

Fitzrovia Follies

Prepared for the Toronto and East York
Community Council meeting

re: 135 St. Clair Avenue West development proposal by Fitzrovia

18 September 2025

*Presented by Mr. John Taylor
20 Foxbar Road
Toronto*

What is
wrong with
this picture?

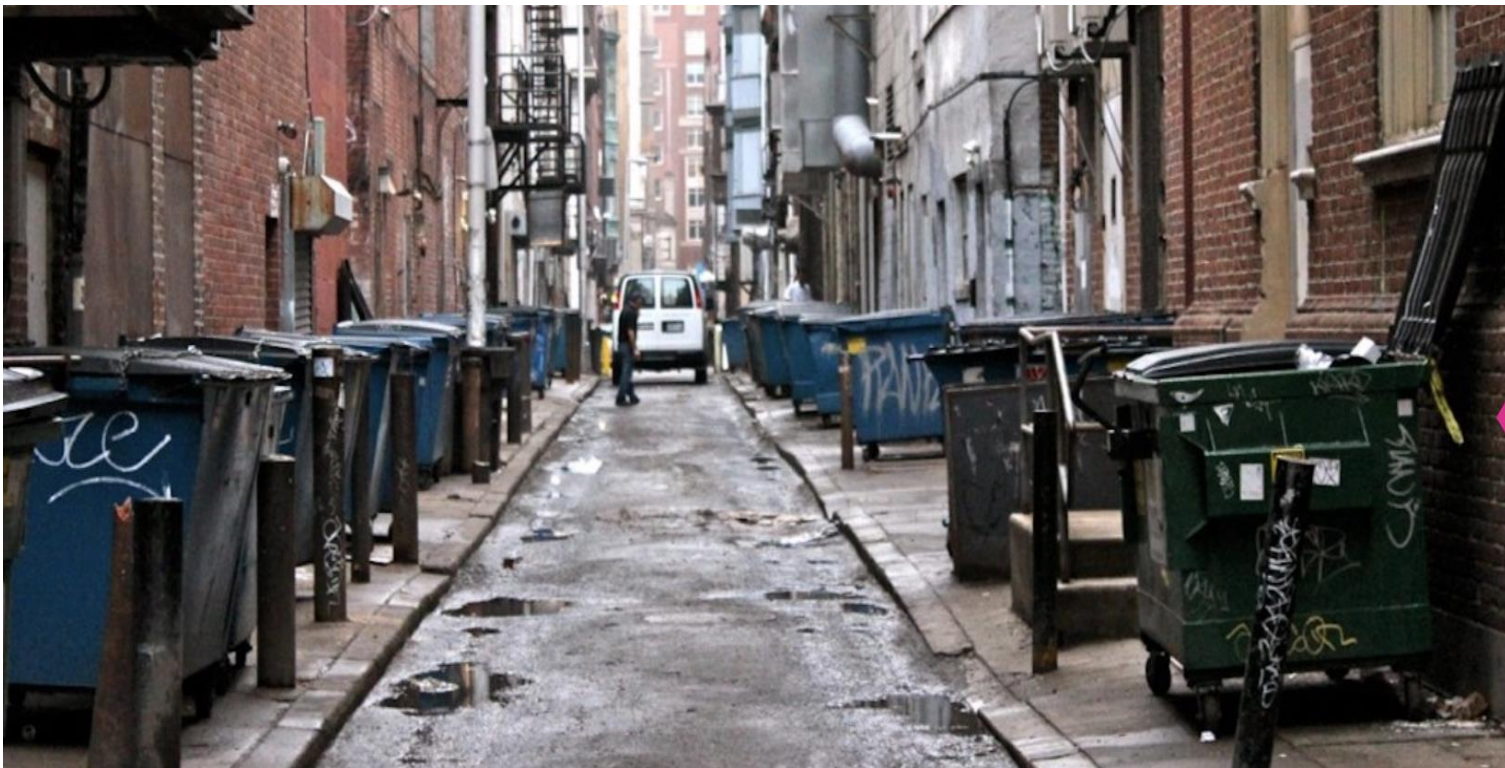


This *much repeated* rendering depicts **the appropriate height and massing** for the proposal



A Tarrif on our neighbourhood

Turning a residential street into
a service alley.



The Tariff

Residents of Foxbar Road will pay this hidden tariff every day:

- Traffic & safety risks (200+ vehicles, trucks, daycare, amazon deliveries, ubers, retail etc.)
- Wind & shadows (engineer-approved, resident-dangerous)
- Affordability gap, because IZ zoning does not apply – it is a purpose-built luxury rental tower.
- City/Taxpayers costs (roads, TTC, schools, EMS, infrastructure)

100 Year lease.

Profits constantly flow to the developer and pension funds.

