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July 2015

**RE: 3100 KEELE (RAMSES SHRINERS TEMPLE)
REDEVELOPMENT PROPOSAL**

Dear Constituents,

I am writing to update you on the status of a proposal to build condominium units on the former Ramses Shriners Temple.

In 2013, a development company came forward with a proposal which **originally asked for a 19-storey, 59 metre high building and adjacent stacked townhouses**. It contained a request for a **density of 4.0** times the area of the lot and a total of **422 units**, including both town homes and apartment units. This proposal was too dense and too high and the wrong kind of build for our community.

At that time I wanted to have the community engaged in the planning and changes we would seek on this proposal. So I formed a panel of community members who would represent local interests, chaired by Maryport resident Rita Del Casale-Cimini. The panel has worked diligently and was successful in negotiating downward the density, height and unit amount to keep the development as much as possible in line with our community's interests.

During this process, the developer appealed their proposal to the Ontario Municipal Board (OMB). The OMB is the provincial agency which can overturn City decisions on developments. The OMB sides with developers over 64% of the time.

Throughout the process the panel and I worked with City Planning, Transportation and Legal staff, who pushed the developer for changes until we got as much reduced height and as best a build type as we could possibly get without going to the OMB where we risked losing everything.

The updated proposal **reduced the building to a 12-storey, 36 metre high building with 312 units**, and a **reduced density of 3.3** times the area of the lot. The community panel insisted that there be no **townhouses** on the site and these units **were removed** from the final proposal.

This revised proposal came before City Council on July 9 and passed. The alternative to this negotiated proposal was a showdown at the OMB where the original 19 storey+ stacked townhouse development might have passed to the detriment of our community. I applaud the good work of the panel whose members representing Diana Drive, Keele St., Jennifer Court and Maryport, put in many hours to assist in this process.

The OMB continues to be of grave concern to Municipal level representatives. Because the OMB rules on behalf of developers a majority of the time it handcuffs the community and City representatives in our ability to implement truly great developments. You can join the struggle against the OMB at www.SetDownsviewFree.com which is my community initiative to free Downsview from the OMB and the Federal Government's sale and development of Downsview Park.

Regards,



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