

PROPOSED DEVELOPMENT IN OUR NEIGHBOURHOOD

An 8 plus 23-Storey Condominium development on Dundas West, between the FreshCo and The Crossways has been proposed. The development contravenes the Avenue Study that was conducted recently to determine current and future zoning by-laws, ie. The City of Toronto Official Plan. Because of this contravention, the developer, who has never undertaken an urban project, is applying to the Ontario Municipal Board (OMB) for an amendment to the zoning act to build beyond the current 7-8 storey height restriction and the allowable density formula.

The neighbourhood residents went to great lengths to ensure their voices were included in the Avenue Study which resulted in a calculated plan to develop the area responsibly. In our neighbourhood, the most obvious issue we had to address was the limit on the 29-storey Giraffe Condo project at the corner of Dundas and Bloor. That was a victory and sent a clear message to developers that our neighbourhood will not be developed with disregard for the local residents and their associations.

If this current proposal is approved by the OMB, it will set a precedent for future developments along the thoroughfares of Bloor St West and Dundas Street West.

**For more information and updates, please see the link on
West Bend Residents' Association website:
www.thewestbend.ca/elephant/.**