

Toronto and East York Community Council

83 communications with similar text were received between Saturday, March 21, 2026 at 4:37 AM to Tuesday, March 31, 2026 at 4:21 PM

To: Toronto and East York Community Council <teycc@toronto.ca>

RE: 419 Woodbine vastly exceeds the height prescribed in the recent EHON study

Dear Councillor Bradford and Members of the Toronto East York Community Council,

I am writing to express my opposition to the proposed development at 419 Woodbine Avenue.

While I support responsible intensification, this proposal exceeds the scale recently contemplated through the City's Expanding Housing Options in Neighbourhoods (EHON) initiative. The EHON study identifies major streets such as Woodbine Avenue as appropriate locations for mid-rise development, but limits building heights to 6-storeys and 60 units. The proposal at 419 Woodbine goes well beyond that scale.

As part of this proposal, the developer would demolish an existing 4-storey rental building that currently provides relatively affordable housing. At a time when the City faces a housing affordability crisis, replacing existing affordable units with a significantly larger building raises serious concerns. Notably, there is already an empty lot adjacent to the existing building where a compliant 6-storey mid-rise could be constructed without demolishing these units.

The applicant's own sun / shadow study also indicates that neighbouring residential properties would experience up to five consecutive hours of shadow during parts of the day. This level of shadow impact on surrounding homes further demonstrates that the scale of the proposal is not compatible with the existing neighbourhood context.

If the City's own planning studies conclude that 6-storeys is the appropriate scale for major streets like Woodbine Avenue, that guidance should be respected. Approving significantly taller proposals undermines the credibility of the City's planning framework.

For these reasons, I urge Councillor Bradford and the members of East York Community Council to reject the current proposal at 419 Woodbine Avenue, or require that it be revised to align with the 6-storey scale envisioned through EHON.

Sincerely,

From:

Heather DeLory	Jennifer Heath	Sharon Timlin
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Melanie Morton	MaryAnne Richardson	Caitlyn D'Souza
Samantha walker	Allison Fulton	Jack m
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Lauren Kahansky	Brenda Thurston	
John Girardo	Shevonne Flannigan	
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Rodger Beck	Naomi Toljagic	