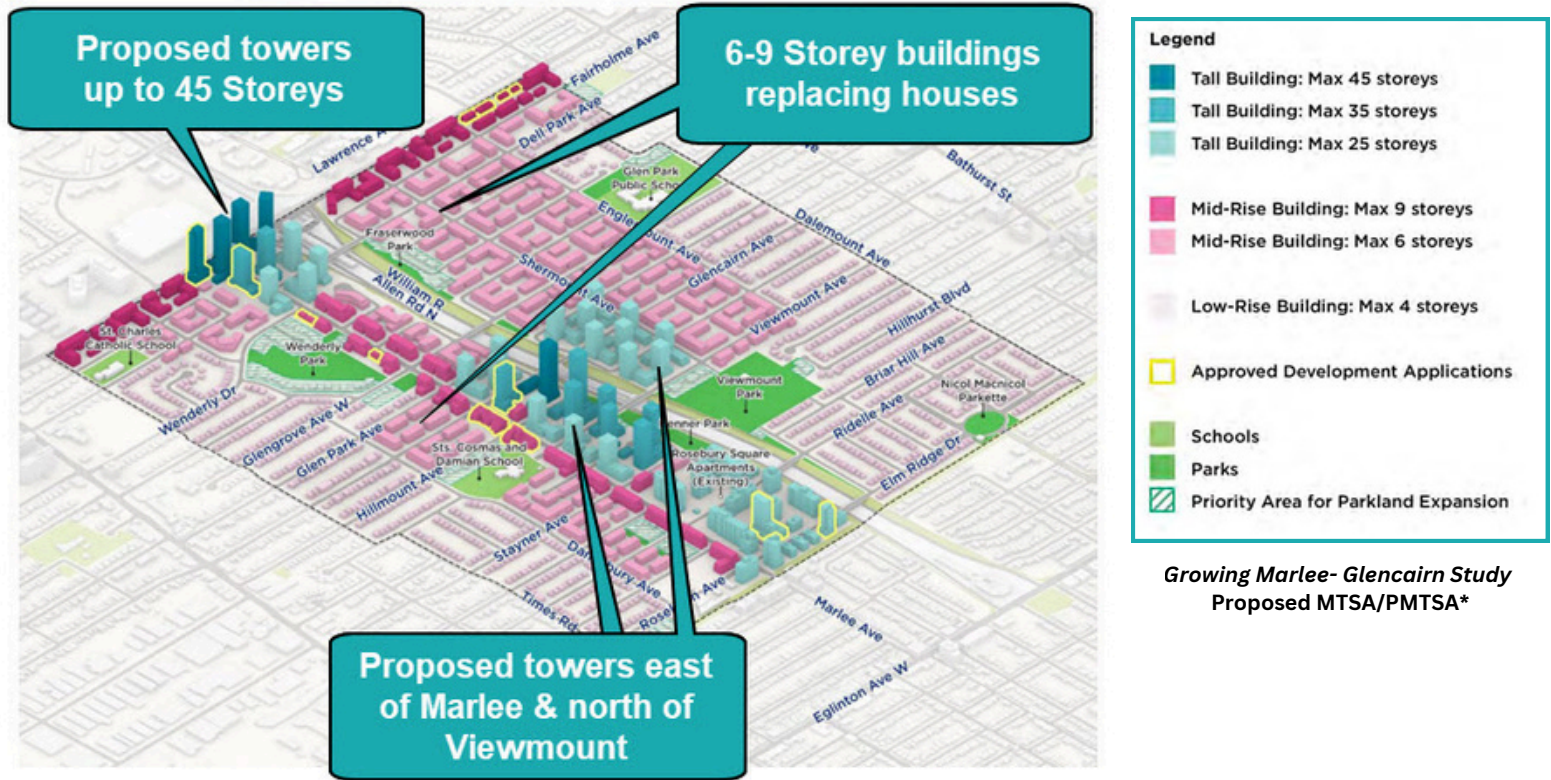


March 9, 2026

Our neighbourhood is under attack by City of Toronto's Proposed Zoning Changes



The City's study proposes approximately **37 new high-rise towers of 25 to 45 storeys** (from Stayner Ave. north to Glen Park Ave. between Marlee and the Allen Road; from Viewmount Ave. north to Glen Park between the Allen and Shermount; and north of Wenderly Drive to Lawrence). **If approved, this represents over 17,575 units based upon current rezoning applications and over 42,000 potential new residents.**

Dozens of 6-9 storey mid-rise apartments could replace single-family homes in the neighbourhood along with mixed-use buildings on Marlee Avenue, **potentially adding another 10,000+ residents.**

WHY IS THIS A PROBLEM?

- Excessive density & massive overpopulation
- Erosion of neighbourhood character
- Loss of stable communities
- Insufficient infrastructure
- Major traffic and safety concerns
- Plans are based on data from COVID years (zero background traffic growth)
- Loss of human-scale

Scan the QR code to read City of Toronto's *Growing Marlee-Glenclairn Study*.

**Glenclairn Subway Station is proposed to join the list of Major Transit Stations/ Protected Major Transportation Areas (MTSA/PMTSA).*



Dear Marlee-Glencairn Resident

If your home is within 500 meters (a 10-minute walk) of either the Lawrence West or Glencairn subway stations, your property is subject to significantly increased density under the recently approved Provincial MTSA/PMTSA's by-law. The outcome of the *Growing Marlee-Glencairn Study* will propose Site and Area Specific Policies (SASPs), which would allow for profoundly higher density for Englemount-Lawrence. This will dramatically alter the landscape of our community, as we know it.

A formal study on the area, titled the *Growing Marlee-Glencairn Study* is underway.

URL: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/growing-glencairn> or scan the QR code on the flip side of this page.

Your feedback is vital to shaping the final report, which is anticipated to be finalized this spring. For Mike Colle, our local councillor to effectively represent our interests and support us, he needs to hear our collective voice now.

WE NEED YOUR VOICE NOW!

Act Now:

- Write to our local representatives
- Add your name to our mailing list
- Talk to your neighbours

A sample letter is available at:
<https://wenderlypark.weebly.com>



SCAN TO GET IN TOUCH

OR EMAIL WPCA AT:

wenderlyparkca@gmail.com

Share your concerns with:

Michelle Cooper, MPP	michelle.cooper@pc.ola.org
Mike Colle, Councillor (Ward 8)	councillor_colle8@toronto.ca
Valeria Maurizio, Sr. Planner	valeria.maurizio@toronto.ca
Jason Thorne, Chief Planner	jason.thorne@toronto.ca
Doug Ford, Premier of Ontario	Premier@ontario.ca
Oliva Chow, Mayor of Toronto	mayor_chow@toronto.ca

Community Concerns:

- Protect stable single-family neighbourhoods
- Loss of appropriate human-scale development and transition to existing stable neighbourhoods
- Insufficient infrastructure to support proposed densities:
 - Community Services & Facilities
 - Schools
 - Emergency Services
 - Community Safety
 - Roads & Traffic Congestion
 - Water & Sewer Capacity
 - Electrical & Hydro Capacity
- Loss of sunlight
- Wind impact on pedestrian comfort at street level
- Increased delivery/service vehicles blocking traffic

**Let's coordinate for your concerns to be clearly heard.
There is power in numbers!**