

**WESTBORO CITIZENS FOR
APPROPRIATE DEVELOPMENT / FAQs**

Q. What is the WCAD?

A. The WCAD is a group of concerned citizens living in Westboro who want to encourage appropriate development in our neighbourhood.

Q. What do you mean by “appropriate development”?

A. Appropriate development means development that is in line with the character of existing neighbourhoods, respects zoning bylaws and Community Design Plans, and does not result in undue impacts on immediate neighbours and the neighbourhood as a whole.

Q. What are the WCAD’s activities?

A. The WCAD promotes appropriate development in our neighbourhood by raising awareness of development issues and by providing financial support in respect of the legal and planning expertise and representation that can help equalize citizens’ chances of success when they bring appeals to the Ontario Municipal Board (OMB).

Q. Why should I donate to WCAD?

A. In our view, the 335 Roosevelt case is very significant. Contributing to WCAD will help send a message to developers, City Hall, the Planning Committee and Mayor Watson that our community is willing to stand up for its Community Design Plan, local zoning bylaws, the Secondary Plan and more generally for citizen-centred development (as opposed to the developer-centred model we currently are living with).

Q. What will happen to my money?

A. Right now, all donated monies will be used to support the costs of hiring a planner and a lawyer and associated costs to help defray the legal and planning costs of the three appellants in the 335 Roosevelt case, which is currently before the OMB.

Q. What will happen if there is a surplus after the 335 Roosevelt case?

A. If there is a surplus after the 335 Roosevelt case, it will be used to help defray the costs of significant OMB challenges in the neighbourhood, in consultation with the Westboro Community Association (WCA) and the Westboro Beach Community Association (WBCA).

Q. Is my donation tax-deductible?

A. No.

Q. What portion of my donation will go toward your administrative costs?

A. Zero.

Q. Will donors be able to see how the money is spent?

A. Yes. All donations and expenses will be tracked and will be available to the public on request.

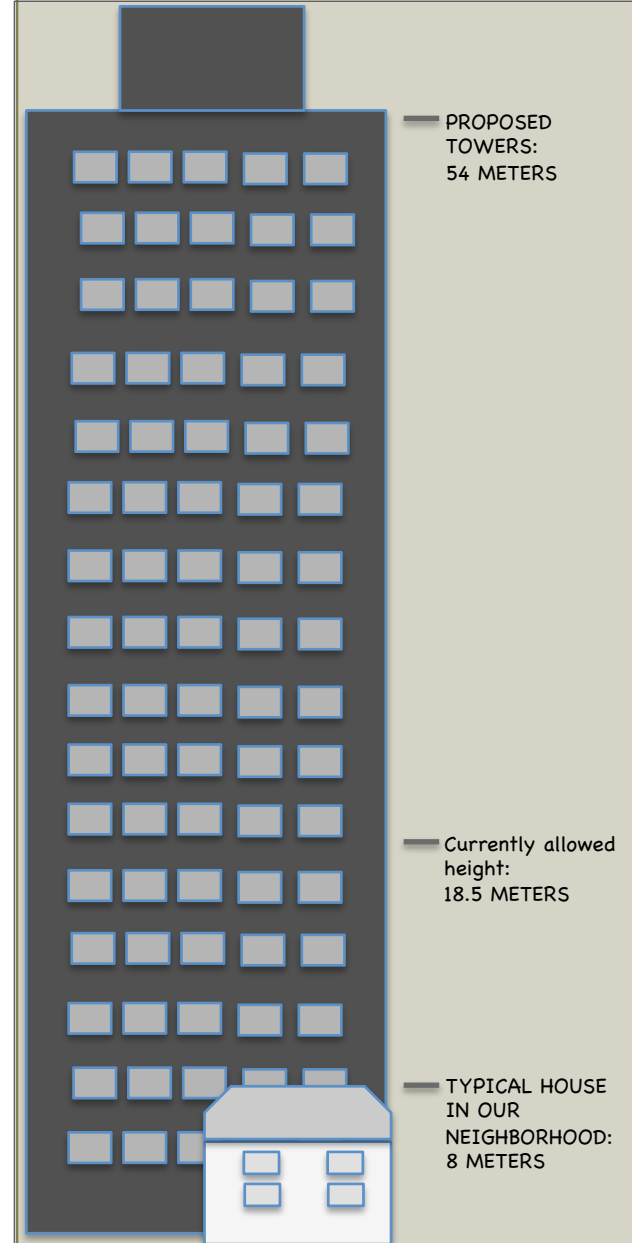
**WESTBORO CITIZENS FOR
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EMAIL:

WESTBOROCAD@GMAIL.COM

PHONE: 819 790-7000

No!



THE PROPOSAL

Urban Uniform is proposing to build two high-rise towers, one 16 and one 14 storeys, at 335 Roosevelt Avenue

WHY WE OPPOSE IT

Building two towers with 194 units on this property is not in character with the surrounding community and will result in serious impacts on the community, including serious traffic and shadowing impacts. The only way to avoid these problems is to stay within the current zoning.

We want to preserve our family oriented neighbourhood.

We want the City to honour Community Design Plans and residents' and Community Associations' views on developments .

We want to restore democracy to the planning process!

WHAT WE HAVE DONE SO FAR

Members of the Westboro Citizens for Appropriate Development have appealed to the OMB.

We are currently preparing our strategy for the hearing, with the support of a planner and a lawyer, and with other professional and lay witnesses.

WHAT YOU CAN DO

Please distribute this flyer.

Volunteer to raise funds.

Please donate to our defence fund to hire legal advice and a planner to testify at the OMB appeal (Cheque payable to Westboro Citizens for Appropriate Development at TD Bank).

Most importantly:

Come to the meeting at Churchill Community Senior Centre, Thursday, March 22, 7 pm!

CAN WE WIN?

Yes. We have received preliminary professional advice that suggests we have a winnable case, provided we can hire a planner and a lawyer to help us defend the case at the OMB.

Please Help Us Protect our Neighbourhood!

Come to the Meeting

Thursday, March 22,
7 pm

Churchill Community
Senior Centre
(345 Richmond)

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