

December 22, 2010

Frank Giannone  
President, FRAM Building Group

**Subject: Ann & High Streets Development Proposal**

Frank,

We continue to receive requests from TOPCA members and the public for information about FRAM's proposed development at Ann & High Streets. In late October, we reported on the TOPCA website that we sent FRAM a letter following the presentation on October 6th and were awaiting a response. At our AGM in November we confirmed that FRAM had responded (your e-mail of November 8), which generated additional requests to see the e-mails from both parties.

Since our original request and your response were both written with the benefit of having participated in the initial presentation, we have prepared a summary of the questions and concerns outlined in our e-mail, along with some background to help readers understand the context (please see attached). We are wondering if you would also like to adapt your e-mail response for the same reason? Of course, if you prefer, we will post it as is.

Please let us know. We are aiming to post these documents by the first week of January in order to provide a timely response to member and public requests.

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**Copy to be posted on TOPCA website**

TOPCA representatives attended a presentation by FRAM Building Group on October 6, 2010 along with other local community groups. TOPCA responded to FRAM's presentation by emphasizing agreement that an open-minded and thorough approach is the best way to proceed and outlined several questions and concerns:

1. The need to review proposed developments using computer modeling rather than a physical model located on a table in the developer's premises. FRAM was asked to provide computer imaging of their proposal. This is necessary for the community to properly assess pedestrian views from all angles including along Lakeshore Road. Shadowing and wind issues are better understood as well.
2. The importance of urban design -- will the proposed development reflect and complement the village character, located so close to the mainstreet?
3. The proposal involves rezoning, and Official Plan amendments -- how does this conform with each of the key planning principles in section 4.5 of the Directions Report?

4. Will the proposed structure involve connections to the adjacent funeral home buildings?
5. Since the proposal would likely cement a precedent for high rise, high density on the south side of High Street west of Ann Street, it will be important to understand how not only this, but potential adjacent developments will serve the long view of Port Credit's evolution. Considering a 20-30 year time frame, there should be no excuse for creating unintended consequences on adjacent or nearby properties by considering them 'undevelopable'.
6. The area-wide implications of this proposal need to be evaluated as they relate to pending Metrolinx plans for redevelopment of the GO station parking areas immediately north of this site. This concern emerged as a result of earlier proposals by the same developer for very significant multi-building high density development at the GO Station. Without that insight, the correct placement of new development density and height can't be properly assessed.

For FRAM reply, click:

[http://www.topca.net/news/Ann\\_and\\_High\\_Streets/FRAM\\_Response\\_to\\_TOPCA\\_Dec\\_27\\_2010.pdf](http://www.topca.net/news/Ann_and_High_Streets/FRAM_Response_to_TOPCA_Dec_27_2010.pdf)