

TE 2.3.4



December 3, 2014

Toronto and East York Community Council  
Toronto City Hall 2<sup>nd</sup> Floor West Tower  
100 Queen St. West  
M5H 2N2  
Attn: Ros Dyers  
Secretariat Contact, TEY Community Council

*RE item TE 2.3 St. Clair Avenue West Review of Area Specific Policy No. 221 Official Plan Amendment*

During the last year, our Association was extensively involved in opposing an application for a 9 storey condo at 282 St. Clair W.. City Planning approved this application. Our Councillor, Josh Matlow, moved at Community Council for 8 storeys which was subsequently passed by both the Community and City Council. When the applicant appealed to the OMB, an outside planner was hired to argue along with the City's lawyer for the 8 storeys. The local community acted as Participants to argue that the context along this north-side stretch of St. Clair had a 7 storey retirement residence as its highest building and all the rest were 5 storeys or less and , therefore, this development should be certainly no more than 7 storeys and preferably less. Bolstering this argument was the SASP 221 stating that development will generally be in the range of 4 to 6 storeys.

The presiding OMB member chose to prefer the arguments by the applicant and approved the 9 storeys on February 28, 2014. He dismissed the relevance of SASP 221 as being outdated and superseded by the presence of the St. Clair Right-of-Way and the proposed application 's height (30m.) relative to the 30 m. width of St. Clair.

Given that the proposed Local Appeal Body will not deal with ZBA's or OPA's, the specter of the OMB remains. If the proposed ASP 279 gives more solid and updated grounds to argue against oversized development by specifying a maximum height amongst other provisions, our Association will support it. We would hope that the 9 storey height maximum will be strenuously supported by City Planning.

I have attached the revisions suggested by McMillans on behalf of their client, Joseph Azouri, at 19 Forest Hill Rd. We can support these. We would add to their revision 1.(c) "...equivalent to 80 % of the width of the abutting right-of-way, " so that it reads " equivalent to 80 % of the width of the abutting right-of-way facing that wall, .. " to reduce potential ambiguity.

Brian Maguire, Acting Chair  
Forest Hill Homeowners' Association  
550 Eglinton Ave. West Box 38025  
Toronto, ON M5N 3A8  
foresthillhomeowners@gmail.com

The Forest Hill Homeowners' Association Inc., founded in 1947 as the North Hill District Home Owners' Association, represents the interests of the more than one thousand homes and their owners within the boundaries of Spadina Road on the West; the Belt Line on the North; Avenue Road on the East; and St. Clair Avenue on the South.

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