ca)>; Christopher Glaisek <[CGlaisek@waterfrontoronto.ca](mailto:CGlaisek@waterfrontoronto.ca)>; [john.mackenzie@trca.ca](mailto:john.mackenzie@trca.ca)  
**Subject:** Re: 402 and 440 Unwin Avenue - Appeal Report

Best wishes everyone,

I consent to my inclusion on this response. Please let me know immediately if this meets your requirements regarding privacy issues.

Regards,  
Garth Riley

Co-chair, Friends of the Spit.

[Yahoo Mail: Search, Organize, Conquer](#)

On Sat, Feb 14, 2026 at 2:22 p.m., FOS Newsletter  
<[newsletter.friendsofthespit@gmail.com](mailto:newsletter.friendsofthespit@gmail.com)> wrote:

Hello, Ms. Ivanic,

Thank you very much for your email of February 11. Please forward our response as follows to the Community Council members so they will be aware of our position.

Friends of The Spit are in agreement with the report from the Director, Community Planning, Toronto and East York District, that recommends that City staff and the City Solicitor attend the Ontario Land Tribunal in opposition to the Official Plan Amendment Appeal filed by the proponents regarding the proposed development of 402 and 440 Unwin Avenue.

As mentioned, we only received notice of this three days ago. Given we had filed our objections to this development by email on March 26 of last year, we would've hoped for greater advance notice of the progress of both the application, its rejection, and this appeal .

As I'm sure you know, Friends of The Spit is a long-standing community organization, totalling well over 1200 members, which was established in 1977. Friends of The Spit have participated in all the planning exercises for the Toronto waterfront in the Portlands area, and most notably were involved in the stakeholder consultations for the Zoning designations for the Portlands' lands. It is worth noting that we were a strong proponent of the concept of "no residential uses south of the ship channel", and we know that this is currently enshrined in the City bylaws.

In two words, the proponents' proposal for the use of the Hearn lands ( 402 and 440 Unwin Avenue) is - in non-planning jargon - " absolutely bonkers" .

We know of no other way to describe a proposal that makes mockery of the planning efforts in the Portland lands, planning efforts coordinated by the City with Waterfront Toronto and the TRCA.

For the benefit of the committee, we have attached our March 26, 2025, email to Stephen Barber, planner, which was also cc'd to Mayor Chow, Councillor Fletcher, Chris Glaisek at Waterfront Toronto, and John MacKenzie at the TRCA , among many others.

That March 26, 2025 email outlines our considerable concerns and is still valid.

Please ensure that the City exerts all its powers to prevent this development. The City must do everything it can to defeat this appeal.

Should this proposal be allowed to proceed, in whatever form, it would be disastrous for all planning efforts in the Portlands, would be disastrous for the waterfront, and disastrous for The Spit/Tommy Thompson Park itself.

Please ensure, going forward, that we are given timely notice of all actions pertaining to this development application.

Good luck in defeating the appeal.

Yours sincerely,  
John Carley, Garth Riley, co-chairs  
Friends of the Spit

<The Hearn. Friends of the Spit Commentary. March 2025.pdf>

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