

May 18, 2017

Dear Neighbours,

After a long appeal process at the Ontario Municipal Board, a mediated settlement has been reached regarding 316 Bloor Street West (Bloor and Madison).

It has been over two years since the original application was submitted to the City of Toronto. State Building Group, who owns the property, applied to the City to build a 42-storey tower (132 metres) with 535 units, made up of only bachelors and 1 bedroom units at the northwest corner of Bloor St W and Madison Ave.

Many, many concerns were raised regarding the initial application by residents, local Residents' Associations, and the City. The many concerns related to the proposed height of the building, shadow impact on Paul Martel Park, the relation to the proposed Madison Avenue Heritage Conservation District, the mix of units and the precedent a 42-storey building would set for the neighbourhood.

After failed attempts to push the applicant to make changes to the application and to respect the interests of our community through a Working Group that included residents, Residents' Association representatives, City Planning and Urban Design staff, and State Building Group, the developer decided to avoid the community consultation process and appealed their application to the Ontario Municipal Board (OMB).

As many of you know, the OMB often reverses decisions made by City Council and acts contrary to the vision of local neighbourhoods. We felt that it was very important to stand up for our community and oppose the appeal, so the City moved to attend the OMB to defend our interests, while continuing to negotiate with the applicant in the hopes of reaching a settlement that was acceptable by the local neighbourhood.

In order to ensure that the City had well-established planning principles and that we had a strong collective vision for the area ahead of the OMB hearing, City staff completed the Bloor Block Study, to fine tune the principles of the Bloor Visioning Study between Walmer Rd and St. George on the north side of Bloor. After working together through stakeholder conversations and public consultations, our Bloor Block Plan was approved by City Council in January, 2017.

City staff, along with representatives from the Annex Residents' Association (ARA), the Harbord Village Residents' Association (HVRA), and a lawyer and planner retained by the ARA, attended the recent OMB mediation session, over two days, to defend the collective vision developed in the Bloor Block Study. Collectively we have been able to achieve a settlement for our community, making significant progress to improve the proposal.

Details of the settlement include:

- A 29-storey tower with a maximum height of 98 metres (including amenity/mechanical penthouse) containing a 6-storey, 18.65 metre base building

- A limiting distance agreement that will ensure adequate building separation and restrict development on the rest of the block
- A maximum tower floor plate of 795 square metres for the 29-storey tower starting on top of the 8th storey amenity floor
- The provision of a minimum of 1,011 square metres of indoor and 363 square metres of outdoor amenity space located on base building and tower floors 3, 8 and the roof top level.
- A minimum of 30% of the residential units in the building will be 2 and 3-bedroom units.

This settlement is significant for our community, as it minimizes the impact of this development on the surrounding neighbourhood. Rather than risking the possibility of the original proposal being approved by the OMB, we worked collectively to ensure that our community was represented and protected - and we were able to come to a settlement. It's not a perfect development, but we've come a long way.

We applaud the work of all community members who worked collectively to ensure that development in our neighbourhood respects its character.

If you have any questions, please free to contact any one of us.

Sincerely,

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