



April 28, 2026

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

**Subject: TE32.5 - 1233 Yonge Street and 9 Woodlawn Avenue East**

Dear Chair Moise and Councillors,

The ABCRA is a volunteer organization committed to enhancing the quality of life in our neighbourhood through active participation in municipal matters. We represent residents across Toronto's Yorkville and North Midtown area, generally bounded by Yonge Street to the east, Avenue Road to the west, Bloor Street to the south, and the CPR tracks to the north.

We are writing to endorse and express our support for the Summerhill Residents Association's recent letter submitted by Matthias Schlaepfer, MRAIC, MCIP, RPP (Lifetime), regarding the above-noted application.

We share the concern that there appears to be a lack of awareness of the 2006 update to the Yonge–St. Clair Secondary Plan, and a broader dismissal of the policies it contains. These policies were the result of extensive study and consultation with both community and business stakeholders, and they remain an important part of the City's planning framework. Zoning decisions are required to conform to the Official Plan, and we are concerned that in this instance, established policies are being set aside in deference to a perceived Provincial direction.

In our view, the Official Plan policies remain in force, and the Province's intensification objectives can be achieved without resorting to excessive height and density. The material provided by the Summerhill Residents Association demonstrates that appropriate growth can occur within a more balanced built form that respects both the existing and planned context.

We would also draw the Committee's attention to recent Ontario Land Tribunal decisions in proximity to Major Transit Station Areas, which reinforce that while intensification is encouraged, it does not provide an unfettered right to height. As noted in one decision:

*“No amount of massing refinements and architectural design can cure the fundamental flaw with respect to the 39-storey height of the Proposed Development, which does not conform to the City’s OP, the Downtown Plan, and the SASP 211. Although there is a broad provincial policy which is supportive of intensification, this does not confer an unfettered right to height.”*

And in another:

*“To the Tribunal this development application does not constitute an attempt to optimize the available land supply in the City but rather an attempt by an applicant to maximize the development potential of its lands through excessive height and massing, and disregard for adjacent Neighbourhood-designated properties... the proposal is akin to a one-legged stool, built solely on the locational attributes of the subject lands.”*

We respectfully ask Members of the Toronto and East York Community Council to consider the broader implications of this application, both in terms of its immediate impact on the surrounding neighbourhood and the precedent it may set for similar proposals along the already heavily burdened Yonge Street corridor.

**For these reasons, we ask that the application be refused, and that the City Solicitor be directed to defend the public interest — as expressed through the Official Plan and Secondary Plan — at the Ontario Land Tribunal, with the support of appropriate third party expertise.**

Respectfully,

The ABC Residents Association  
Ian Carmichael and John Caliendo  
Co-Chairs  
[abcra@abcra.ca](mailto:abcra@abcra.ca)

CC:

Councillor Dianne Saxe, Ward 11 – University–Rosedale

Jason Thorne, Chief Planner and Executive Director, City Planning, City of Toronto

Summerhill Residents Association

Matthias Schlaepfer, MRAIC, MCIP, RPP