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December 3, 2024

City Hall  
100 Queen Street West  
Toronto, ON M5H 2N2

teycc@toronto.ca

## **RE: TE18.5 45 St. Clair West – Official Plan and Zoning By-law Amendment Application - Decision Report**

### **I. Context**

This application is like too many recent applications for 50 storey buildings or near Yonge and St. Clair that if built will significantly change our neighbourhood so we want to ensure that the changes will be positive. Currently we see 10 applications, some new, some approved and others coming back for more. Is the purpose of many just to help maintain land value at this time when there is little actual construction imminent. In the mean time, we have many empty stores.

We understand that the City is limited in its ability to develop appropriate plans for growth, given the Provincial control and the operation of the Ontario Land Tribunal with a record of supporting whatever developers want. With tall building applications in the 50 storey range, the wind conditions on the sidewalk and related open space can be significant, so our current focus is mainly to try to ensure acceptable street level conditions.

### **2. 45 St. Clair W application**

We are concerned about the lack of any setback on the St. Clair Street frontage, as this will help moderate the prevailing northwest wind and improve conditions on the sidewalk and on site open space, including an area shown for seating. We note that the City's Tall Building guidelines also call for a setback to better relate scale of the building to the street.

The wind study prepared by the applicant's consultant shows "acceptable" average wind conditions for walking along the St Clair sidewalk area and less so for a seating area shown in an illustration of in the setback space. In such critical areas, we need to see better than acceptable average conditions. Is this acceptable? The previous 2022 application for the property appears to show a street frontage setback, but the current application only addresses improvements for the terrace area on the south side of the building and not on the north.



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At our recent meeting about concerns regarding anticipated wind conditions at the street frontage, City Planning staff agreed to support our recommendation that there be a significant canopy feature added to reduce wind impacts at the building frontage. And further that the Deer Park Residents Group representatives be consulted regarding the design of the canopy to be implemented through the site plan agreement.

Given that there are more and more applications for tall buildings across the City, consideration must be given to reviewing the City's wind study program for taller buildings to give staff better tools for understanding the impacts of wind conditions as well as to reviewing the Tall Building Guidelines.

### **3. The Yonge St. Clair intersection area**

The Yonge St Clair intersection area is the centre of our community. But it is often very windy. A wind study of the area is needed to help plan improvements to existing buildings and for considerations as to how the application for 1 St. Clair can assist.

### **Recommendations**

1. That the application be amended to provide for a setback of the building tower from the street frontage to improve street level wind conditions OR that a significant street frontage canopy be secured at the site plan stage and that representatives of the Deer Park Residents Group be consulted in the design of the canopy.
2. That consideration be given to updating the City's Tall Building guidelines to strengthen requirements for building setbacks for the increasingly taller buildings.
3. That consideration be given to updating the City's wind study guidelines to add special requirements for increasingly taller buildings in order to address greater impacts of wind on abutting sidewalks and adjacent pedestrian areas, including consideration of applications not yet approved.
4. That a wind study be undertaken of buildings at the Yonge St. Clair intersection area to assist in planning improvements to address current street level wind conditions.

Yours sincerely,

Cathie Macdonald, President, Deer Park Residents Group

CC Councillor Matlow