

## Status Update #2 on the 1540 Bloor Street West (Giraffe) OMB Hearing

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### **We achieved our first objectives!**

At the OMB Pre-hearing on December 4, 2009, the OMB agreed to:

- Defer the actual hearing from December 14 to mid-January 2010 (January 19, 20, 21 and the week of January 25), to provide more preparation time, and
- Double the number of days for the hearing from four days to eight days so that all the issues could be included, including evidence relating to the new Avenue Study bylaw.

The City and the developer agreed to exchange their documents, including final positions, city comments and witness statements – the information that each of them will be presenting at the hearing – by December 18, 2009, and a copy will be provided to the community.

The West Bend Community Association is generally supportive of the city's position that the new zoning for this site and the urban design guidelines developed during the Avenue Study should be respected. It would allow a six-storey building "as of right," with up to 10 storeys, contingent on a section 37 agreement (which provides a payment for community amenities in exchange for additional height). It would also require stepbacks as the height increases.

### **But we still have some concerns**

One of the issues where we may differ from the City is whether it is feasible for the condo to use the Dorval laneway as the main residential vehicle access for the condo building. A dedicated group of volunteers has done some excellent information gathering on this problem. They found that this narrow laneway, with a width generally under nine feet with some narrower pinch points, is used by 21 businesses, some with twice daily deliveries. There are currently 47 parking spaces on commercial properties abutting this laneway. No assessment has been made as to the potential conflicts that could arise. Residential vehicles from the condo would exit via Dundas, likely with a right-turn-only restriction. Service vehicles (waste, moving vans, etc.) would access the building via Dundas.

If you know of a traffic engineer living in the Bloor-Dundas neighbourhood who could provide some professional advice to residents, please pass on their name and contact information.

We will be impressing on the City that there is significant work to be done to determine the legal ownership and dimensions of the Dorval laneway, as well as determining responsibility for maintenance and snow removal. In addition, we have important concerns about how a more heavily used driveway on Dundas will increase risks to pedestrians.

We have requested a site visit by the OMB adjudicator(s) and one evening session to hear statements from the public. We will keep you posted when a date is set. It will likely be during the week of January 25.