

From: [Pamela Thomson](#)
To: [Toronto East York Community Council](#)
Cc: [Councillor Matlow](#)
Subject: [External Sender] Concerning Agenda Item TE25.6: Request to Amend the Zoning By-law Application Number 24 240637 STE 12 OZ by Fitzrovia Real Estate for 135 St. Clair Avenue West
Date: September 15, 2025 9:45:35 PM

Mesdames and Sirs:

I am the Chair of the Bradgate Arms Residents' Council, a statutory body. We regret that neither we nor Cogir Management nor Revera Real Estate were invited to meet after the public meetings. We are the most affected by this proposal since we are right next door.

I, along with several other residents, have lived through the chaos of the construction of 111 St. Clair West, 99 Foxbar, and the adjacent 18 townhouses. This project will entail more noise, more dirt, and more presence of construction vehicles. It will result in more traffic, more wind, more shade, more idling vehicles and crowded sidewalks.

The reports you have been referred to do not take into account the effect that increased winds are already having on our residents, who are aged from 75 to over 100 years. It is already too much sometimes to walk in the neighbourhood! I personally have almost been blown over by gusts of wind - even with a walker.

What conditions on demolition and construction can you recommend?

Fewer hours of demolition and construction;

No trespassing on our property by personnel, vehicles or equipment;

No idling ever;

Daily cleaning of the Foxbar road and sidewalk;

Tarps on all trucks entering and exiting;

A temporary noise-proof wall to the south as high as our roof.

All of these issues were a source of stress and discomfort to residents on the last project, including a ruined driveway and retaining wall. The presence of those buildings has resulted in traffic ignoring No Left Turns signs many times a day, more traffic and more noise from balconies.

We are afraid of how we can live in peace in a construction zone, and look to you, members of the community, to protect us.

Submitted with thanks for your consideration of our concerns, even though we will not be present on September 18th, I remain yours sincerely,

Pamela A. Thomson