


**From:** [Pamela Stevenson](#)  
**To:** [Toronto East York Community Council](#)  
**Cc:** [Dylan Dewsbury](#)  
**Subject:** [External Sender] Re: 135 St Clair Ave West  
**Date:** August 26, 2025 10:09:25 AM

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RE: Request to Amend the Zoning By-law Application Number 24 240637 STE 12 OZ  
Location of Application: 135 St. Clair Avenue West  
Applicant: Fitzrovia Real Estate Ltd

I give permission for my comments to be attributed to:  
Pamela Stevenson  


I am writing to express my extreme dismay at the height of this proposed building, which remains way too high, despite numerous meetings and many, many submissions of public input specifically in opposition to this.

None of the other buildings in the surrounding area, in any direction come anywhere near this proposal's height. The building is NOT on a direct subway line and therefore many occupants will have cars, housed either in this building, or in the area.

I implore the City to reduce this application to a maximum of the height of the closest surrounding building, that being 99 Foxbar, which is the building and its occupants, which will be affected the most by this project.

Secondly, I am writing to object to the entrance of this building being situated on Foxbar Rd. Foxbar Rd is a small, one way street, which cannot handle the deliveries and occupant traffic this building will create, EVEN if the height is reduced to the same height as its closest neighbor. The entrance must be on St Clair Ave or Ave Rd., where there are numerous lanes of traffic and room for a suitable layby or driveway entrance to be created.

The stated intention of the City to be more 'pedestrian focussed' is admirable; however just because it is stated, doesn't necessarily make it happen in reality. Allowing buildings which are extremely out of character, size and scope for an area, and hoping that it will be occupied mainly by pedestrians, doesn't simply make it 'true'.

In light of this, and the concomitant congestion this many additional cars will bring to this already busy intersection needs to be thoroughly studied, by an INDEPENDENT traffic assessor. I suggest that person come to Ave Rd and St Clair any time between 8 and 10 am and also 2:30 to 7:30 pm to witness the backups for both ongoing and turning traffic. It is not uncommon to have to wait for 3 or more lights to turn, to pass through the intersection. Adding the extra cars this project will generate will likely result in total gridlock at Ave Rd and St Clair, except, maybe, in the middle of the night.

If scaling down this project in height makes it 'unprofitable' from the Developer's standpoint, then so be it. That should NOT be a point of consideration in this approval process! On the contrary, perhaps this building needs to remain a workplace where its occupants come and go by transit and leave at the end of the day, or walk to their nearby homes.

Thank you for your consideration,

Pamela E Stevenson

