



AGGM

1st Annual General Meeting

**Wednesday March 30
2005**

**Doors Open - 6:30 PM
Meeting begins at 7 PM**

**Gymnasium
Dewson Street Jr. P.S.
65 Concord Avenue**
between Dewson and College
entrance from Concord Avenue

limited parking on street and
in school parking lot

Guest Speaker

John Sewell
former Mayor of Toronto,
journalist and activist for local
democracy.

The DGRA was formed in the fall of 2004 primarily to fight against a proposal to build a new, 285-unit high-rise building on the Doversquare site at 730 Dovercourt Road.

The DGRA successfully lobbied the City of Toronto to change its position and oppose this new development. Now we need your help to fight for our community at an Ontario Municipal Board hearing in May.

The DGRA will introduce its executive and update the community on the fight against the new Doversquare high-rise development. The developer is forcing us to go to the Ontario Municipal Board and the DGRA needs the support of residents to continue this fight.

Come out and find out more about what's happening in your community.

C h i l d r e n w e l c o m e !

Thanks to Principal Beth Mills and Dewson School for allowing us use of the gymnasium.

AGM Minutes

Wednesday, March 30, 2005

Present: Andrew, Sheila, Carol, Paul, Rachel, Rob, Yves

Absent: Nick (stepped down from exec)

1. Intro – Andrew

- thanked Beth Mills, Principal of Dewson
 - introduced executive
 - history of group ie. since autumn of '04
 - residents not ratepayers
 - interests that affect community
 - like 730 Dovercourt Rd.
 - developer filed application November 2002 requesting very large new building on site.
 - summary of development up til now
 - 179 unit highrise 17-19 townhouses
 - no community consultation
 - w've lacked real political representation
 - Giambrone withdrew support
 - wasted a lot of time in Pantalones office
 - developer bypassed city and went to OMB
 - lobbied a lot attracted 250 people to community meeting 2 years after initial filing
 - city now takes us seriously, opposing development
 - we need to encourage more membership to share load and energies.
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- Introduction of John Sewell
 - community activist
 - elected in the late 60's as mayor of TO
 - journalist Globe and Mail and Now magazine etc.

Sheila

- lives on Concord
- joined for improvements to community and development issues
- a building is going up on that site.
- city has come more on side
- we've been directed to 1., work with the city 2. we are going to the OMB and may need as much as \$10,000 to represent ourselves at the OMB
- need people to attend the OMB hearing
- need people to register as a participant and be able to speak at the OMB

Yves

- critique proposal development
- out of keeping with neighbourhood
- wind issues
- shadow issues
- we want lower building to keep average heights down
- now is a big wide I-shaped
- building should match neighbourhood
- attach recreation centre to new building
- Berry? Asks about zoning and bylaws with regards to parking
- more permits on Rusholme

Andrew

- argument is not against no building just come up with what we want to see on that property.

Q – how is the city helping us out?

A – city is opposing development

- planning reports criticizing the development in great detail

Ryan Merkely

- city is setting out principles of what is acceptable
- 1. they are opposed to a building on the site
- 2. deputy mayor is opposing development based on density. 3.4 times is over the allowed

Andrew – direct comments to Ryan later

Paul

- tenants not interested in building
- decreased quality of life
- feel threatened by it
- green space issues – now is very nice, more improvements for children to play
- construction period will destroy greenspace
- human issues – construction and noise, dust etc. will effect neighbourhood
- the apartments are an anomaly
- parking security problems ie. vandalism
- the developer wants to increase visitor parking above ground
- this development concerns everyone in the neighbourhood

Carol

- planner with 20 years experience is with us
- have some hope with regards to shadows in the small streets surrounding building
- we need planning arguments

- 50 townhouses Sylvan and Havelock
- highrise at the bottom of Rusholme
- 46 Delaware is doubling in size
- we need to rally together we need to get involved, we need money

