

January 15, 2002

TO: Paula Dill, Commissioner – Urban Development Services

FROM: Councillor Michael Walker

RE: 468 Avenue Road – Application for an Official Plan Amendment and Re-Zoning

I am writing to express my immediate concern to the proposal to build a 33-storey tower at 468 Avenue Road. I am requesting that your department refuse this application outright.

The Ontario Municipal Board recently upheld the 14 metre height restriction for the high density residential zoned areas on St. Clair between Avenue Road and Spadina Avenue. This application clearly does not even attempt to address the urban design guidelines for this area.

The proposal is to build a 33 storey, 118 metre (386feet) tower at 24.3 times coverage of the area of the site. The Zoning By-law permits 14metres and a density of 2 times coverage. As you can plainly see the applicant has shown no regard for the City's ability to regulate development. The applicant's agent has a short but infamous record of going through the motions with the City in order to obtain an Ontario Municipal Board hearing at the end of the process.

With Mr. Brown's noted reputation and the clear ridiculousness of this initial application I trust that your department will be summarily dismissing this application. While the proposed residential re-developments on both of the corners at Avenue Road and St. Clair may represent a good transition from commercial, both proposals are excessive in their current forms.

The application I refer to hear is grossly out of step with the type of development contemplated by the Official Plan. If the applicant is not interested in building according to, or in keeping with the legislated built form guidelines for this area, then there should be no further negotiation with the applicant on this proposal.

I look forward to your reply.

Yours sincerely,

Michael Walker
Councillor - St. Paul's

JCP