

July 4, 2023

**By E-Mail Only to *clerk@toronto.ca***

City of Toronto  
City Hall  
100 Queen Street West  
13<sup>th</sup> Floor West  
Toronto, Ontario  
M5H 2N2

Dear Mayor and Members of Council:

**Re: Letter of concern  
Applications for Zoning By-law Amendment, Site Plan Approval, and Rental  
Housing Demolition (the “Applications”)  
145 St. George Street (the “Subject Lands”)  
City File Nos. 21 155923 STE 11 OZ, 21 155930STE 11 SA, AND 21 155940  
STE 11 RH**

We are counsel to Mr. Henry Eaton, the owner of 83A Lowther Avenue, Toronto, which is located immediately northeast of the Subject Lands. It is our understanding that the Applications are proceeding to the City of Toronto (“**City**”) Council for consideration at its meeting on July 19 - 21, 2023.

The purpose of this letter is to outline a number of our client’s concerns regarding the Applications. If approved, the Applications would allow a 28-storey building, with a total Gross Floor Area (“**GFA**”) of 23,965 square meters, 398 residential units, and zero residential occupant parking spaces.

**The height of the proposed development on the Subject Lands is taller than the existing built form in the immediate Neighbourhood or block.**

The Applications propose a building that is 28 storeys, or 95.64 meters, in height. A building of this magnitude will not fit with the existing built form on this section of St. George Street and will impose heavily on the designated *Neighbourhood* to the north of the Subject Lands.

The Applications do not have regard for the City’s Tall Building Design Guidelines which makes clear that the design and placement of all tall buildings should fit harmoniously within the surrounding context and skyline. Instead of fitting in harmoniously with the

existing buildings in the block and the low-rise residential neighbourhood to the north, the proposed development will tower over the existing neighbourhood and will cause shadows upon existing adjacent properties and homes.

Our client's property as well as the lands further north are designated *Neighbourhoods* within the City's Official Plan. A development of this magnitude will be out of character with the existing character of the neighbourhood. Our client's property will be adversely impacted by the shadows cast by this proposal, particularly during the shoulder seasons.

**The increase in the GFA and decrease in the setbacks will lead to overbuilding on the Subject Lands.**

The Applications propose a building that has a total GFA of 23,965 square meters. In addition, the Applications propose decreased minimum setbacks coupled with increased allowance for encroachment into the minimum building setbacks for balconies and other structures. All of the requested allowances will lead to overbuilding of the Subject Lands.

Additionally, a reason for minimum setbacks and limiting encroachment is to protect the privacy of surrounding neighbours by way of overlook from proposed developments. The Applications, as presented, will result in decreased privacy for the surrounding neighbours, including our client.

**The proposed development will increase noise and disturbance to our client's property.**

The Applications propose a loading bay on the north-east side of the Subject Lands, which would be located in close proximity to our client's property. The noise/beeping caused by garbage and service trucks, couriers, and other large vehicles that would utilize this loading area will cause increased disturbance to the quiet enjoyment of our client's property.

**The proposed development will increase traffic in the area.**

The Applications propose the development of 398 residential units, which is a significant increase over the 130 dwelling units currently existing on the Subject Lands. The accompanied increase in the residential population will naturally lead to an increase in the traffic on the surrounding streets. Moreover, the Applications only propose to have 5 parking spaces for the entire building, all of which are designated visitor parking. There are 0 residential occupant parking spaces provided which will give the residents of the building no choice but to park on the street, leading to overcrowding of the already busy neighbourhood streets and cause increased traffic.

Additionally, 5 visitor parking spots is hardly enough to adequately service the nearly 400 units proposed by this development.

## Conclusion

We respectfully request that City Council refuse the Applications for the above noted reasons. Alternatively, Council should seriously consider referring the Applications back to staff in order to consider and address the concerns raised in this letter. As proposed, the Applications do not represent good planning in the public interest.

We thank City Council for taking these comments into consideration and hereby request notice of all future steps related to the Applications, including Council's Decision on the Applications, any reports, and related correspondence.

Yours truly,  
**DAVIES HOWE LLP**



Andy Margaritis

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copy: Client  
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