

# John R. Cirillo Professional Corporation

Barrister & Solicitor

---

9100 Jane Street, Building A, Suite 200, Vaughan, Ontario, L4K 0A4  
Tel: (905) 695-5300 Fax: (905)695-5301

May 11, 2021

Distinguished Members of Etobicoke  
York Community Council

I am John Cirillo, a principal of Squires Apartments Limited (“Squires Apartments”) and other related companies, which are the registered owners of the 7 acre property abutting the western lot line of the subject location of Application.

Contained on our properties are two (2) eleven (11) storey apartment buildings with a total of 243 apartments.

I became an owner through inheritance. I am merely the caretaker of the investment for my family and our principals.

My father James Cirillo together with his partners built the buildings in 1966.

Ownership has remained consistent for over 65 years to the present.

An original building partner with my father, Virgil Vatri is the last surviving original partner at the age of 89, who remains a principal owner of Squires Apartments.

Squires Apartments throughout its long history of ownership has prided itself for its commitment to the quality, care, safety and respect it has given to the building, its residents and the neighbourhood at large.

Squires Apartments Limited has a right to be heard and its concerns seriously respected given our long history and seniority in the neighbourhood and the over 243 residents who call our place home, the majority of whom have been there for many years.

Our property and its residents will be the most impacted by the change of zoning to the Applicant’s land.

We thank you for the opportunity to participate in this process and respectfully submit the following strong recommendations:

1. To whatever extent possible, the high-rise buildings should be situated in a manner which neither affects the VIEW or SUNLIGHT that our property has enjoyed for over 65 years. It will otherwise materially and adversely affect the quality of life our residents have come to expect and enjoy over the many years, in what was reasonably assumed and relied upon to be a settled and fully developed neighbourhood;
2. Any development must ensure that the western lot line has a substantial and quality boundary wall for safety and privacy concerns. Our fully exposed, glass enclosed indoor pool, is immediately adjacent the Applicant's western boundary. For safety and privacy reasons, a treed buffer zone, with a berm should be incorporated into the site plan. Our residents need to feel safe, in a glass enclosed lighted pool area at night, wearing swim wear. The sun deck where our residents tan is just outside the pool area. The treed area, berm and buffer zone should shield the view from any adjoining high rise balconies on the Applicant's lands;
3. The access to Widdicombe Hill Blvd. should take full consideration of the considerable pedestrian access onto the Applicant's lands. Many of the residents at Squires Apartments Limited are seniors. They walk slowly and often with assistance. Any development should incorporate speed bumps, pedestrian crossing, stop signs, substantial lighting, sidewalks and security cameras, not only at the access point on to the street, but along the entire western boundary wall. Security and safety are legitimate and fundamental rights of our residents to be upheld at whatever expense;
4. Any rooftop completed construction, exposed to the view of our residents, should be aesthetically completed with proper enclosures for exposed equipment.

In summary, we respectfully but strongly recommend that the council to whatever extent possible at a zoning application, incorporate the following restrictions on any site plan approval as follows:

- A) Minimal interference with the existing view presently enjoyed by the western adjoining land
- B) Minimal interference with the sunlight presently enjoyed by the western adjoining land
- C) Quality privacy boundary wall along western lot line for safety and privacy reasons
- D) A treed buffer zone along western lot line particularly in the location of the swimming pool on adjoining lands
- E) Berm, to discourage transient crossings
- F) Security cameras at Widdicombe Hill Blvd. access point and boundary wall
- G) Superior lighting
- H) Speed bumps
- I) Pedestrian crossings, well lit and well marked
- J) Rooftop enclosures around HVAC equipment

Yours very truly,

John R. Cirillo  
JRC:pb