

August 16, 2010

Toronto and East York Community Council
Toronto City Hall
100 Queen St W
Toronto M5H 2N2

Re: 508-516 Wellington St W – Direction to Appear at the Ontario Municipal Board

Dear Colleagues,

On May 26, 2010, the Committee of Adjustment refused a proposal to develop an 11-storey condominium development at 508-516 Wellington St W. The applicant has appealed this decision to the Ontario Municipal Board (OMB).

As the Ward Councillor representing the area where this proposal is located, I am seeking Council's support to request that the City Solicitor attend the OMB hearing in support of the application and/or negotiate a settlement based on the parameters identified.

The proposal is for an 11-storey residential condominium on Wellington St W, and is in line with several other developments on the street.

At the time of the Committee of Adjustment hearing, I requested a deferral of the application to provide more time to receive residents' feedback about the proposal, which had been presented at a community meeting the previous week. The Committee heard the application and it was refused. The Wellington Place Residents Association has since met further with the applicant and some changes have been made to respond to their feedback.

The residents association is in support of the application with the conditions outlined below. The applicant has agreed in writing to seek approval at the OMB in accordance with recommendations below.



Recommendations

1. That City Council request the City Solicitor to appear at the Ontario Municipal Board with appropriate independent consultant(s), if necessary, in support of the application to develop 508-516 Wellington St W.
2. That City Council provide the City Solicitor with direction to negotiate a settlement agreement for 508-516 Wellington St W based on the following parameters:
 - a) built in a form substantially in accordance with the plans prepared by Sweeny Sterling Finlayson & Co. Architects Inc. dated July 30, 2010, and specifically providing for a total height not exceeding 35.7m;
 - b) that a minimum of 10% of residential units in the building have at least three bedrooms;
3. That the applicant makes a contribution of \$100,000 as a condition under Section 45(9) of the *Planning Act*, payable at the time of the first above-grade building permit and that the funds be directed as follows:
 - a) \$90,000 for streetscape improvements in the Wellington Place neighbourhood; and
 - b) \$10,000 for capital improvements in social housing in Ward 20;
4. That the applicant and the City enter into an agreement under Section 45(9) of the *Planning Act* to secure the foregoing conditions and that the City Solicitor be authorized to take any further steps deemed advisable to implement the foregoing.

Thank you for your consideration.

Sincerely,

Adam Vaughan
City Councillor, Ward 20 Trinity-Spadina

