



URGENT KINGSWAY DEVELOPMENT NEWS

Etobicoke-York Community Council approves 8 Storey Condominium at Dundas Street and Prince Edward Drive

Background

Planning Staff submitted their report at the March 27th meeting of Community Council requesting direction on how to proceed with the developer's appeal to the OMB for a 10-storey condominium **and** Official Plan Amendment to convert to higher density two residential lots on Prince Edward to the south of the project on this site. In January 2007, the developer (Dunpar) withdrew their 8-storey application (7 plus a roof top amenity floor) and appealed directly to the OMB requesting their original proposal of 10-storeys.

City of Toronto Planning Staff oppose the application. **I have always opposed this application.** I plan to support the recently adopted & community supported Dundas Avenues Study, which allows for 5-storeys (6 with community benefits). I do not support the conversion of adjacent residential lots.

Community Council Decision

The Kingsway Park Ratepayers Inc. (KPRI) attended the meeting and submitted survey 'statistics' they gathered from the community, and stated that close to 50% of households support their position to settle with the developer. The KPRI suggested that council approve what they call a 'mediated' 8-storey condominium (seven storeys with a roof top amenity floor) **AND** to approve the conversion of the two adjacent residential lots. Based on all correspondence received in my office to date, these statistics are not accurate. The true position of Kingsway residents must be heard.

This suggestion of the KPRI is **NOT** a 'mediated' position – this is precisely what the developer wanted and presented to the community on November 19, 2006 at a community meeting. It represents the maximum the developer could have potentially received at the Ontario Municipal Board.

Another newer residents' group in the Kingsway - Kingsway Residents Against Poor Planning (KRAPP) spoke on behalf of their members to support staff's opposition to this application, and my position to fight this at the OMB. They encouraged Council to fight this at the OMB, to defend the zoning of the recently adopted Dundas Avenues Study, and to **NOT** allow the conversion of adjacent residential lots.

However, on a motion from Councillor Bill Saundercook (Ward 13), Community Council voted 7-3 to support the developer and KPRI position. Councillors Lindsay Luby, Grimes, Saundercook, Palacio, Di Giorgio, Nunziata and Mammoliti supported the motion.

Myself, Councillor Holyday and Councillor Hall voted against 'settling' and supported fighting this at the OMB.

Next steps

I will aggressively lobby each Council member to overturn the flawed Community Council decision. The next Toronto City Council meeting is on April 24th and 25th.

This matter, which of course is important to the community, is also a very important test case for the City.

- Procedural rules at the OMB have changed to be more in favour of the municipality
- The City has never tested the new Official Plan and a newly minted Avenues Study in such a circumstance

The members of Council who supported this have thrown away close to \$200,000 of taxpayers' money that went in to the Dundas Avenue Study. The proposal which Community Council endorsed, in effect, has rewritten the Zoning By-law on Dundas, and by extension on Bloor Street as well. **From this point on every developer will expect to get at least eight storey buildings approved with Council and KPRI support.** Also developers have been given the green light to buy up single family homes to extend their sites into the neighbourhood.

It is truly sad that the KPRI chose to send inaccurate, if not misleading, information throughout the community to garner support for the developer's 8-storey proposal and incursion in to the neighbourhood when current zoning allows only 5-6 storeys and does not permit such site expansion. They went so far as to address a letter of support for the project, not to the City Clerk for inclusion on the official record, but to the developer. This is a shocking turn of events, a breach of community trust.

Please see over.....

The Community's Next Steps

Following the decision of Community Council, many Kingsway residents have contacted me to ask what they can do to assist in advising Council of their solid opposition to this 'settlement', and in their desire to fight this development application at the OMB. I suggest the following action be taken.

Please remember to put your name and address on any communications, so as to accurately present to Council the wishes of the Kingsway community. If you could copy my office as well, that would be appreciated. All submissions sent to my office will be presented at Toronto City Council on April 24th, and 25th.

- 1. e-mail or call your Etobicoke-York Community Council members, who supported this 8-storey condominium, to advise them of the Kingsway's accurate position on this development and their flawed decision. Their contact information is listed below:**

Councillor Gloria Lindsay Luby	councillor_lindsay_luby@toronto.ca	416-392-1369
Councillor Mark Grimes	councillor_grimes@toronto.ca	416-397-9273
Councillor Bill Saundercook	councillor_saundercook@toronto.ca	416-392-4072
Councillor Frances Nunziata	councillor_nunziata@toronto.ca	416-392-4091
Councillor Cesar Palacio	councillor_palacio@toronto.ca	416-392-7011
Councillor Frank Di Giorgio	councillor_digiorgio@toronto.ca	416-392-4066
Councillor Georgio Mammoliti	councillor_mammoliti@toronto.ca	416-395-6401

The following Councillor's supported my motion to fight this at the OMB, or were absent from the community council meeting:

Councillor Doug Holyday	councillor_holyday@toronto.ca	416-392-4002
Councillor Suzan Hall	councillor_hall@toronto.ca	416-392-0205
Councillor Rob Ford (absent)	councillor_ford@toronto.ca	416-397-9255

- 2. Contact Mayor Miller to express your opposition to Community Council's decision and register your support of:**

- fighting this development at the OMB
- defending the recently adopted Dundas Avenues Study and Official Plan
- not permitting the rezoning of adjacent residential lots on Prince Edward Drive
- Planning Staff's recommendations to refuse this application
- Your Councillor's opposition to this precedent setting decision of Community Council

Mayor David Miller	mayor_miller@toronto.ca	416-397-2489
--------------------	-------------------------	--------------

- 3.**

You are invited to an Emergency Neighbourhood Meeting

Hosted by Kingsway Residents Against Poor Planning (KRAPP)
Councillor Peter Milczyn – Guest Speaker

This meeting has been organized by a group of Kingsway residents extremely concerned about your neighbourhood and of this decision of Community Council. They invite you to attend this meeting, discuss this development application, review the decision of Community Council, and sign your name to a petition that will be presented to City Council and the Mayor on April 24/25.

When: Wednesday, April 4, 2007 7:00 p.m.
Where: The Old Mill – Westminster Room