

June 17, 2005

Attention

Joe Pantalone (Councillor, Ward 19 and Deputy Mayor, City of Toronto)
Lynda MacDonald (Manager, City of Toronto: Community Planning - South)
Elise Hug (Planner, City of Toronto: Community Planning – South)
Steve Bradley (Solicitor, City of Toronto: Planning & Administrative Tribunal Law)

From

Sheila Pin (President, Dufferin Grove Residents Association)
Mike McLean (Executive, Dufferin Grove Residents Association)
Yves Bonnardeaux (Executive, Dufferin Grove Residents Association)

Re: DGRA Input for July 5th Council Report on Doversquare File
(Application # 02-035311 SHY 19 OZ)

Further to our conversation with Joe and Lynda on June 16th, 2005, The Dufferin Grove Residents Association (DGRA) would like to clarify its position on the Doversquare File with regards to principles of development and desired community benefits to be secured through a Section 37 Agreement. We request that this statement be considered for both the planning report to be submitted by June 21st, 2005 and in any motions that Councillor Pantalone moves at the July 5th, 2005 City Council meeting.

Built Form

1. The proposed built form should respect its immediate and surrounding low density neighbourhoods. New overlook conditions should be minimized, overall proportions of the existing towers should be respected to form a grouping.
2. The building height along the Dovercourt elevation should be no more than 4 storeys with an angled build-to plane of 45 degrees to an overall height to avoid the creation of additional shadows onto neighbouring properties. The low part of the building should be located to match the front street edge of neighbouring houses on Dovercourt and clad in a similar colour brick as those houses. The higher parts of the building should be well recessed in the lot to fit with the remainder of the existing development and clad in a similar coloured brick as the existing development.
3. Along with guidelines in item 2 above, the development should be located as far north of the site as possible to maintain appropriate spaces between buildings, and to place density close to the main street (Bloor).
4. The extents of the existing green space should be maximized in the new development to the benefit of the existing tenants. The footprint of the building should be minimized.
5. The views from the existing high rises should be largely maintained through appropriate building form and orientation to the benefit of the existing tenants.

6. Strong development limitations should be imposed to avoid other developments on the site (for example another high rise tower or 4 storey townhouses at the western gap between existing towers along Rushlome Road).
7. Green building measures are encouraged to avoid adding to island heat effect, degradation of storm water run-off, over abundance of construction and consumer waste, energy waste, etc.

Community Benefits

As indicated in an earlier communication, our top 5 priorities for negotiated Section 37 community benefits are as follows:

1. Secured access to the walkways through the site
2. Secured access to the proposed children's playground on the site
3. A cash donation for lighting improvements on Bloor Street (\$100,000-\$150,000)
4. A cash donation for Dufferin Grove park to surface the Gladstone and Havelock paths that traverse the park, upgrade furniture and lighting (\$150,000-\$200,000)
5. A new community meeting space that is both affordable and accessible for the community.

Additionally, we recognize the importance of the City's policy goals with respect to securing affordable, high quality rental housing. As a condition of development, we support the City's position that:

1. Before any building permit is issued, the property must be brought up to all municipal building standards.
2. Units in the existing building should be secured as affordable rental units for at least 20 years.
3. At least 25% of the units in the new building should be affordable for at least 5 years.

However, we feel strongly that the City should not be negotiating for a rental agreement for the units in the new building, given that:

1. The developer is committed to building rental housing and has never indicated an intention to convert the new units to condominium.
2. The City should be encouraging a mix of tenures if it is serious about creating mixed income and diverse neighborhoods. Another affordable rental building on the site could potentially further isolate Doversquare from the surrounding neighborhood.
3. In past cases where Section 37 negotiations have secured rental agreements for new developments (i.e. Main Square, 2575 Danforth, November 2004), there has been very little left over for other community benefits.

We thank you for your honest consideration of our position and we look forward to a positive outcome to this process.

Sincerely,

The Dufferin Grove Residents Association.