

Stephanie A. Fleming

~Barrister & Solicitor~

Real Estate Development | Municipal Law | Environmental Law

September 17, 2024

VIA EMAIL

City Clerk
Att: Cathrine Regan
Administrator
Toronto, City Hall
100 Queen St W, 2nd Fl
Toronto, ON M5H 2N2

Dear Ms. Regan:

Re: Request to Amend the Official Plan and Zoning By-law Application Number 21 184231 STE 12 OZ
Property Address: 150-164 Eglinton Ave E and 134 and 140 Redpath Ave
Client Name: DOUKETIS re 136 & 138 Redpath Ave
Your File No. 21 184231 STE 12 OZ

We are the solicitors for Mr. James Douketis and Ms. Maria Douketis, the owners of the property known municipally as 136 and 138 Redpath Avenue. Russell Cheeseman is the lawyer with carriage of this file and I am assisting him. Mr. and Ms. Douketis have concerns regarding the proposed development of the neighbouring property known municipally as 150-164 Eglinton Avenue East and 134 and 140 Redpath Avenue (“**150 Eglinton**”). Their properties, 136 and 138 Redpath Avenue, are between both 134 and 140 Redpath Avenue and will directly abut both. We therefore write to the City of Toronto on Mr. and Ms. Douketis’ behalf to object to the proposed Official Plan and Zoning By-law Amendments.

Background

We have reviewed the draft Official Plan and Zoning By-law Amendments in preparation of the public meeting on September 25, 2024.

We note in particular that our clients and tenants of their property are entitled to make use of a right of way from Redpath Avenue to access parking at the rear of 136 and 138 Redpath Avenue. We understand that the developer, Madison Group, is aware of this right of way.

Based upon the current and previous plans, we understand that it is the developer’s intention to demolish the existing building at 134 Redpath and develop it into a pedestrian path which will permit access to the building from Redpath. It will cross over the aforementioned right of way. There are two exits from the side stairwells that would permit access to this pedestrian path as well as a retail entrance south of the existing right of way. We note that these issues have previously been raised with the developer.

Royal Building
277 Lakeshore Road East, Suite 211
Oakville ON L6J 6J3



Toronto Meeting Rooms
Brookfield Place, 161 Bay Street, Suite 2700
Toronto ON M5J 2S1

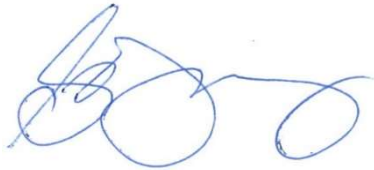
Concerns

Our clients are particularly concerned about the continued use of the right of way and the possible issues regarding the residents of 150 Eglinton around this use. In particular they raise the following issues:

1. That residents of the building, visitors, and/or delivery drivers will make use of the right of way to the point that those who are legally entitled to use same are unable to do so. This is an already-existing issue that they believe will be exacerbated by this proposal; and
2. That the safety of the residents of 150 Eglinton using the side exits, the new pedestrian pathway over 134 Redpath Avenue, and/or accessing the retail entrance will be put in danger by individuals using the right of way. While the exits have been moved, it is very likely that people stepping into the right of way or crossing over the pedestrian path may be hit by a vehicle crossing over same.

Thank you for your consideration of the above points.

Yours sincerely,



Stephanie A. Fleming

SAF/saf

cc: J. Douketis
M. Douketis
R. Cheeseman