



May 8, 2026

By E-mail to teycc@toronto.ca

Toronto East York Community Council

Re: Proposed Development at 1 Sumach Street

Dear Council Members,

The Canary District Neighbourhood Association (CDNA) is an incorporated not-for-profit organization created to represent the interests of the neighbourhood known as the Canary District or West Don Lands, bounded approximately by Eastern Avenue to the north, Corktown Common to the east, the rail lands to the south, and Cherry Street to the west. The Canary District is a largely new and rapidly evolving neighbourhood of great diversity where an opportunity exists to create and preserve a community that embodies the City's ideals.

I write to provide submissions on behalf of the CDNA Board and the community it represents in response to a development application by Block Developments for the property known as 1 Sumach Street. While the proposal is adjacent to the CDNA's catchment, it will affect the Canary District and members of its community. Members of our organization attended the Community Meeting that was held on November 6, 2025.

The CDNA has the following feedback and concerns.

Tower Height and Shadowing

The applicant proposes two towers of 55 and 59 storeys, where a previous proposal included one tower of 35 storeys. The CDNA believes that the proposal represents overdevelopment of the site, which is located immediately adjacent to the Adelaide Overpass in an area characterized by low-to-mid rise buildings, including heritage buildings and former industrial buildings that typify the Corktown neighbourhood.

The CDNA notes that the applicant has proposed a development with a Floor Space Index (FSI) of 31.7 and 201.75 metres in height, which exceeds by many magnitudes the density and height that is allowed under the City's zoning by-laws and the Downtown and King-Parliament Secondary Plan Areas Plan. A review of the site context drawings illustrates that the proposed buildings would be, by far, the tallest in a very large area, and would be completely out of context with the existing or planned neighbourhood.

The CDNA notes that while several (shorter) towers are proposed for the site of the Dominion Foundry, this density was only allowed by a Ministerial Zoning Order (MZO) and is not a comparable or desirable precedent. The CDNA also notes that while the proposal may fall within the Major Transit Station Area for the Ontario Line East Harbour station, this proposed station is in fact quite far from the proposed development site, with no direct route to reach the station by public transit or active transportation.

The CDNA's largest concern is that the height of the proposed towers overwhelms nearby heritage buildings, including the adjacent Inglenook Community School and Dominion Foundry site, and creates unacceptable shadowing of the public realm. In particular, Queen Street East and King Street East function as the 'main streets' for the Corktown neighbourhood and are heavily used by residents of the Canary District. Shadow studies provided by the applicant show that the proposed buildings will shadow both streets throughout the day at all times of the year, creating conditions, particularly in the wintertime, that are uncomfortable for pedestrians, bad for local businesses, and unsuitable for growing plants including street trees.

Overall, the CDNA views the proposed tower heights and site density as unacceptable. The CDNA would be supportive of a proposal that reflects a mid-rise built form, such as two towers of 13-15 storeys (such as 21 Eastern Avenue). The CDNA may also be supportive of a larger tower of 20-35 storeys, as included in the previous development proposal, depending on the revised proposal and any proposed community benefits.

Heritage Concerns

As noted above, the CDNA has concerns that the proposed tower heights and density are incompatible with and detract from the built form of the surrounding neighbourhood, which is typified by low-to-mid-rise and heritage warehouse buildings.

The CDNA also has concerns with regard to how existing residential heritage buildings at 6-12 Sumach Street will be degraded or rendered unusable by the proposal. The CDNA notes that the applicant proposes to move the buildings at 6-12 Sumach approximately 14 metres south toward Eastern Avenue, to partially retain them, and to integrate them into the podium of the west tower. The architectural drawings reveal that, ultimately, only the facades of the buildings will remain, their interiors will be destroyed, and the space they occupied will be "privatized" by incorporation into the west tower podium.

The CDNA opposes the proposed treatment of the heritage buildings at 6-12 Sumach Street, as it effectively represents demolition and renders the heritage buildings unusable to the community for any future retail, commercial, office, or not-for-profit purpose.

Affordable Housing, Community Benefits, and Traffic

The CDNA notes that the proposal includes approximately 1,300 new market-based condominium units but does not, to the CDNA's knowledge, intend to offer any of those units as affordable housing. The CDNA opposes any development that does not include a significant and proportionate number of affordable housing units, as is common in most developments in the Canary District and Corktown neighbourhoods.

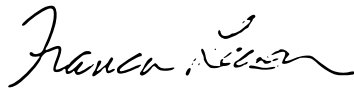
The CDNA notes that the proposal includes approximately 1,300 new market-based condominium units but does not offer any new public or green space, public art, remarkable

architectural expression, or community benefit. Given the deficiencies noted above, the CDNA requests that the proposal be substantially improved in this respect.

The CDNA notes that the proposal includes approximately 1,300 new units but does not include a significant number of car parking spaces. While the CDNA does not object to a reduced number of private parking spaces, the CDNA requests that the applicant and City ensure that the proposal can accommodate the needs of its future residents and will not degrade local traffic patterns by including sufficient space for pedestrians, deliveries, taxis and ride-share vehicles, visitor parking, and servicing. The CDNA also requests that left turns into and out of the proposed development be prohibited at all times, as that portion of Eastern Avenue is heavily used and already dangerous to navigate by users.

The CDNA thanks you for your consideration and hopes that the City will recommend against approving the proposed development in its current form.

Sincerely,

A handwritten signature in black ink, appearing to read "Franca Leeson". The signature is fluid and cursive, with a prominent flourish at the end.

Franca Leeson
Board Chair, Canary District Neighbourhood Association
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