Now John Sewell

- city is doing nothing to make neighbourhood strong and to participate
- most decisions made at city hall without public consultation
- Densification is the new agenda
- most councillors have never been here to our neighbourhoods
- worst, not much of a hearing at the OMB – no longer represents people, interested in developers, structured for lawyers not citizens. Citizens only get a day maybe a week
- careful to do something useful at meeting
- what this community wants
- my advice – what do we want in a positive sense? Eg. Here are the 4 things that we want:
 1. open space improvements? Playground? Swimming pool resurrected?
 2. obligations to existing buildings, rent control commitments, party room, meeting room
 3. is the new building more attractive

- the developer doesn't want the expense of the OMB. It will be a \$50,000-\$75,000 exercise.

- a small chance the developer could use....(?)

- Sewell's impression is the city is not a good partner with the group at the OMB.
- hearing is 6 weeks away
- try to meet with the developer before the OMB to head off the hearing and negotiate.

Q & A

David Frost(?) – what is the history of groundwork with other neighbourhood associations in the past?

- Summerhill group lost but got some of what they wanted, Huntley group won.

Frank Consiglio

- We don't know what we want? Why should we forget about city lawyers?
- JS – they don't take a strong imaginative stance – go through the motions, don't make a strong case.

Why has it changed from no building at all to some sort of building?

- we wanted a neighbourhood group, found a lot of common ground
- overwhelming evidence that we couldn't stop it so would need to figure out what we do want.

- 1900 Byview got the city to pay for an independent planner
- official plan does support development but not a significant large building
- new plan encourages new rental properties
- we can't argue to stop it outright

Paul

- Nov. 23 meeting against development
- alternative actions
- omb is only one alternative
- tv, media

Q – B. Takasaki

- been here since building development
 - snow drifts from wind all the up Rusholme
- [no answer]

Q – Rupert

- media or OMB with help of DGRA. We seem to be getting negative feedback on wanting nothing built

[sewell response not minuted]

Q – Monica Paulette

We have 4 group associations to OMB. Why 4 separate groups instead of one big one?

- A – Hepbourne Hall represents condos, Doversquare Tenants represents tenants, Duffernin Grove residents every one else
- better to see at OMB that community is surrounded (?) by associations

Q – Supporting development does not represent the tenants.

A – in context we chose to control development instead of stopping it, trying to make the best of a bad situation

Q – Peter McNeil

Developer doesn't seem to be the kind to negotiated given his history.

A – we'll get creamed if we go no development. Yes we need money to hire representation. We have an architect, planner. Can't negotiate without a stick

Comments:

- we all know that the developer is going to win
- this landlord is not good faith landlord, not confident that we can negotiate but being seen to try to negotiate with developer at the OMB will look better.

Sewell – you must know what you want before you fight, what benefits can be achieved.

- appalled at the control that these landlords have
- must be prepared to give something away in exchange for what we want. Not backing down until we get it.

Mike Mclean – Action item and design options on building, site, greenspace etc. Can we set-up a design "bee" with the community?

Yves – some architects in the area are showing interest – great idea from Mike

Raghu? –I agree with Sewell on OMB etc.

- leaves tenants in a difficult situation
- we could have put pressure on Ontario government to revamp OMB for communities
- more public protest
- greater public meeting
- the problem tenants association is complaining from fear of attrition of low rental units
- this building is part of the gentrification of neighbourhood

Sewell response to Raghu

- need to protect tenants at Dover Square, how? What kind of benefits? Green space? New building type and size?

Tony Ruprecht is supporting our group but doesn't respond to any more of our calls for help. He doesn't have influence in office

- to Mr. Sewell – with bad landlords, how to make agreements with landlord? Sewell – legally, with signatures.

Rob Willson

- suggests a next meeting, date for workshop must meet soon

Yves – public night at OMB to speak

B. Takasaki – OMB meeting experience in past

- interested in design charette – see Yves
- I feel there is calamity and disagreement in hall
- design meeting proposed for one week from Monday.
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