WIND Damage 2025

“Within the context of typical weather patterns.... no areas over the study site where found to experience conditions that could be considered unsafe.”

Source: GRADIENTWIND study filed with the City.

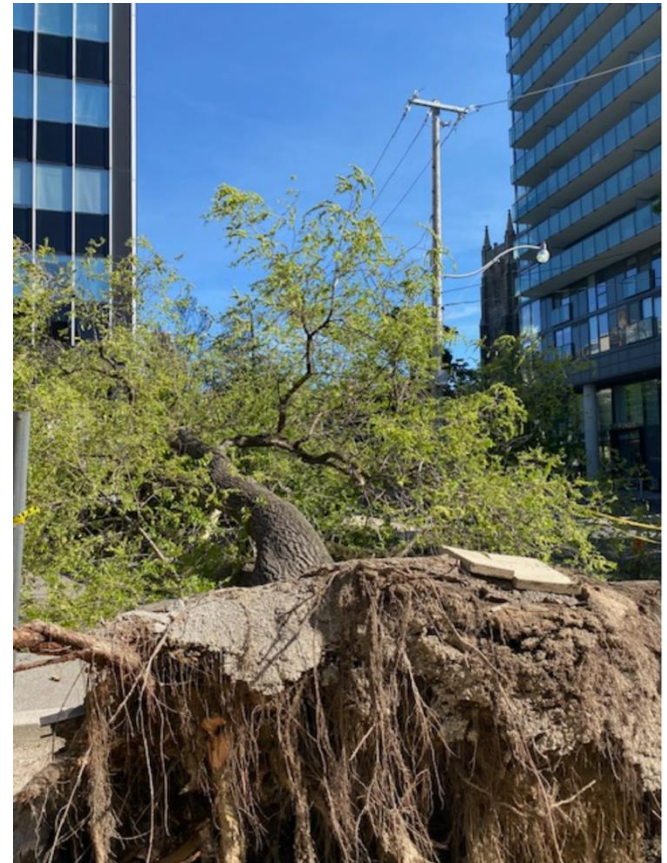
Woman critically injured after tree branch strikes her and child on Toronto street

Police say 10-year-old girl with woman at the time was not hurt

CBC News · Posted: Apr 29, 2025 4:42 PM EDT | Last Updated: April 29



Location: Foxbar and St. Clair



Location: Foxbar, Bradgate Arms

Foxbar as a Service Alley

All vehicle access is forced through Foxbar Road:

- Parking garage (200 vehicles)
- Loading trucks
- Garbage collection
- Daycare drop-off and pick-up
- Couriers, Amazon Deliveries, Uber etc.
- Retail

Foxbar becomes a permanent service alley for a 49-storey tower.

Avenue Road Contradiction

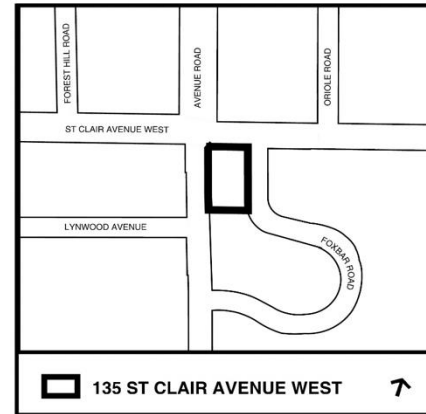
The City says Avenue Road access is against policy.

But in reality:

- Substantially all Towers fronting on Avenue Road use it for entrance/egress.
- *Avenue Road is designed for traffic.* Avenue Road is **SIX** lanes south of St. Clair and **SEVEN** lanes north of St. Clair.
- Foxbar is a narrow, predominantly one-way, **SINGLE LANE** winding residential street, with extremely restricted sightlines.
- *Avenue Road is the logical, safest and least impactful entrance location.*

Why is Foxbar being sacrificed while Avenue Rd is protected?

Avenue Road vs Foxbar Road



6 lanes vs 1 lane



Winners vs Losers

WINNERS

- The Developer
- Large Pension Funds
- The City (fees & charges)

LOSERS

- Local residents
- Seniors & families
- Neighbourhood character
- House Pricing
- The City/Taxpayers

Transit burden, emergency services, roads etc.

THIS IS THE TARIFF: PROFITS PRIVATIZED, COSTS SOCIALIZED

THE ASK

**We are not against growth.
We are against extraction.**

Council must require:

- All Vehicle access via Avenue Road
- Mid-Rise height and massing
- Real affordable housing commitments

In Closing

Foxbar residents will pay this tariff each and every day.

- Foxbar is not a service alley.
- Avenue Road access is the key that unlocks real success.
- We urge you to embrace the changes outlined in this presentation, be creative and reject the status quo.
- This project, as it stands, **taxes the neighbourhood** and the wider community for the benefit of outside investors...
for 100 years.

Thank you.