

Councillor Adam Vaughan 魏德方

Toronto City Council
Trinity-Spadina, Ward 20

February 5, 2014

Chair and Members
Committee of Adjustment
Toronto and East York Panel
100 Queen Street West
Toronto, ON M5H 2N2

Dear Chair and Committee Members,

Re: File Number: **A0468/13TEY – 399 Dundas Street West**

I am writing regarding the application for 399 Dundas Street West which proposes to construct a new four-storey building with commercial on the first and second floors, and residential on the third and fourth floors. I continue to oppose to this application and have outlined the reasons below.

I share significant concerns with the Grange Community Association that the internal configuration of the building creates unliveable conditions that may not meet the Building Code requirements. The plans show windowless rooms on the third and fourth floors. In addition, there appears to be no external fire exit from the upper units and inadequate floor access.

I would encourage the Committee to refuse this application and ensure that these safety issues are addressed.

Thank you for your consideration.

Yours truly,



Adam Vaughan, City Councillor
Ward 20, Trinity-Spadina

