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To: [councilmeeting](#)
Cc: [Cynthia Cryslar](#); [Amanda Levey](#); [Mary Renaud](#); [Michael Lindsay](#); councillor_matlow@council.toronto.ca; [Sebastien Gibson](#); [JOHN RITCHIE](#)
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
Date: October 8, 2025 9:01:31 AM

The Deer Park Residents Group continues to oppose this massive building proposed on Foxbar Road, a quiet residential street lined with detached homes in our neighbourhood.

The following are our principal objections to the proposal as we expressed in our meetings with Toronto Planning and the developer earlier this year and at Community Council last month.

- a 49 storey building is completely out of context for the location and is 21 storeys taller than the recently built residential tower across the road. Other newly built condos nearby on the north side of St Clair just west of Avenue Rd are only 12 floors.

- the density is outrageous for the location at 50,000 m² (538,200sf) and 631 units

- the very large floor plates (over 1000m²) of this very tall building will cast wide and long shadows on 2 city parks, long sections of sidewalks on both sides of St Clair Ave and over single family homes on Oriole Rd. This size of typical floor is 33% larger than the city's own guideline for tall buildings.

- regardless of the wind study provided, this 49 storey building at the top of a hill with unrestricted exposure to winds in all directions will produce extremely unpleasant wind conditions for pedestrians during the cooler months of the year. The majority of recently built tall buildings in our city have all submitted positive wind study reports, but all prove to have very unpleasant wind conditions around them in reality when built.

- the developer and Toronto Planning have an opinion that the site is close to a major transit stop. It is NOT close. The entrance to the St Clair subway is 650 meters away and a 10 minute walk. In addition the subway trains are already beyond capacity at peak times when they stop at St Clair. Therefore this is not a legitimate rationale for adding excessive density at this location.

- this luxury rental building will contribute nothing towards solving our affordable housing crisis. The Deer Park area already today has vacancies in every rental building because this area has elevated rents which most people cannot afford. This new building will have rents far higher than any of the other existing buildings in the area

Recently the Mayor and the province announced a joint agreement that will allow 30 storey buildings within 200 meters of major transit stops (see link [https://www.thetrillium.ca/news/housing/ontario-approves-torontos-plan-to-allow-30-storey-buildings-near-transit-11082753?](https://www.thetrillium.ca/news/housing/ontario-approves-torontos-plan-to-allow-30-storey-buildings-near-transit-11082753?utm_source=Email_Share&utm_medium=Email_Share&utm_campaign=Email_Share)

[utm_source=Email_Share&utm_medium=Email_Share&utm_campaign=Email_Share](https://www.thetrillium.ca/news/housing/ontario-approves-torontos-plan-to-allow-30-storey-buildings-near-transit-11082753?utm_source=Email_Share&utm_medium=Email_Share&utm_campaign=Email_Share)) That sounds like a reasonable degree of intensification that we could support. This application is more than THREE times farther away from the subway than this policy and is 63% taller than this new policy.

Given the above arguments we hope that Council will NOT support the poor recommendations by staff and vote against this proposal. This is a terrible

precedent and essentially encourages massive towers anywhere in the city.

Deer Park Residents Group,

Greg Nevison

Sent from my iPhone