

March 27th, 2026

Email: teycc@toronto.ca

Toronto and East York Community Council
Attention: Catharine Regan
Toronto City Hall
100 Queen Street West,
Toronto, Ontario
M5H 2N2

Regarding:

TE31.8 - 1233 Yonge Street and 9 Woodlawn Avenue East - Official Plan and Zoning By-law Amendment Application - Decision Report - Approval

TE31.9 - 1233 Yonge Street and 9 Woodlawn Avenue East - Rental Housing Demolition Application - Decision Report - Approval

Dear Councillors,

I am writing to you as the Board Chair on behalf of The Summerhill Tenants Association (STA) and our 233-unit members and tenants at 7 Jackes Ave., M4T 1E3, a 30-storey rental apartment building located across the street from the proposed condo tower development at Yonge and Woodlawn Ave. East.

The STA Board and its membership wish to formally register the opposition of this association to both these aforementioned applications but supports reasonable intensification of the 2021 mid-rise proposal for a 13-storey building at a density of 5.88. The STA wholeheartedly opposes the construction of any towers with a height of 47-plus floors and the exceedingly high density of 24.0 without any form of scale transition immediately adjacent to The Summerhill, located on 7 Jackes Ave.

The development of these towers would have catastrophic consequences for the 267-units and approximate 400-residents of The Summerhill on every level, be it related to height limits, light, balanced growth, intensification, building profile, access to loading and traffic to name a few. Furthermore, this tenants' association is also opposed to the demolition of a four-story brick apartment building at 1233 Yonge Street, which provides much needed affordable housing in this neighbourhood. Additionally, the brick house at 9 Woodlawn provides both a retail space and rental accommodation which has been utilized by neighbouring businesses for many years.

The retail, condo and apartments along this stretch of Yonge Street are four to five storeys in height. Allowing the construction of a 47-plus storey tower is completely inappropriate for this neighbourhood and sets a terrible precedent in favour of large developers at the expense of the neighbourhood.

Council needs to take an overall planning approach to consider all the development projects currently either approved or in the planning stages in this neighbourhood. The current low-rise heights in this neighbourhood are reflected in the existing approved official plan. That is why we are opposed to amending the official plan.

The apartments and condos in the new 47-story tower will be charging much higher rents than the existing four-storey apartment building. This will force long-term residents to leave the neighbourhood where they work, their friends live, and they call “home”.

Given that the height of the tallest apartment building in the Summerhill neighbourhood is currently 29 storeys, we strongly suggest Council should limit the height of new developments in this neighbourhood to ideally, 13-storeys, and an absolute maximum of 29-storeys (including mechanical floors). Moreover, we strongly recommend that the height of buildings should be stepped back from Yonge Street so that this stretch of Yonge does not become a dark wind-tunnel.

Of additional significance, the STA urges you to approve mainly two- and three-bedroom units in this new development to allow working or retired families to live comfortable in this part of the city, as it is now clear that there is a very limited market for "bachelor" units, which are not either rented nor selling in the current marketplace.

If the construction of a tower is approved for the 1233 Yonge and 9 Woodlawn Ave., East sites, this tower will reduce property values and living desirability by blocking the southern views of all the tenants at 7 Jackes Ave. whose apartments are located on the southwestern side of the building and constrain the almost 400-residents to constant lack of natural daylight, traffic congestion and unmanageable density.

Once again, the STA vigorously opposes this proposed development which we believe will be catastrophic for the neighbourhood and hopes that both City planners and Councillors will also concur with the perspective of the whole neighbourhood.

Thank you for your time and consideration.

Sincerely yours,

Milton A. Parissis
Board-Chair,
The Summerhill Tenants Association (STA)