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June 23, 2005

Dear DGRA members:

First, a big thanks to all of you that either helped conduct the Neighbourhood Survey or simply filled one out. It was a huge endeavour and in my opinion a huge success as well. Almost 250 of you took the time to let us know what you think of our neighbourhood. We now have some concrete ideas about where to focus our efforts to make our neighbourhood the best it can be.

The survey results can be viewed on our new website www.thedgra.org. The site is under construction but we hope to have it finished soon and will be sure to let you know when that happens.

In the meantime, I'm writing to update you on what the DGRA exec has been up to since our last letter in April.

Doversquare OMB Update

At the OMB pre-hearing in April, the board member, Don Granger, asked the City, the DGRA (Dufferin Grove Residents Association) and the BDRC (Bloor Dufferin Residents Committee) to come up with a consolidated list of issues that we would be presenting at the hearing itself in September. A good working relationship ensued, and we were able to all agree on a list of issues with a couple of additions by the DGRA that the city did not agree with. Those two additional issues were:

1. Whether there has been both sufficient consultation with current tenants and sufficient public consultation concerning community benefits;
2. The potential impact of the proposed development on pedestrians and local residents with regard to automobile circulation and parking on the surrounding streets, building face of the new structure, noise. You can see the complete list of issues on our website.

The developer has refused to negotiate with us any further since the spring and we are now preparing to fight for the community at the OMB.

In the meantime, if you would like to become a participant and make a statement at the hearing, you must register to do so before August 19. Please contact us at the phone number below if you would like to know more.

Doversquare and Section 37 Community Benefits

We met with Councillor Joe Pantalone, his assistant Ryan Merkley, and Lynda Madonald the senior City planner on this file, on June 15th to discuss with them the results of the Neighbourhood Survey and the preferences of our community for community benefits under Section 37 of the Ontario Planning Act, should there be any. The list of benefits that we put forward included:

1. Secured access to the walkways through the site (at the meeting we were told the developer has talked about putting fences up around 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 for upgrades to the Gladstone and Havelock paths that traverse the park, furniture and lighting (\$150,000-\$200,000).
5. A new community meeting space that is both affordable and accessible for the community.
6. At least 25% of the units in the new building should be secured as affordable.

The first two items in the list were not included in the neighborhood survey but have been discussed as important to the community since this development was first proposed. The remaining three benefits were based on the results of the Neighbourhood Survey and our consultations with Jutta Mason from Dufferin Grove Park, Brian Greene, the local City of Toronto Parks Supervisor and Ron Nash, the local City of Toronto Commercial Area supervisor.

Additionally, we restated our position that the property should be brought up to all municipal building standards before any building permit is issued (with no pass-through of costs to the tenants) and that the units in the existing buildings should be secured as affordable rental units for at least 20 years. These tenant benefits, which are basic conditions of development, are not to be confused with community benefits, which are rewarded for the potential increased density on the site.

At the meeting we were also asked to describe what kind of development we would accept on the site. Yves Bonnardeaux, a local architect and DGRA exec member put together a list of points that describe what would be acceptable to us. You can view the position paper that outlines both the community benefits and the urban design guidelines that we put forward at www.thedgra.org.

Planning Report and Community Council Meeting

The next step in the Doversquare OMB process is for the City planning department to submit another Planning Report to City Council. Lynda Macdonald describes this report as a "fine-tuning" of the January 18, Planning Report which

discussed the parameters of an acceptable building on the site. The report will be publicly available from the city on June 28 and is to be presented to Community Council on July 5th. We were told that the position we put forward in our June 17th letter would be considered when the report is drafted. We will review the document as soon as it is ready, speak with Joe Pantalone to know where he stands and potentially make a deputation at Community Council, if necessary.

More on the Neighbourhood Survey

In addition to making your voices heard by filling out the survey, many of you had additional suggestions or questions about what we could do to improve our community. DGRA exec members Rob Willson of Rusholme Rd., Mike Mclean of Concord Ave., Carol Seljak of Sylvan and myself, Sheila Pin from Concord Ave. met on June 14 with Councillor Adam Giambrone and his constituency assistant Kevin Beaulieu to talk about the survey and how we can start taking action on your comments. In the coming months, we will be developing a strategy with both Councillors Pantalone and Giambrone to address deficiencies in our local services and facilities and we look forward to working with you on this. The meeting minutes from our long but fruitful discussion with Adam Giambrone can be downloaded from our webpage, as well as a preliminary inventory of community services and facilities.

Sylvan-Havelock Development

We also spoke with Adam about the proposed development on the corner of Sylvan and Havelock. As some of you know, the charming old apartment building of 21 units has been sold and the new owner has filed an application to build an apartment/condo of 50 units in its place. Adam and local residents were able to get heritage status for the building and help the present tenants stay in their apartments shortly after plans for the building were known. Mike Mclean, an urban planner and Yves Bonnardeaux, an architect, have since looked at the plans the developer has submitted with the City and have cited some concerns. A letter from Yves to Elise Hug, the planner for our area, is also found on our website, outlining important issues that need to be addressed by the developer. Adam is holding a public meeting about the building sometime in July – July 12, 7:00 p.m. as of today's date -- but please watch for info about the confirmation of that date. And please do plan to attend so that we can engage in the process and ensure a positive outcome.

46 Delaware Ave.

There is an upcoming OMB hearing where some residents are trying to overturn an earlier decision by Toronto's Committee of Adjustment that permits a supportive housing development to be built on the site. Three days of hearings have been scheduled at the OMB beginning September 26. The DGRA is

officially remaining neutral on this issue due to differing views within the executive and the neighborhood as a whole. For more information on the case or to get involved please contact either Sophia Jong (sophia-jong@rogers.com), a DGRA member who is fighting the development or Mike McLean (mrmikemclean@gmail.com), a DGRA member who is supporting the development.

Thank You

Well that's it for now. We'll send on more info later in the summer regarding upcoming events. Keep in mind that in September we will be having our AGM with elections as well as going to the OMB. Please let us know if you have any questions, concerns or ideas and tell your neighbours about the DGRA. There is a membership form on the website that you can fill out and send along with a \$20 membership fee to:

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