

councilmeeting

From: JOHN RITCHIE <hon.john.ritchie@rogers.com>
Sent: October 7, 2025 8:51 PM
To: councilmeeting
Cc: Josh Matlow; Sebastien Gibson; Michael Lindsay; Paul J. Lechtzier; Cathie Macdonald; John Taweel; dina appleton; Pamela Stevenson; Monique Taylor; Foxbar HOA; Cindy Cohen; Helen Martin; Greg Nevison; sandra.alston@utoronto.ca; Michael Moore; Mitchell Gilbert; Craig Perkins; Peter Czegledy; Meredith Michetti
Subject: [External Sender] City Council - Meeting 33 October 8-10, 2025 Agenda Item TE25.6 135 St. Clair Avenue West - Zoning By-law Amendment Application
Categories: Communication (New)

The South Hill District Homeowners Association has a number of concerns regarding the proposed project at 135 St. Clair Avenue West, primarily related to the excessive height of the structure.

The South Hill District is located south of St. Clair Avenue West and west of Avenue Road. The proposed development is immediately opposite to South Hill, on the east side of Avenue Road.

A giant monolith, filling the property and rising to 51 storeys, would be an aesthetic eyesore and entirely out of place in an area comprised of many single residences. The tallest building in

the neighbourhood is approximately half of the proposed height.

Numerous concerns flow in one way or another from the enormous height - very high density, the lack of setbacks, the lack of green space, shadowing on adjacent housing and parklands, huge pressure and stress on crumbling City infrastructure, the exacerbation of the major traffic congestion around the adjacent intersection, the scarcity of parking in the area, the worsening of the serious wind tunnel effect on St. Clair Avenue West, school bussing, etc.

The proposed development would represent a very bad precedent for South Hill, especially on our Avenue Road and St. Clair Avenue West borders. We submit that a building of half the proposed height (24 storeys, plus 2 for utilities) would be appropriate and acceptable at the site in question.

South Hill District Homeowners Association
(incorporated January 18, 1982)

Paul Lechtzier
Director and Treasurer

John Ritchie, K.C.
Director and Secretary