



April 2016

Dear Neighbours,

As we grow as a city, we must ensure that we are building liveable neighbourhoods, rather than just adding density. We worked together to develop a community vision - the Dupont Street Study (Ossington to Kendal Avenues) - to guide development and change in our community. Thanks to the leadership of the Annex Residents' Association, the Seaton Village Residents' Association and the Christie Pitts Residents' Association, our communities came together and set out a plan for the future. We are writing today to update you on **settlements that have been reached through mediation at the Ontario Municipal Board** that will protect this vision and the future of Dupont Street.

As you may know, in December 2013, City Council, following a request from the Ward 19 and 20 Councillors and the local community, directed City staff to undertake a study of the Dupont Corridor from Kendal Ave. to Ossington Ave. The study examined land uses, streetscape improvements, urban design and built form guidelines, transportation options, the function and design of Dupont St. and the impact of the rail corridor on potential development options. Public meetings were held throughout 2014 and City Council adopted a final report at its meeting on August 25, 2014, thereby enacting both an Official Plan Amendment and Zoning By-law Amendment.

The plan for Dupont St. was subsequently appealed to the Ontario Municipal Board (OMB) by multiple property owners along Dupont. As is often the case, the OMB directed the parties to engage in a mediation process to try and reach a negotiated settlement. Both the Official Plan Amendment (OPA 271) for Dupont Street and site-specific applications for 840 Dupont, 740 Dupont, 500 Dupont, 420 Dupont/275 Albany Ave., and 328, 330, 332, 344, 358, 374, and 388 Dupont St. have been discussed as a part of this mediation process.

Let us be clear - **our planning process is broken**. We worked hard to create a community vision for Dupont Street. The appeal of the Dupont Street Study to the OMB removed the local development process from the hands of our community. Additionally, the OMB requires that the mediation process remain confidential, and has not permitted us to discuss the details of any proposed settlements. This has prevented us from discussing the mediation with our communities, and from getting specific feedback on settlements as they have progressed.

Working together with our neighbours through the development process is important to both of us, and is critical in ensuring we plan our neighbourhoods for the future. In this case, we were prevented from doing that. We will continue to fight to abolish the OMB, to ensure that the future of our communities is managed at the local level, not by an unaccountable, unelected OMB.

Despite this, we insisted on holding a public meeting on March 22, 2016, to speak generally with our communities about the Dupont Corridor appeals. At that meeting, we heard a number of

priorities loud and clear. Residents told us they wanted to see settlements that respected appropriate heights, to prevent shadows and unmanageable density in the area. Residents were clear about setbacks from Dupont and local streets, maintaining the character of the neighbourhood, and creating new park spaces were also critical priorities. And, we couldn't agree more.

Our City of Toronto Legal staff have worked tirelessly with us over the past number of months to protect the future of Dupont, and to ensure that we fought for the community's vision for the future.

After months of negotiation, a number of settlements along the Dupont Corridor have been reached, and are being recommended by our City planning and legal staff. The settlements are not perfect, but we believe they represent the best resolution for our community. Below are details of the settlements on both the Dupont Street Study (OPA 271) and site-specific appeals:

**Dupont Street Study (Official Plan Amendment 271)**

**Height**

- 8 storeys was originally set out in the Dupont St. Study, and appellants were seeking increases of up to 29 storeys at various sites
- City staff pushed hard, and were able to reach a settlement for a maximum height at **9 storeys**

**Rail setback**

- The Dupont St. Study and OPA 271 set out a minimum 30 metre setback of sensitive uses (residential) from the rail corridor
- The provision of a 30 metre setback and berm is still the preferred option. However it is recognized that the provision of alternative mitigation measures can provide the same level of safety in certain circumstances.
- The possibility of a 20 metre setback could be acceptable, only when it is in keeping with safety guidelines set out by the Federation of Canadian Municipalities, and with a peer reviewed engineering report to demonstrate adherence to these safety guidelines

**840 Dupont St.**

**Original proposal – by developer**

13 storeys  
 No parkland onsite  
 (OPA 271 planned for a park to be built on this site)

**Mediated settlement**

9 storeys  
 A new public park onsite  
 20m rail setback  
 Step-back consistent with Dupont St. character

**500 Dupont St.**

**Original proposal – by developer**

12 storeys  
 15m rail setback  
 Minimal setback on the west building face

**Mediated settlement**

9 storeys  
 20m rail setback  
 5.5m setback on the west, from the centre of the laneway adjacent to Palmerston Ave., and balconies now in-set  
 (This increases the space between residents on Palmerston and the development and addresses issues of overlook)

**420 Dupont St./275 Albany Ave.**

**Original proposal – by developer**

12 storeys

**Mediated settlement**

9 storeys

20m rail setback

Step-back consistent with Dupont St. character

**328-388 Dupont St.**

- No settlement has been reached. The matter will be argued at an OMB Hearing. City Legal staff will be vigorously opposing the proposed development at this hearing.

Rather than risking it all at the OMB, our City planning and legal staff recommended accepting these settlements. In doing so, we have ensured that our community's vision for the neighbourhood is protected. We will see development that is much more appropriate for the community, the creation of a new park, and opportunities to improve public space along Dupont Street. Through negotiated community benefit agreements (Section 37), we have secured new funds for local parkland improvements, public realm priorities and affordable housing in our communities. We worked together, and we have achieved a significant win for our Dupont St. neighbourhoods.

As we move forward, we will also work with local residents to manage how these buildings will be built. We will work together to develop construction management plans to manage construction activities appropriately for the neighbourhood, to ensure as little impact to the community as possible.

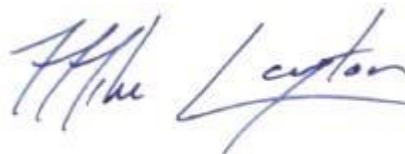
Managing development to ensure we are building neighbourhoods is critical. Being forced to the OMB to negotiate development proposals is frustrating for all of us, but we believe that we have achieved an outcome that protects the future of Dupont St., and of our local communities.

If you have any questions, please feel free to contact us at any time.

Sincerely,



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