

**RATIONAL DEVELOPMENT IN SOUTH HILL GROUP INC.  
("RaDISH")**

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City Council  
100 Queen Street West  
Toronto, ON. M5H 2N2

June 28, 2022

Clerk of Toronto and East York City Council:

**Re: TE34.56 – Ward 12 - 175-195 St. Clair Avenue West and 273 Poplar Plains Road - Official Plan and Zoning By-law Amendment and Rental Housing Demolition Applications - Request for Direction Report**

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This letter relates to the development proposal referenced above (the "Proposed Development"), which is planned to be heard at tomorrow's (June 29) Toronto and East York Community Council meeting and thereafter at Toronto City Council on July 19<sup>th</sup>. Toronto City Council has received a report from City Staff (the "Staff Report") indicating its opposition to the Proposed Development.

We are a community group that represents a large number of Toronto residents advocating smart planning and development in the South Hill area of Toronto. We are a party to the OLT proceedings recently commenced in relation to the Proposed Development.

We have read the Staff Report and endorse its findings and recommendations.

By separate letter, we have asked the members of City Council to provide a similar endorsement of the recommendations of the Staff Report.

Thank you for your consideration.

Best Regards,



Peter Czegledy, President  
On behalf of RaDISH

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Dear Councillor:

**Re: TE34.56 – Ward 12 - 175-195 St. Clair Avenue West and 273 Poplar Plains Road - Official Plan and Zoning By-law Amendment and Rental Housing Demolition Applications - Request for Direction Report**

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This letter relates to the development proposal referenced above (the "Proposed Development"), which is planned to be heard at tomorrow's (June 29) Toronto and East York Community Council meeting and thereafter at Toronto City Council on July 19<sup>th</sup>. You have been provided a report from City Staff (the "Staff Report") indicating its opposition to the Proposed Development. We are seeking your endorsement of the recommendations contained in the Staff Report and understand that at least Councillor Matlow supports our request.

We are a community group that represents a large number of Toronto residents advocating smart planning and development in the South Hill area of Toronto. We recognize the need for additional housing and the value of intensification to further leverage the investment that the City has made in its urban infrastructure. Our focus is to advocate and encourage such development consistent with forward-looking planning principles and long-term vision, including as expressed by City Council and City Staff. Our support comes from a broad spectrum of individuals and institutions, including architects, municipal planners and other representatives of the development community. While most of our support hails from South Hill, many also reside in other City neighbourhoods, including your own.

The Proposed Development fails both on technical grounds, as recognized by the Staff Report, and in principle - The Proposed Development fails to integrate into any reasonable view of the future neighbourhood - removing resources for community rentable space, public worship, children and the differently-abled, overloading a key intersection next to it (St. Clair and Avenue Road), privatizing community-used space, creating new pedestrian and collision risk, reducing green space, focussing on a gasoline-driven car-centric model and erecting a structure that is based in a design and construction philosophy seemingly from 40 years ago. This is not building for today, much less tomorrow.

Under the circumstances, we ask that you provide your endorsement of the recommendations in the Staff Report in opposition to the Proposed Development.

Thank you for your consideration.

Best Regards,



Peter Czegledy, President  
On behalf of RaDISH