

Councillor Adam Vaughan 魏德方

Toronto City Council
Trinity-Spadina, Ward 20

November 1, 2011

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

Dear Chair and Members,

NEW BUSINESS: 431, 441 and 445 Richmond Street West

A site plan control application and minor variance application have been filed to permit a mixed-use development at 431, 441 and 445 Richmond Street West. The development proposed comprises a 16 storey mixed use building with retail uses at grade and 190 residential units. Four levels of below grade parking are proposed with 81 residential parking spaces.

On October 19, 2011, the Committee of Adjustment refused to approval all of the variances required to for the proposed development. The applicant has appealed the Committee's refusal of the proposed variances to the Ontario Municipal Board.

RECOMMENDATIONS:

It is recommended that Toronto and East York Community Council, recommend to City Council:

1. That the Chief Planner be directed to, in consultation with the City Solicitor and Ward Councillor, continue negotiations with the applicant for 431, 441 and 445 Richmond Street West with the goal of reaching a settlement that achieves an appropriate transition in building height to the prevailing built form and context in the West Precinct of the King-Spadina Secondary Plan Area, as outlined in the staff report dated October 18, 2011.
2. In the event that staff and the applicant are unable to reach a satisfactory settlement, City Council authorize the City Solicitor, together with City Planning staff and/or an outside planning consultant and any other appropriate staff, to attend any Ontario Municipal Board Hearings in opposition to the disputed variances.
3. Authorize the City Solicitor and other City staff to take any necessary steps to implement the foregoing.

Thank you for your consideration.

Sincerely,

Adam Vaughan
City Councillor, Ward 20 – Trinity-Spadina

