



Midtown Ravines Group

November 9, 2025

Mayor Olivia Chow and Members,
Toronto City Council

**RE: CC34.7 - 847-855 Kingston Road
- Ontario Land Tribunal Hearing - Request for Directions**

Dear Mayor Chow, Councillors,

We are writing to express our concern about the development proposal which is before you in the form of recommendations from the City Solicitor.

We would not normally comment on an application that is outside our area. But we believe approval of this application would create a dangerous precedent that would affect ravines throughout the City.

We do not know what the City Solicitor is recommending to you. But we fear he may be recommending a negotiated settlement that would violate the City's Ravine and Natural Features Protection By-law requirement for a ten-meter setback from the edge of the ravine. We are not allowed to know, so we can only express our concern.

Attached is the ground floor plan for the proposed development, copied from page 5 of the Architectural Plans for the application at the City's Application Information Center. As you can see from the plan, the only publicly available information on the application shows a floor-plate substantially in excess of the floor-plate of the existing buildings on the site, excavated and built right up to the edge of the ravine slope on the west side of the development and built up to within 6 meters of the top-of-slope in the southeast part of the ground floor.

We are acutely conscious of the importance of slope stability in the City's ravines and we hope you are. With ongoing climate change and the continuing danger of slope erosion, it is crucial that the City's ravine protection requirement be enforced and of vital importance that a contrary precedent not be established.

We urge you to **reject any settlement that violates the ten-meter-setback rule** and ask that you provide all necessary expert resources to defend the setback rule at the OLT.

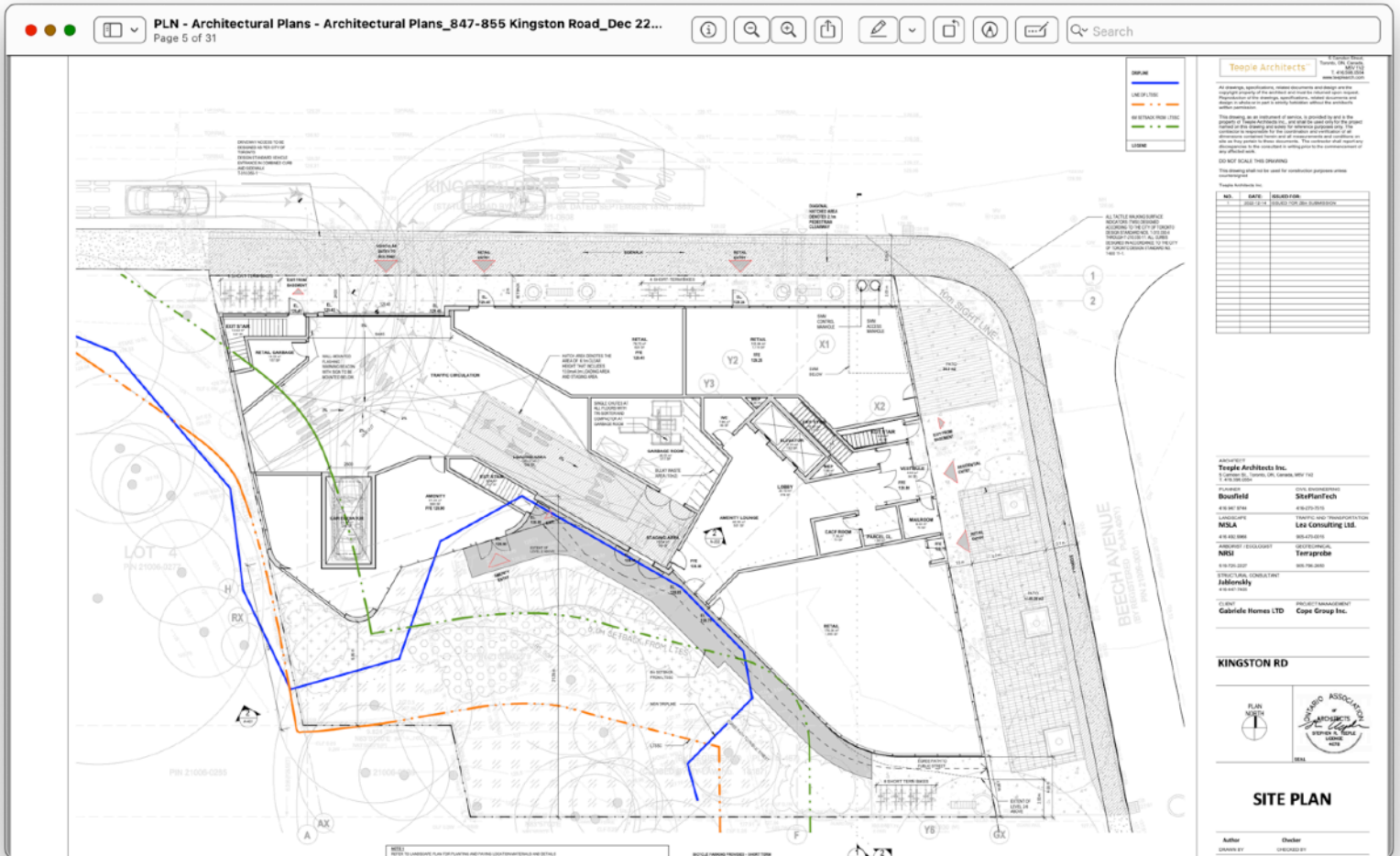
Respectfully,

MIDTOWN RAVINES GROUP

John Bossons, co-Chair
Tim Ross, co-Chair

GROUND FLOOR PLAN

847-855 Kingston Road



Note:

The dashed red line is the LTSSC (Line of Top of Stable Slope Crest).
 The dashed green line is a 6 meter setback from the LTSSC

As you can see, the proposed development is built (and excavated) right up to the LTSSC on the western side of the proposed construction and right up to within 6 meters of the LTSSC on the east.

This is an egregious violation of the 10-meter setback rule.