

BLNA Status Report

April 6, 2009

Dear Friends and Neighbours:

Spring is here, and with it has come notice of the Ontario Municipal Board Pre-hearing regarding the Kaiser/Sweeny condo development proposal. The Pre-hearing is scheduled for April 16, 2009 at 1pm, 655 Bay St., in the hearing room on the 16th floor. The Pre-hearing is a preliminary proceeding in which Parties, Participants and issues for resolution are identified, and at which dates for the eventual OMB hearing are set.

Parties in this case include Mr. Kaiser & Mr. Sweeny, developers, represented by Adam Brown; BLNA, represented by Wood Bull LLP and the City of Toronto, represented by two City legal counsel. At least one neighbour will be seeking party status, and will be represented by counsel. Certain other neighbours will attend to attain status as Participants. A Participant is entitled to attend and make a statement to the Board; but is not required to attend the hearing regularly, as is a party. BLNA welcomes the support of your attendance at the Pre-hearing whether as Participants or observers.

BLNA's flyer on HCD was very well received. BLNA thanks its members and neighbours for their positive support of HCD. The application to the City's Heritage Preservation Department has been made and we expect to receive information as to a date for the public meeting soon. We cannot at this time confirm whether the HCD by-law concerning Neville Park and Munro Park will be passed by the date of the OMB hearing on the condo proposal. Regardless, the Heritage Study undertaken by BLNA was important preparation for the OMB hearing and will be important evidence at the hearing. It will provide the OMB with essential data about every home on our two streets in order to "define" the character of our neighbourhood.

The BLNA is aware that you may have been advised that the HCD process is not important to the opposition to the condo development. That advice is quite wrong. Recently the Ontario Municipal Board approved a proposal to demolish two semi-detached dwellings at the corner of Alfresco Way and Wineva and replace them with three single family dwellings. In answer to residents' concerns that the proposed dwellings were out of character with the neighbourhood, the developer's lawyer, the same person who is representing Kaiser/Sweeney referred to the lack of a heritage conservation district designation and the Board noted this and the lack of any comments from City staff on heritage matters in its decision.

Despite the commitment of most of our neighbours to the HCD study and application, BLNA understands that there remains some controversy among certain neighbours as to the detrimental effects on property values that HCD may have. BLNA believes that information and belief concerning HCD's negative effect on property values is not justified. We are attaching a very recent excerpt from a 2008 study by Robert Shipley of the University of Waterloo. It should help dispel any misconceptions regarding property and resale values in areas with a Heritage Designation.

BLNA NEEDS MONEY!! With the OMB hearing approaching, experts reports will have to be updated and obtained, legal and other disbursements will have to be paid, and witnesses will have to be prepared. All of this takes time and money, much of which has been very generously donated. When a BLNA member comes knocking at your door in the next few weeks, please donate as generously as you are

able to. In the alternative, please provide Frans Blom (11 Munro Park, Toronto, ON M4E 3M2) with a cheque for any amount you are able to donate. A number of your neighbours have committed \$1000. Your commitment and financial support as we near the OMB hearing is of critical importance to our success in defeating the first and what BLNA hopes will be the last, condominium proposal made in our neighbourhood. Thank you very much in advance.

Please continue to check the BLNA's website at www.blna.net for up-to-date information. BLNA has sought from the developer copies of its revised plans and they will be posted shortly. Please also speak to any member of the BLNA executive at any time for information. The BLNA executive is Chaired by Bryan Bennett, and includes Dennis Wood, Frans Blom, Steve Ottaway, Leanne Rapley, Peter Trebuss and Harold Tabone.

PLEASE PROVIDE HAROLD TABONE WITH YOUR CURRENT CONTACT AND EMAIL INFORMATION. Thank you. Harold may be reached via email at htabone@northafind.com.