



September 14, 2020

Members of the Community Council,

Re: Proposed Redevelopment of 63-91 Montclair Avenue
Toronto and East York Community Council
September 16, 2020, Agenda item #TE18.38

I write on behalf of the South Forest Hill Residents Association (SFHRA).

The SFHRA is a registered organization representing 600+ members. We work with members of the local community, our City Councillor and Council staff to enhance the Forest Hill neighbourhood and by extension, help make Toronto a more vibrant and sustainable city. One of our recent successes was our collaboration with the City Councillor and staff to achieve a negotiated agreement with the developer at 390-398 Spadina on the northwest corner of Spadina and Montclair.

Today, we write about the proposed redevelopment of 63-91 Montclair Avenue for a two tower residential project. Community concern with the proposed development is significant - hundreds of new members have joined since our efforts regarding 390-398 Spadina.

While we recognize the need for additional housing in the City generally, we are concerned that the redevelopment as proposed is insensitive to the surrounding neighbourhood area. In concert with its professional planner, the SFHRA has identified concerns relating to height, density and public realm matters, amongst others. We are committed to working with the Councillor, City staff and the developer to seek a development solution that makes the best planning sense for the area. Part of that is also seeking an outcome that will avoid increasing the safety concerns that already exist and which will protect the environment including preserving most if not all of the existing trees that are slated for destruction in the current proposal.

Our Councillor Josh Matlow has already gone on record opposing the project as it now stands (<https://joshmatlow.ca/development-proposal-at-63-91-montclair/>). The SFHRA has identified its concern with this project with Councillor Matlow, and as stated earlier, we look forward to working with him and the other stakeholders to achieve a good planning solution for this site.

We ask that no action be taken in respect of the application to approve the demolition of the rental units until after a decision has been made with respect to the entire project. The demolition of the houses could lead to a protracted empty land condition. It could become a site for dumping refuse. We also ask that nothing be decided about the trees until after a decision about the entire project is made.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Marcia Gilbert".

Marcia Gilbert, on behalf of the South Forest Hill Residents Association