

Davenport NEWS



City Councillor Adam Giambrone

**Community Open House
To Discuss Neighbourhood Development
Thursday, January 19, 2005, 6:30 – 8 p.m.
Bloor/Gladstone Library**

**OMB OVERRULES CITY
COUNCIL, APPROVES 15-
STOREY FOURTH TOWER
AT DOVERSQUARE**

In February 2005, the City rejected a proposal for a fourth tower at the Doversquare site at Bloor Street and Dovercourt Road.

The developer appealed this decision to the Ontario Municipal Board (OMB) and on November 17, 2005, the OMB approved the fourth tower, calling it “good planning.”

Section 5 of the *Municipal Conflict of Interest Act* legally prevented Councillor Giambrone from working on this file because his family owns property immediately across the street from the Doversquare site, but during the process, Deputy Mayor

Pantalone worked very hard with neighbours, City staff and local residents’ groups like the Doversquare Tenants’ Association and the Dufferin Grove Residents’ Association toward a solution.

In the end, though, no agreement with the developer could be reached, and the City rejected the proposal.

***‘I am deeply disappointed by the OMB’s decision to allow the fourth tower.’
Councillor Adam Giambrone***

The OMB ruling includes:

- Permission for a “point tower” on a 5-storey podium, bringing the total height to 15 storeys.

» Please see **Doversquare**, page 2

**COUNCILLOR, CITY
STAFF OPPOSE
DEVELOPMENT AT 48
HAVELOCK AVENUE,
CREATE WORKING GROUP**

The City has received an application to replace the existing 16-unit apartment building at the corner of Sylvan and Havelock with two new buildings.

The proposal includes a four-storey building facing onto Sylvan and Havelock and a three-storey building in the back area, which is currently open green space.

Councillor Giambrone held a public meeting on July 12, 2005, where residents expressed concerns about the proposal, among them:

» Please see **Havelock**, page 2

For accurate and current information on these and other neighbourhood developments, contact Councillor Giambrone at 416-392-7012 or councillor_giambrone@toronto.ca, visit www.adamgiambrone.ca or call City Planner Elise Hug at 416-392-0758.

Havelock from page 1

- the loss of open green space in the back—particularly its impact on neighbouring properties.
- the height of the building fronting onto Sylvan and Havelock being out of character with the existing neighbourhood.
- the increase in density
- inadequate parking
- the loss of a much-loved magnolia tree in the backyard

Throughout the process, Councillor Giambrone and City Planning staff have opposed the proposal, urging the developer to reduce the height of the front building to three storeys

At the request of residents, Councillor Giambrone put together a working group of himself, the developer, City Planning staff, immediate neighbours, the Dufferin Grove Residents' Association and the Bloor-Dufferin Residents' Committee.

The purpose of the working group is to determine if a proposal that is acceptable to the community can be achieved.

The working group met in October and will meet again

in January to review revisions to the plan made by the developer in response to the input from the community.

Following the next working group meeting, Councillor Giambrone will hold another community meeting to determine the community's response to the revised plans.

'This proposal is simply not appropriate for the neighbourhood, but I'm hopeful that the community working group can achieve something better.'

Councillor Adam Giambrone

The Planning department will then write its final report for City Council, recommending approval or refusal of the application.

City Council will then approve or reject the application in its final form.

Finally, if either the developer or the community are unhappy with Council's decision, they will be able to appeal the decision to the Ontario Municipal Board, which has the final say in the matter.

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- New high-speed elevators in the existing buildings.
- At least \$100,000 for renovation of the building and grounds.
- At least \$260,000 for landscape improvements
- At least \$350,000 for improvements to the on-site pool/sauna area.
- Guarantees that the buildings remain rental-only until at least 2013.
- \$40,000 to the City for improvements to Dufferin Grove Park.

Para mais informação em Português entre em contacto com o gabinete do Vereador Adam Giambrone ligando para o 416-392-7012.

***Best wishes for a
Happy Holidays
and all the best in
2006!***

***Feliz Natal e um
Próspero Ano
Novo!***

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