



RMRA Meeting February 26, 2013

1. **Attendance:** Total 25 people

2. **Special Guest:** None

3. **Community Updates**

a. **Dundas Roncesvalles Peace Garden**

DRPG will get some S. 37 funds from the Howard Park condo – but original design was too expensive. Design will be tweaked to maximize green space

Working with City to get more funds

Working with Starbucks on possibility of moving their patio to Roncy to make more space for green

b. **BIA**

Earth Walk end of March – partnering with WWF – March 23 8:30 pm

Jane's walk in early May

Roncy Rocks on June 15 – local music and art

c. **EAT For TIBET festival**

Happened Feb 24; third annual festival organized by student volunteers; fundraiser for Students for Free Tibet – grassroots organizers, international base

Half of proceeds from the festival have gone to the organization

Sft-canada.org has images and videos from the event

There was also an art auction event

d. **METROLINX**

Sound wall committees beginning sometime in March; RMRA is participating

Example of noise wall on Duoro Street (King & Strachan)– have added murals to the concrete wall

May do more of a berm at Sorauren Park – outcome remains to be seen

e. **Historical Society**

Meeting in High Park Library – first Thursday in March

Participating in Jane's Walk

Look for Roncesvalles Historical Society on Facebook

Focusing on inventory of old housing stock in neighbourhood to protect it

4. **Main Event**

Working Group has been struck to work with developer on design and scale of the building- Mark Campbell and Norman Kolasky from RMRA will participate – The purpose fo tonight's meeting is to take community directions back to the Working Group and Councillor

Proposal is for an 11 storey building, covers much of the lot, density is over 4 times lot coverage (Robert Watson Lofts is 2.25 times lot coverage by comparison)

The lot is designated Employment (Official Plan) but area is subject to a site-specific bylaw or special exemption policy; it is Zoned Industrial (I1D2) – live-work allowed but home office is not

Image that has been circulated by developers does not seem to represent the true size (11 storeys)

Development will overshadow its neighbours, it is on a hill and will loom over the area

Despite High Park, this community has one of the lowest amounts of parkland – this additional housing will overload Sorauren Park

It will overload traffic capacity (95 parking spots below grade); Sorauren is not wide enough to handle two-way traffic especially with trucks on the road from still-existing businesses; the triangle of Dundas/College/Lansdowne is already difficult traffic-wise

Parking will be an issue – the new people will park in the neighbourhood in competition with those currently parking

Will strain infrastructure that's old and close to capacity – water, sewers, electricity supply to neighbourhood

Community should not look for concessions, we should oppose it completely

The community needs a master plan for growth, needs to present it to the City

Developers start with such a high "ask" that any concession from them looks like a victory for the community – it's a false victory because the original proposal was so far out of the realm of what is appropriate

Community members welcome growth but it needs to be managed well

Developers make millions and then walk away from the infrastructure problems their developments create in the neighbourhood – living conditions for new residents are worsening because of the

cramped tiny units being developed – they are like the bachelorettes that the neighbourhood fought in the 1970s and 1980s

RMRA official position – it's too dense and large, and will set a precedent, creates a cascade and snowball of increasing density; the community infrastructure can't accommodate it. Should be no larger or denser than Robert Watson Lofts.