

From: [The Board TSCC 2928](#)
To: [Sebastien Gibson](#); [Councillor Matlow](#); [Dylan Dewsbury](#); [Toronto East York Community Council](#)
Cc: [Cindy Cohen](#); [Pamela Stevenson](#); [Dina Appleton](#); [Michael Lindsay](#); [Cathie Macdonald](#); [Cathie Macdonald](#); [Michael Moore](#); plechtzier@rogers.com
Subject: [External Sender] Proposed Project at 135 St Clair ave West
Date: September 8, 2025 12:19:38 PM

As I will not be able to attend the Sept 18 meeting due to priory comments which I am unable to change .

I would like this email which is below to read and notes in the meeting minutes since it
major implications our residents and you homes .

To Whom It May Concern,

My name is John Taweel, and I am the President of the Board of Directors at 99 Foxbar Road, Toronto, TSCC 2928.

As I have consistently stated in all meetings concerning this project, the residents of our 252 units are not opposed to the project itself, but rather to the following aspects:

When we the residents purchased our homes on this street, none of us were advised that a massive tower of 51 floors, plus mechanical rooms, would negatively impact our investments.

Furthermore, we are deeply concerned about the daily noise and disruption from increased traffic, as well as the years of construction traffic, noise, dirt, and debris that would be associated with such a development.

Our neighborhood, extending from Deer Park Road to Bathurst Street on St. Clair Avenue and from Eglinton to Davenport on Avenue Road, does not currently have buildings of this height.

We are not within the Yonge and St. Clair or Yonge and Eglinton corridors, where such heights might be more appropriate.

Furthermore, we have significant concerns regarding the potential impact of such a tall building:

*** **Wind Issues:**** This location already experiences severe wind, leading to uprooted trees and snapped limbs ect .

A 52-story building will exacerbate this problem, posing a risk to

pedestrians and residents.

*** **Sunlight and Views:**** The proposed height will severely restrict sunlight for current residents and negatively impact the views from existing units and area parks .

*** **Traffic Congestion:**** The increased volume of traffic will impose an unacceptable burden on already congested roads such as Avenue Road, St. Clair Avenue, and Foxbar Road, creating a traffic nightmare.

To date, we have not seen any studies regarding wind, traffic, or other environmental impacts from the planning department passed along to all parties involved in ongoing meetings.

While Fitzrovia is marketing 2 and 3-bedroom luxury suites, it is unclear how the proposed sizes will genuinely be affordable.

I am also very concerned that this project could lead to significant delays, similar to those experienced at King Street, Yorkdale, and 88 Queen.

It appears that Fitzrovia, with the assistance of former City Council members, is advocating to expedite this project with City of Toronto staff, seemingly without sufficient consideration for the homeowners in the Deer Park/Forest Hill area.

We the BOD and residents of TSCC 2928, we strongly oppose the proposed height of 52 floors.

We believe the development must conform to the existing surrounding area, with a maximum height of 30 floors.

Thank You

John Taweel

President of the BOD / owner of TSCC 2928

Sent from my iPhone