

Community Planning – Etobicoke York District
2 Civic Centre Court
Toronto, ON M9C 5A3

May 20, 2025
File 12097

Attn: Nicholas Deibler, Planner – Community Planning

**RE: 2595 St. Clair Avenue West Commenting Letter
Official Plan and Zoning By-law Amendment Application (24 154638 WET 05 OZ)**

Weston Consulting is the authorized planning agent for St. Clair Runnymede Developments Inc., the owner of the property municipally known as 2555-2571 St. Clair Avenue West in the City of Toronto (the “subject property”). We are writing in regard to the mixed-use development proposal located at 2595 St. Clair Avenue West (the “proposed development”) which is located adjacent to the subject property. The purpose of this letter is to provide our formal comments on the proposed development application for staff and City Council to consider.



Figure 1: Aerial Photo of Subject Property and 2595 St. Clair Avenue West

Description of Proposed Development

The proposed development contemplates an 11-storey mid-rise building and attached 20-storey tower. The building orientation will be approximately "L-shaped" with the 11-storey mid-rise component extending along St. Clair Avenue West to the intersection of Jane Street, and the 20-storey tower set back from St. Clair Avenue West closer to the rail yard. The development proposes 505 residential units, and 2,453 square metres of commercial space located along St. Clair Avenue West on the P1 level and Ground Floor. A total of 386 parking spaces will be provided, along with one Type-G, one Type-C, and one Type-B loading space, each on the ground floor. Vehicular access to the site will be provided from an existing private driveway directly east of the site across from Mariposa Avenue, which provides for right-in/left-in and right-out movements on St. Clair Avenue West.

This existing driveway is subject to a reciprocal access easement and serves the existing commercial development subject to the proposed development and the site to east.

On April 30, 2025, a Staff Report recommending approval of the proposed development was considered by Etobicoke York Community Council (EYCC). EYCC accepted Staff's recommendations for approval and the application is now being considered by City of Toronto City Council.

Comments on Recommendation for Approval

In general, we do not object of the proposed development and welcome the additional housing and intensification opportunities that will benefit the broader community and our existing operations with an increased customer base. However, as the subject property and 2595 St. Clair Avenue West share three vehicular access points from existing private driveways off Mariposa Avenue, Batavia Avenue and Mould Avenue per reciprocal access easements, we ask that Staff consider the traffic and access conditions of the site and note that there will be additional traffic impacts to the existing operations as a result of this application that were not designed to support the significant traffic increase proposed and will lead to additional safety challenges. Specifically, it is our client's interest that vehicular access to the commercial plaza be fully restricted during construction and that such restrictions be a condition of Site Plan Approval as not to impact their existing operations. Further, we require that all construction workers be restricted from utilizing the parking facilities on the subject property at any point during the construction process.

We respectfully request that staff confirm these restrictions will be requested and secured by the City through the approval of the Construction Management Plan as part of the detailed Site Plan process. Further, we request to be notified of any future reports, public meetings and decisions in relation to this proposed development, and request to be notified of site plan application status.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 252 or Rupneet Mangat at extension 277 should you have any questions.

Yours truly,

Weston Consulting

Per:



Michael A. Vani, BURPL, MCIP, RPP
Senior Associate

c. St. Clair Runnymede Developments Inc