

From: mlindsaytoronto@gmail.com
To: [Toronto East York Community Council](#)
Subject: [External Sender] September 18th Meeting Agenda Item TE25.6 - 135 St. Clair Avenue West - Zoning By-law Amendment Application
Date: September 16, 2025 9:24:40 AM

To: Members of Toronto East York Community Council

Re: Concerns Regarding Visual Intrusions and Shadow Impacts of Proposed 49-Storey Development at Foxbar Road and St. Clair Avenue West

Dear Members of Council,

I am writing to express my serious concerns about the proposed 49-storey development (plus two levels of mechanical) at Foxbar Road and St. Clair Avenue West. As a resident of the surrounding neighborhood, I urge you to consider the significant negative impacts this project would have on the livability, environmental health, and character of our community.

Excessive Shadowing on Residential Buildings and Public Spaces

The height and bulk of the proposed tower are unprecedented in this area and would cast long, persistent shadows over nearby homes, condominiums, and outdoor spaces. Many residents depend on natural light for warmth, energy efficiency, and overall well-being. The reduction in sunlight—especially during fall and winter months—would notably diminish residents' quality of life.

Shadow studies provided by the developer do not adequately capture the real-world experiences of those affected. These studies often rely on idealized conditions and overlook the cumulative effects of multiple high-rises in close proximity. Residents in buildings such as Bradgate Arms and 99 Foxbar Road will face decreased daylight, increased dependence on artificial lighting, and a diminished enjoyment of their living spaces.

Although the shadows will primarily fall to the north, the view of the sky from properties like Bradgate Arms and the neighboring buildings on Foxbar Road will be significantly obstructed. Notably, the developer plans to construct an eight-storey wall — twice the height of the historically designated Bradgate Arms — just three meters from the property line, running nearly the entire length of the lot. This will further compound the visual intrusion and diminish sky views.

Impact on Green Spaces and Tree Canopy

The shadows cast by this development will also adversely affect nearby trees and green spaces. Reduced sunlight can hinder tree growth, weaken canopies, and degrade the ecological value of our community. This is especially concerning given recent losses of mature trees due to wind and construction stress. The proposed building would exacerbate the fragility of our urban greenery and ecological health.

Loss of Privacy and Visual Intrusion

Beyond shadowing, the height of the proposed building will significantly impact privacy and

contribute to visual intrusion. Residents will experience a loss of views and privacy, and the structure's imposing presence will dominate the skyline in a manner incompatible with the existing neighborhood fabric. Such overdevelopment does not constitute responsible densification but rather an excessive strain on our community's character.

Conclusion

The potential shadow impacts and visual intrusion of this development represent more than minor inconveniences—they threaten the well-being, environmental integrity, and character of our neighborhood. I strongly urge City Council to reject this proposal in its current form and to promote a development approach that is balanced, sensitive to context, and respectful of community needs.

Thank you for your attention and thoughtful consideration.

Sincerely,

Michael Lindsay
50 Foxbar Road, Toronto
416-505-5676