

Hello Residents,

At the February 21, 2013 High Park Residents' Association meeting, Marc Senderowitz, a local resident, gave a presentation re: the proposed Grenadier Square developments.

He indicated that the development application was filed January 8, 2013. It is currently being circulated among various Municipal departments, for commentary. Mr. Senderowitz has contacted Mr. Greg Byrne, the City planner in charge of this application. Mr. Byrne said that he hopes to have the application before the East York Community Council, for consideration, at the April 9, 2013 meeting.

Mr. Senderowitz made some recommendations for consideration by HPRA executive, as follows:

1. That a planning consultant, a traffic consultant, and an urban designer be hired to review the development studies, to determine whether there are any legitimate planning criteria that can be used to challenge this project.

This would be a preliminary report. Estimated cost (including HST: \$12,000 to 15,000).

2. That these planning opinions be obtained ASAP so that the HPRA can have some input into the City's preliminary planning report, by way of a written submission, before the report is issued. It is important to be proactive, so that we are involved in every step of the planning process.

3. It is critical to begin a fundraising initiative ASAP, to raise funds for the initial planning opinions, and any additional future reports which may be required from these consultants.

4. That the presidents of the Boards of the Condominium Corporations at 50 Quebec Ave and 70 High Park Ave be contacted, to see if they might be willing to coordinate in fund-raising. It is important to get out in front of this, to be involved in the entire planning process, from the beginning.

What you can do, if you are concerned about these developments:

1. Contact Greg Byrne, the City planner overseeing the application, via email: gbyrne@toronto.ca

Request that you be provided with notice of all of the proceedings for this application, including receiving a notification when the preliminary report is available for review.

2. Review the planning studies which have been posted on the developer's website <http://www.grenadiersquaredevelopment.com>

In particular, read the planning rationale study which sets out the issues that will have to be challenged if this application is to be opposed.

3. Talk to your friends and your fellow residents/owners about the application and make sure they understand the consequences if the proposal is approved. It is critical that as many people as possible are made aware of the proposal and ultimately oppose it at the Community Council meeting, either by a written or oral deputation.

4. Start thinking about fundraising initiatives to obtain the necessary funds to retain professionals for a **preliminary study**. They would review the application to determine the planning arguments which can be made against the proposal. It is imperative that we have input into the planning process as soon as possible so that our opposition can be noted by the City planning staff before the City's preliminary planning report is completed.

5. Contact Councillor Sarah Doucette to determine whether she supports or opposes this application. **Do not contact her by phone.** Send an email or an old fashioned letter. At a later point in the process, you will need to be able to prove that you contacted her office. It is strongly advised that someone in the neighborhood be appointed to keep a record of all correspondence sent to the councillor. councillor_doucette@toronto.ca

6. The residents at 70 High Park Ave are organizing to protest this development. Here is the link to their site. <http://highparkpeople.ca>

These buildings will dramatically change the character of the neighborhood. The existing high rise buildings were constructed with significant setbacks and sited so as to maximize the space between them. This existing built form pattern will not be continued with this proposal.

When you add the units which were approved for the 1844 Bloor St West development together with the 610 units proposed in the Grenadier Square application-**over one thousand new residential units will be constructed in our neighborhood.**

E L Cramp, Secretary,

High Park Residents' Association Inc.