

**From:** [Pamela Thomson](#)  
**To:** [councilmeeting](#)  
**Subject:** [External Sender] Concerning Agenda Item TE25.6: Request to Amend the Zoning By-law Application Number 24 240637 STE 12 OZ by Fitzrovia Real Estate for 135 St. Clair Avenue West  
**Date:** October 8, 2025 12:24:54 PM

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Sirs and Mesdames;

I am the Chair of the Bradgate Arms Residents' Council.

Further to my recent letter of September 30, and that of Mr. Michael Lindsay which enclosed 1,200 signatures to the Foxbar Residents' Association's Petition, I am pleased to enclose the names of 51 signatories of Bradgate Arms residents, staff and family members.

We feel disrespected and fearful. Please reject this building.

Attached are the Petition pages.

Sincerely,

**Pamela Thomson**

54 Foxbar Road

**From:** [Pamela Thomson](#)  
**To:** [councilmeeting](#)  
**Cc:** [Michael Lindsay](#)  
**Subject:** [External Sender] Re: Concerning Agenda Item TE25.6: Request to Amend the Zoning By-law Application Number 24 240637 STE 12 OZ by Fitzrovia Real Estate for 135 St. Clair Avenue West  
**Date:** October 9, 2025 11:00:03 AM  
**Attachments:** [image007.png](#)

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Thank you for your assistance.  
Herewith is the Text of the Petition signed on behalf of Bradgate Arms Retirement Residence.  
I apologize for the formatting.  
Sincerely,

**Pam**

*The one who makes peace in the heavens shall make peace upon us, upon all of Israel, and upon all the peoples of the earth, and let us say, amen. The Kaddish*

## The Issue

1. The proposed 49-storey building at 135 St. Clair Avenue West, submitted by Fitzrovia Real Estate Ltd., seeks to amend the City of Toronto's zoning bylaw.
2. This development threatens to dramatically alter the character and livability of our neighbourhood by introducing an oversized structure inconsistent with the area's existing zoning parameters. Such a tall building is not in line with the scale and nature of the surrounding structures, which consist largely of mid-rise residential buildings.
3. Concerns about increased traffic congestion, strain on local infrastructure, and the impact on community resources such as parks and schools are paramount. Studies have shown that increased building density without matching enhancements to local amenities and transportation options can lead to a decline in the quality of life for residents. The infrastructure surrounding St. Clair Avenue West is already experiencing challenges with current traffic patterns and public transit capacity.
4. Moreover, there is a profound concern for the potential overshadowing of the Bradgate Arms retirement home, affecting the quality of life of its senior residents. The towering structure will also lead to significant sunlight obstruction on the only two public parks in the immediate vicinity, thus reducing greenery and natural light and affecting the overall well-being of local residents.
5. We also fear that such a development might set a precedent for more skyscrapers in this predominantly low- to mid-rise neighbourhood, further escalating these issues and gradually eroding the community's unique charm.
6. We urge Councillor Matlow and the City of Toronto to consider these critical factors and protect our community by rejecting the proposed building height. Alternative solutions might include restricting the

development to a height that aligns with current zoning bylaws and ensuring investments in local infrastructure and services to support any growth.

- 7.** Sign this petition to voice your opposition to the 49-storey proposal and help safeguard the integrity and well-being of our beloved Toronto neighbourhood.
- 8.** This development threatens to dramatically alter the character and livability of our neighbourhood by introducing an oversized structure inconsistent with the area's existing zoning parameters. Such a tall building is not in line with the scale and nature of the surrounding structures, which consist largely of mid-rise residential buildings.
- 9.** Concerns about increased traffic congestion, strain on local infrastructure, and the impact on community resources such as parks and schools are paramount. Studies have shown that increased building density without matching enhancements to local amenities and transportation options can lead to a decline in the quality of life for residents. The infrastructure surrounding St. Clair Avenue West is already experiencing challenges with current traffic patterns and public transit capacity.
- 10.** Moreover, there is a profound concern for the potential overshadowing of the Bradgate Arms retirement home, affecting the quality of life of its senior residents. The towering structure will also lead to significant sunlight obstruction on the only two public parks in the immediate vicinity, thus reducing greenery and natural light and affecting the overall well-being of local residents.
- 11.** We also fear that such a development might set a precedent for more skyscrapers in this predominantly low-to mid-rise neighbourhood, further escalating these issues and gradually eroding the community's unique charm.
- 12.** We urge Councillor Matlow and the City of Toronto to consider these critical factors and protect our community by rejecting the proposed building height.
- 13.** Alternative solutions might include restricting the development to a height that aligns with current zoning bylaws and ensuring investments in local infrastructure and services to support any growth.
- 14.** Sign this petition to voice your opposition to the 49-storey proposal and help safeguard the integrity and well-being of our beloved Toronto neighbourhood.

Full Petition on file with the City Clerk's Office