

From: [Helen Martin](#)
To: [Toronto East York Community Council](#)
Cc:

Subject: [External Sender] Request to Defer Agenda Item TE25.6 – 135 St. Clair Avenue West – Zoning By-law Amendment Application
Date: September 12, 2025 10:55:30 AM

September 12, 2025

Toronto and East York Community Council
City Clerk's Office
100 Queen Street West, 2nd Floor, West Tower
Toronto, ON M5H 2N2
Via Email: teycc@toronto.ca

Attention: City Clerk

cc:
Councillor Josh Matlow – councillor_matlow@toronto.ca
Sebastien Gibson, Senior Advisor, Policy, Planning & Communications – sebastien.gibson@toronto.ca

Re: Request to Defer Agenda Item TE25.6 – 135 St. Clair Avenue West – Zoning By-law Amendment Application

Dear City Clerk,

We, the undersigned residents of the affected community, respectfully request that agenda item TE25.6 – Zoning By-law Amendment Application for 135 St. Clair Avenue West, currently scheduled for consideration at the Toronto and East York Community Council meeting on **Thursday, September 18, 2025**, be deferred to a later meeting date.

Notice of this meeting was not effectively provided to the public, particularly to residents directly impacted by the proposed development. While the Ontario Planning Act requires that notice be given at least 20 days in advance—by ordinary mail to properties within 120 metres of the site, publication in a newspaper of general circulation, or posting on the City's website—there is confusion within the City regarding how notice was actually issued. A small number of residents only became aware of the meeting through the efforts of one community member who discovered the information independently and by chance.

Although the notice may have met the technical requirements of the Planning Act, it failed to provide **effective** notice. Specifically:

- The notice was published in the *Toronto Star*, a newspaper not widely read by residents in the area.
- No direct mail notice was received by residents within 120 metres of the subject site, contrary to what was initially communicated by the Senior Planner by email to inquiring residents on September 9, 2025.
- The City's website was reportedly updated with the notice, but residents were not informed of this update, and no proactive outreach was undertaken.
- The Senior Planner stated that email notices had been sent to individuals who had previously expressed interest and concern with the proposal; however, residents have confirmed that they did not receive any such communication.
- The three large notice boards bearing the City of Toronto logo located at the proposed development site refer to a January 27, 2025 meeting date. It appears that during the drafting of this letter someone has papered over this outdated and misleading information to provide the updated meeting details. Anyone passing by these signs

until **at least** September 9, 2025 would have assumed that no new meeting had been scheduled and that this would be the official information. One would not think that they then needed to check the City of Toronto website.

- We also note that notice for the initial consultation in January 2025 was only received by many residents on the day of the meeting. Accordingly, it appears to some residents that there will not be any real consultation in respect of the proposed development and that the development is being “rammed through” with no concern as to the effect on residents who live near the proposed development.

As some of the residents most directly affected by this proposed development, we are deeply disappointed in the process. The lack of notice and consultation is inappropriate and undermines public confidence in the planning process. There is a perception that the decision not to mail notices was made to avoid engagement with a community that has significant concerns about the proposal, while still technically satisfying notice requirements.

We respectfully request that the City Clerk revisit the decision not to mail notices and ensure that proper notice is issued—by ordinary mail—at least 20 days in advance of a rescheduled meeting date. Mailed notices are routinely received for minor variances to existing properties. This proposal, by contrast, involves a **significant change**: a 51-storey (49 plus 2) tower that will overshadow adjacent lands and is **twice as tall** as other existing high-rise buildings. It threatens to detract from the character of the neighbourhood, including Foxbar Road, which currently exemplifies successful mixed housing—high-rise, mid-rise, low rise, duplex, 4-plex and single-family homes coexisting in harmony.

This proposal is deeply problematic, and there are many voices that deserve to be heard. While some residents have already reached out to the City, many others have not had the opportunity due to the lack of timely and effective notice.

Given the scale and impact of the proposed development—including 576 residential units—residents require adequate time to review the planning report, coordinate among themselves, and prepare meaningful responses. The current timeline does not allow for this.

We therefore urge you to defer consideration of this item to a future meeting date that allows for proper and effective public engagement, and to ensure that sufficient time is allotted on the agenda for a meaningful discussion of the proposal and its recommendation by the city planner.

Thank you for your attention to this matter and for your commitment to transparent and inclusive city planning.

Sincerely,

Concerned Residents of the St. Clair Avenue West Community

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