

SRRA Engages with Dale Avenue Developers to Seek Negotiated Resolution

Informal, off-the-record discussions have been initiated between the developers proposing a multi-unit condominium building at 5, 7 and 9 Dale Avenue, the SRRA and MyRosedaleNeighbourhood, a community organization formed in direct response to the development proposal.

The common goal of these discussions is to explore possibilities for a negotiated resolution that meets the needs and wishes of the South Rosedale Community. An SRRA subcommittee is focused exclusively on the proposed development, and the Board is in process of retaining professional advisors to assist in achieving the goals noted above. This is being done jointly, on a cooperative basis, with MyRosedaleNeighbourhood.

The current discussions follow the community consultation meeting convened by the City Planning Division late last fall where the developers presented their proposal and many residents expressed their views. Both the SRRA and MyRosedale also made brief presentations at the meeting.

The talks are consistent with the SRRA's stated approach to the development proposal as outlined at the Association's annual general meeting in November 2016 and in the "Statement of Principles" posted on the Association's website.

The development, as originally proposed, has generated concern among many members of the community. In its Preliminary Report of September 15, 2016, the City Planning Division identified a number of unresolved issues including siting, height and density; heritage impact; and tree protection and removal.

The proposal filed with the City last year calls for a 4-storey, 26-unit residential building. The proposed building would have 94,550 square feet of residential floor area with a density of 1.99 times the area of the site and a height of 16.1 metres including a mechanical penthouse. Three one-storey residential bungalows currently occupying the site, all rated "C" under the South Rosedale Heritage Conservation District, are proposed to be demolished.

At the time of writing, it is too early to predict the outcome of the current discussions. Additional updates will be provided as the process unfolds.