

March 7, 2013

Dear Friend,

I am writing to update you on the 2376 and 2388 Dundas Street West development application.

The owner of the site at 2376 and 2388 Dundas Street West has appealed its zoning amendment application to the Ontario Municipal Board (the "OMB"). City Council has directed the City Solicitor to oppose the appeal at the OMB hearing.

The OMB has now scheduled a one day prehearing conference for **Thursday, April 4th at 10 AM**. The purpose of the prehearing is to set a date for the actual hearing of the appeal and to identify anyone who wishes to attend at the hearing, either as a party or as a participant, in opposition to or in support of the application.

If you wish to have your concerns heard by the OMB you should attend the April 4, 2013 prehearing conference and obtain permission to speak either as a party or as a participant at the OMB hearing that is to be set for a later date. The prehearing will be held at 655 Bay Street, (Bay and Elm), 16th floor. If you have concerns, your involvement at this stage of the process is important.

If you are interested in attending the OMB prehearing but have questions or concerns, please feel free to contact my office for assistance. You may also contact the OMB Case Coordinator, Ms. Sandra Chan, by phone at (416) 326-6776 or by e-mail at sandra.chan@ontario.ca.

The owner's application proposes to amend the City's Zoning By-law to permit the construction of a new 8-storey mixed-use building fronting on Dundas Street West with a 23-storey tower on the eastern portion of the site adjacent to the rail corridor.

The built form provisions of the City's Zoning By-law were amended for this area in December 2009 by By-law No. 1222-2009, (the "Avenue By-law") which resulted from the Bloor-Dundas Avenue Study. In their report to City Council on this appeal, City planning staff advised that the proposed development is not consistent with the built form provisions of the Avenue Study which recommended a mid-rise built form. These mid-rise recommendations were incorporated into the Avenue By-law. City planning staff also advised that introducing a tall building on the site would set a negative precedent for future development that would undermine the vision for this area as established by Council's approval of the Bloor-Dundas Avenue Study and as set out in the Avenue By-law. This means that approval of the 23-storey tower as proposed may open the door to similar tower proposals to the north, south and west of the subject site, including the Loblaws/Zellers site at 2280 Dundas Street West.

The proposed development would also include a total of 375 residential units and 466 square metres of retail uses. Two levels of below-grade parking are proposed with 242 parking spaces. Two hundred and eighty-eight bicycle parking spaces are proposed. Vehicular access will be provided from a driveway off Dundas Street West along the northern boundary of the site.

The proposal also includes a pedestrian walkway at the southern edge of the site to provide a connection to the Bloor GO Transit / Airport Rail Link (ARL) Station.

Councillor Gord Perks