

May 24, 2026

Sent Via E-mail: [teycc@toronto.ca](mailto:teycc@toronto.ca)

Toronto and East York Community Council  
City of Toronto  
100 Queen Street West  
Toronto, ON M5H 2N2

**Re: Official Plan Amendment and Zoning By-law Amendment 1, 2A, and 4-16 Sumach Street and 90 Eastern Avenue City File No.: 21 204556 STE 13 OZ**

Dear Members of Toronto and East York Community Council,

We are writing as a group of concerned residents of the Trinity Street/Corktown area to object to the proposed Official Plan and Zoning By-law Amendment for 1, 2A and 4-16 Sumach Street and 90 Eastern Avenue, currently before Community Council as Item 2026.TE33.6.

We support the concerns raised on behalf of the Canary District Neighbourhood Association. In particular, we share the concern that the proposed 55- and 59-storey towers represent an excessive and inappropriate form of intensification for this location. The issue is not whether this site should change or whether new housing should be accommodated. The issue is whether this scale of development is consistent with the City's own planning direction for Corktown, the King-Parliament area, and the surrounding heritage context.

The proposal appears to be fundamentally out of scale with Corktown's existing and planned character. The 2021 King-Parliament Secondary Plan, adopted by City Council, identifies the Corktown Policy Area as a mixed-use neighbourhood of predominantly lower-scale building types. It describes Corktown as an area that should experience gradual growth and change, with development occurring primarily through infill and adaptive reuse that complements the area's small lot sizes, clusters of historically significant buildings, and fine-grained street pattern.

Although the 2021 King-Parliament Secondary Plan is not yet fully in force because it remains under appeal before the Ontario Land Tribunal by developers, it remains highly relevant. It is the City's most recent and most carefully considered planning framework for this area. It was adopted to guide appropriate built form, heritage conservation, public realm improvements, and balanced growth. The fact that it is under appeal should not be treated as a reason to disregard it. On the contrary, the appeal confirms that the plan matters because it has real implications for development rights, building scale, heritage protection, and the future character of Corktown.

Approving this proposal in its current form would risk undermining the principles of the 2021 King-Parliament Secondary Plan before that framework has been fully resolved. It would also create pressure for other nearby sites, including sites such as 4 Gilead Place, to be assessed against a distorted precedent rather than against the City's most recent policy intent for Corktown. Residents should not be placed in the position of having to defend the same planning

principles site by site while very large projects are approved in ways that cumulatively erode the local framework.

The City's planning framework does not say that every site near transit or near the edge of a regeneration area should be approved for maximum height. It calls for balanced growth, appropriate transition, public realm improvements, heritage conservation, and development that responds to local context. The 2021 King-Parliament Secondary Plan also includes specific direction for the interface between the West Don Lands and Corktown, including appropriate transition in height and massing along Eastern Avenue. This proposal does not appear to provide that transition.

For these reasons, we respectfully request that Toronto and East York Community Council not approve the application in its current form. At minimum, the proposal should be substantially revised to:

1. reduce height and density to a scale that is more consistent with the King-Parliament and Corktown planning context;
2. provide a stronger and more credible transition to Corktown's lower-scale and heritage character;
3. demonstrate that shadow, wind, servicing, loading, traffic, pedestrian, and public realm impacts can be properly managed;
4. provide meaningful affordable housing and community benefits proportionate to the scale of the proposed development; and
5. avoid creating a precedent that undermines the City's 2021 King-Parliament Secondary Plan and its principles of balanced, context-sensitive growth.

Corktown can and should accommodate change. But that change must be planned, contextual, and consistent with the City's own policy direction. A pair of 55- and 59-storey towers at this location does not meet that test.

Sincerely,

Kym Bird

Elliott Jacobson

Frances Latchford

Judy Malkin

Fumie Saito

David Simpson

Sharlene Wallace

Marlene Warnick