

## Councillor Adam Vaughan 魏德方

Toronto City Council  
Trinity-Spadina, Ward 20

May 13, 2013

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

Dear Chair and Members,

### **NEW BUSINESS: Request Attendance at an Ontario Municipal Board hearing – Appeal of Committee of Adjustment Decision - 1000-1002 Bathurst St.**

On March 27<sup>th</sup>, 2013 the Committee of Adjustment heard and refused an application to demolish existing mixed-use buildings and to construct a new five-storey apartment building containing 14 units.

Residents expressed significant concerns about the proposed height and density of this project. The refusal was based on a proposed 3.29 GFA with a height of 16.93 m. There are also concerns about the internal configuration of the units. Furthermore, the result of the building's height and insufficient rear set back creates a lack of appropriate transition with the residential neighbourhood. As a result, these variances were not considered minor and do not conform to the intent of the Official Plan and appropriate zoning by-laws. Residents have voiced significant concern that if approved, this project will set a dangerous precedent for future development in the area.

The applicant appealed the Committee of Adjustment decision to the OMB on April 16<sup>th</sup>, 2013. Case # PL130364 has been assigned but no hearing has been scheduled for this case yet.

### **RECOMMENDATIONS:**

- 1) Toronto and East York Community Council authorize the City Solicitor to appear at the Ontario Municipal Board to support the decision of the Committee of Adjustment in refusing File No. A0799/12TEY with regards to 1000-1002 Bathurst St.

Thank you for your consideration.

Sincerely,

Adam Vaughan  
City Councillor, Ward 20 – Trinity-Spadina

