

From: [JULES LEWY](#)
To: [Toronto East York Community Council](#)
Cc: [Councillor Matlow](#); [Sebastien Gibson](#)
Subject: [External Sender] 135 St. Clair Avenue West, - Sept 18 meeting - agenda item TE25.6 –Zoning Bylaw Application
Date: September 15, 2025 11:31:45 PM

I reside at 2 Lynwood Ave ,which is across the street from the proposed development by Fitzrovia at 135 St. Clair Ave. W.

I am strongly opposed to this proposed development.

The following are my preliminary comments:

1. There has been a request made for a postponement of the Sept 18 meeting to deal with the lack of effective notice. I have signed this request.

I would request that you note, on the record, that I received notice of the initial consultation meeting which was held in January, on the day of the meeting. My late wife who was listed as a co-owner of our condo unit, also received notice on the day of the meeting and I have been advised that others also received notice on the day of the meeting. I participated in the meeting and set out my objection to the lack of appropriate notice. This is not noted in the City Planner's report. There was a subsequent "consultation" in March where I was ready to set out my objections to the proposed project. However, the March consultation, held at the local library, was merely a very informal information session with no opportunity to properly discuss the proposed development. I provided my name at the consultation and requested to be notified of any further meetings related to the proposed development. I also wrote to the City requesting that I be provided with notice of any further meeting. Despite these requests, I was not notified of the meeting on September 18 and only learned of the meeting last week.

I recognize that you have met the statutory requirement in respect of notice for the Sept 18 meeting by publishing a notice in The Star and on a City website. However, the lack of EFFECTIVE notice to residents of the neighbourhood and the total failure of EFFECTIVE consultation are strong indications of how the City and the developer want to "ram" this project through the approval process.

2. In the event that this matter is dealt with on September 18th, I want to express my strong objection to the proposed development. The height of the proposed building is DOUBLE any other building in the neighborhood and DOUBLE the height authorized under the present bylaw. The increase in people and traffic will be very significant. I have read the City's planning report and like many bureaucrats, the writer of the report fails to deal with one of the most important practical issues, namely the effect of the proposed development on the neighborhood. Buildings comparable to the proposed development make sense on Young Street (which is the location of the comparables used in the City planning report) but not at St. Clair and Avenue Road. The planning report does not appropriately deal with the critical issue of long term liveability of the neighborhood if a 49 story, 630 unit building is constructed and does not discuss the complete incompatibility of the proposal with the immediate neighbourhood.

I would also note that the proposed setback from the Bradgate Arms building will totally overshadow this building. The Bradgate Arms building is iconic in the neighbourhood and an increased setback is essential. The planning report does not deal with this issue.

3. I am totally supportive of more residential units in Toronto. However, given the lack of effective notification and the deficient planning report, I would hope that the City does not

play, what I would refer to as "President Trump's game", namely, starting with an outrageously ludicrous request (I.e. 49 storys,630 units) and bargaining down to a number which is still ludicrous but better than the original proposal. The issue for City Council is what is an appropriate height , size and setback for this proposed project, taking into account the character of the surrounding neighborhood and how the development would affect "livability " in the surrounding neighborhood.

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