

From: [Cindy Cohen](#)
To: [Toronto East York Community Council](#)
Cc: [REDACTED]
Subject: [External Sender] 135 St. Clair Avenue West - Proposed Fitzrovia Project - OBJECTION
Date: September 8, 2025 10:18:47 AM
Attachments: [image001.png](#)

Re: Objection to Proposed Fitzrovia 49-Storey Mixed-Use Development on St. Clair Avenue and Foxbar Road, Toronto.

To Whom It May Concern,

I am writing on behalf of my family, residents of 77 Foxbar Road, to express our strong and unequivocal opposition to the proposed 49-storey mixed-use development by Fitzrovia at 135 St. Clair Avenue West, with its primary access opening onto Foxbar Road — a quiet, one-way residential street.

While we recognize the importance of thoughtful urban growth, this proposal is profoundly out of scale, ill-suited to the character of the neighbourhood, and poses serious, lasting consequences for the daily lives of residents.

We respectfully urge the City to reject this application for the following reasons:

1. Severe Traffic and Safety Implications

Foxbar Road is a narrow, one-way residential street that already faces traffic challenges. The proposed development would bring an overwhelming surge of vehicles — including delivery trucks, ride-shares, and service vehicles — dramatically increasing congestion, elevating the risk of accidents, and creating a hazardous environment for pedestrians. St. Clair Avenue is already gridlocked during peak hours, and funneling traffic through Foxbar will only exacerbate an already strained traffic network. Additionally, emergency vehicle access will be severely compromised — an unacceptable risk in a densely populated area — and even greater concern for the residents of the Bradgate Arms Residence at 54 Foxbar Road.

2. Tall Building Design Guidelines - Height, Noise, and Shadowing

The proposed development fails to comply with the City of Toronto Tall Building Design Guidelines. Section 1.3 of the Guidelines - Fit and Transition in Scale - provides as follows:

Ensure tall buildings fit within the existing or planned context and provide an appropriate transition in scale down to lower-scaled buildings, parks, and open space.

A 49-storey tower is completely out of context with the existing built environment. There are no buildings at Avenue and St. Clair that are remotely close to 49 storeys. The Fitzrovia Project will overpower the neighbourhood and stand out – contrary to the Guidelines. The sheer height and density of the Fitzrovia Project will cast long shadows across nearby homes, increase ambient noise, and permanently alter the character and livability of the area. This level of intensification is simply incompatible with a low-rise residential street.

The Guidelines have been declared as being put in place by the City to:

1. mandate a new, unified set of performance measures for the evaluation of all tall building development applications across the entire city; and
2. to assist with the implementation of Official Plan policy to help ensure that tall buildings, where they are permitted, “fit within their context and minimize their local impacts.”

I urge you to enforce compliance with the Guidelines as is your mandate and reject the 49-storey Fitzrovia Project which does not fit in with its context at St. Clair/Avenue Road and Foxbar Road whatsoever.

3. Inadequate Infrastructure and Services

There is no demonstrated plan for how local infrastructure will accommodate this influx of new residents and businesses. Public transit is already overburdened. Schools, parks, parking, and waste collection services are stretched thin. Proceeding with this proposal without addressing these systemic limitations would be irresponsible and unsustainable and place exceptional burden on Toronto residents.

4. Disregard for Neighbourhood Character

This proposal represents a dramatic departure from the established character of Foxbar Road and its surrounding community. It sets a dangerous precedent for overdevelopment without regard for appropriate transition, meaningful public consultation, or neighbourhood cohesion.

Conclusion

I am an advocate and proponent for thoughtful and well-planned growth and development in our city. The proposed Fitzrovia Project has failed to thoughtfully integrate into the context of the neighbourhood and is therefore, simply, not well-planned.

For all of the reasons set out above, we strongly oppose this development in its current form.

We urge City staff and decision-makers to reject this proposal and instead advocate for responsible, appropriately scaled growth that respects the integrity of the community, is supported by robust infrastructure, and is developed with genuine input from local residents.

Thank you for your time and for considering the voices of those who call this neighbourhood home.

Sincerely,

Cindy Cohen





455 SPADINA ROAD
SUITE 311
TORONTO, ONTARIO
M5P 5M6

C. 647-502-6555
T. 416-523-2545
E. CCOHEN@BARRISTERSOLICITOR.CA

CONFIDENTIAL COMMUNICATION: THIS EMAIL AND ALL ATTACHMENTS ARE FOR THE SOLE USE OF THE ADDRESSEE. RECEIVING THIS MESSAGE INDICATES THAT YOU ARE THE ADDRESSEE. CONFIDENTIAL INFORMATION MAY BE PROTECTED BY LEGAL PRIVACY. IF YOU ARE NOT THE ADDRESSEE, PLEASE DO NOT REPLY TO THIS MESSAGE, REPRODUCE OR DISSEMINATE IT. YOU MAY BE SUBJECT TO A FIDUCIARY DUTY TO PROTECT THIS INFORMATION. IF YOU ARE NOT THE ADDRESSEE, PLEASE DO NOT REPLY TO THIS MESSAGE, REPRODUCE OR DISSEMINATE IT. YOU MAY BE SUBJECT TO A FIDUCIARY DUTY TO PROTECT THIS INFORMATION. IF YOU ARE NOT THE ADDRESSEE, PLEASE DO NOT REPLY TO THIS MESSAGE, REPRODUCE OR DISSEMINATE IT. YOU MAY BE SUBJECT TO A FIDUCIARY DUTY TO PROTECT THIS INFORMATION.