



Hello!

Our August newsletter was all about the pending OMB appeals for proposed big-box condominiums at Queen and Woodbine. GBNA will be at the OMB; read our guest article below to reinforce why this is so incredibly important.

People care about the greater Beach area and the special role of Queen Street in our community. You care! We ask your help to support our OMB effort on October 7. Lawn signs highlighting the message are beginning to show. Order one by replying with your address to this email!

You can offer support by making a donation at gbna-toronto.com (thank you if you already did!), and by following many of the following suggestions.

- Visit our **Facebook** page and **SHARE!**
www.facebook.com/groups/gbnatoronto
(we'll be adding tons of info as the OMB appeal nears).
- Read Councillor McMahon's 'Defend the Beach design Guidelines' article in Beach Metro News of August 27.
- Mark your calendars** for a roof-raising, fund-raising 'Beatles' theme musical treat at **St. Aiden's Church, September 25, 7:30 pm**. For ticket information go to gbna-toronto.com.
- Attend our Community meeting, Sept. 17, 7p.m. Kew Beach School, **to show how much the community cares** and to learn more about the upcoming OMB hearing.
- Spread the word to neighbours, friends.
- Attend the OMB hearing!** (ask for details by replying to this email).
- Become a 'Street Captain' **volunteer** to help with flyers, canvassing and more.

Please help **now!**

We will keep you posted weekly up to the October 7 OMB hearing. In the meantime, on behalf of the entire GBNA steering group, our volunteers and our member Resident Associations, thank you!

Jan Hykamp
President, GBNA

gbna-toronto.com

Guest Article

John Ellis, past President and active board member, Beach Triangle Residents Association

Why opposition to developer appeals to the Ontario Municipal Board is important to Beach Residents Associations

In 2012 a broad cross section of residents and business owners from all across the Beach community met to work with the City of Toronto in setting Urban Design Guidelines to limit development along Queen Street East. There was strong majority agreement that already-approved and pending developments would seriously alter the character and quality of this, the main street of a unique village for over 100 years, voted “The Best Main Street in Ontario” in 2002.

Resident Associations of long standing were joined by newer associations in strongly supporting pressure to bring in effective limitations. This reflected an historic position dating back to 1907, when residents associations defeated effort by the Grand Trunk Railroad and the Government of Canada to lay tracks along the beaches. These associations demanded that the area south of Kingston Road “be set aside as a residential district free from factories and hotels”. Their successor associations have honoured that tradition.

In 2012, residents weren’t opposed to any development, but they were adamant that any new development should be in harmony with the look of their traditional Queen Street East village. They see first-hand how developments built without full approval by City Planning can distort the neighbourhood village. They know that development can depreciate nearby residential properties. They see historic properties threatened – notably view corridors to the iconic Fire Hall tower, a symbol of the Beach since 1906.

They are concerned about how increased traffic can congest their village, slowing down transit and increasing competition for parking. With flooding already a serious problem, residents are concerned about added strain on the sewer system and the lack of resources to quickly deal with this.

For all of these reasons, the Greater Beach Neighbourhood Association (GBNA) has taken a leadership role, supported by all of its member associations, in opposing development on Queen Street East in the Beach that doesn’t comply with the citizen-approved Urban Design Guidelines.

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