




Deputy Mayor

Mike Colle

**City Councillor | Eglinton-Lawrence
City of Toronto**

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June 26, 2026

**Re: Request for Deferral
340 St. Clements Avenue
Application Number 26 182398 NNY 08 MV
To be heard on July 9, 2026**

To the Members of the Committee of Adjustment,

I am writing to respectfully request that your committee defer the above noted hearing. The applicant is seeking further changes to the site-specific zoning by-law by way of 17 variances which request among other variances:

- An increase to the permitted maximum building length from 25.0 metres to 38.34 metres;
- A decrease to the permitted minimum front yard setback from 6.0 metres to 2.0 metres; and,
- A decrease to the permitted minimum rear yard setback from 7.5 metres to 0 metres.

As the Committee is aware, this site has a significant planning history. In September 2020, Toronto City Council approved a development proposal consisting of six 4-storey freehold townhouses on the property. The approval amended Zoning By-laws 438-86 and 569-2013 to establish site-specific provisions related to land use, height, density, setbacks, and other performance standards necessary to permit the proposed development.

The current application represents a substantial departure from the development concept that was previously reviewed through the City's planning process. Therefore, these new variances would establish a new planning framework for the site beyond what was previously contemplated and approved.

I have heard from residents and property owners in the surrounding area who have expressed concerns regarding the scale and intensity of the proposal, its compatibility with the existing neighbourhood, and, most importantly, its potential transportation and pedestrian safety impacts.

The subject site is located in a uniquely sensitive area adjacent to Allenby Public School and within a heavily travelled corridor used daily by students, parents, teachers, and residents. The section of Avenue Road between Roselawn Avenue and St. Clements Avenue is characterized by a downhill grade that often results in vehicles accelerating

southbound in an attempt to make traffic signals. This stretch of Avenue Road is considered so dangerous for the safety of children and school staff that it was the first location in Toronto that warranted a speed camera. I as the local councillor ensured that the camera was installed at this intersection because of the incredible speed of cars and multiple serious accidents that have occurred in this area. Now, with the removal of speed cameras by the Provincial Government, staff have seen an unprecedented increase in speeding where there once was speed cameras.

Community members have consistently raised concerns regarding speeding in this area, concerns that have been amplified following the removal of speed enforcement cameras. There have been incidents involving pedestrians, including students and school staff, which have heightened public concern regarding safety.

Residents have also raised concerns that the proposed development does not adequately address pick-up and drop-off activity, which may result in additional traffic congestion, unsafe stopping and standing behaviour, and increased conflicts between vehicles and vulnerable road users. Given the proximity of the site to a major school and the existing traffic conditions in the area, these concerns warrant careful examination.

Unlike the Zoning Bylaw Amendment application process, the minor variance process does not necessarily require the submission and review of a detailed transportation impact study. Given the unique circumstances of this location and the vulnerability of the surrounding pedestrian environment, I believe that an independent transportation and pedestrian safety review should be completed before the Committee considers the merits of the application.

Accordingly, I respectfully request that this matter be deferred to allow sufficient time for a comprehensive examination of transportation operations, pedestrian safety, school-related traffic impacts, and the broader implications of the proposed development on the surrounding community.

Should the Committee determine that a deferral is not appropriate, I wish to place on the record my opposition to the application as the local City Councillor. In my view, significant concerns remain regarding transportation impacts, pedestrian safety, and compatibility with the plans previously established for the site, and these concerns have not been adequately addressed. Given the serious safety concerns in this area, this application should not be approved.

Thank you for your consideration of this request.

Best regards,

A handwritten signature in black ink, appearing to read "Mike Colle". The signature is fluid and cursive, written in a professional but personal style.

Deputy Mayor Mike Colle
City Councillor, Eglinton-Lawrence