

ARECA (Avenue Road Eglinton Community Association)
www.areca.info

**Upcoming meeting regarding the potential developments at the
St James Bond United Church site and Orchard View Boulevard at Duplex
Avenue.**

ARECA invites all interested residents to attend an information meeting on **Wednesday October 11, 2006 at 7:30 pm at the North Toronto Community Centre** regarding two proposed development sites : The former St James Bond United Church site **at Avenue Road and Willowbank Boulevard** and the proposed development at Orchard View Boulevard at Duplex Avenue

ARECA has arranged for Neil Cresswell, Manager of Community Planning for the City of Toronto to explain the planning process regarding developments, how by-laws and the official plan can be amended and what impact Community Associations and private citizens can have on the process. Mr. Cresswell will also review the Ontario Municipal Board (OMB) process. This meeting will be of interest to all residents because it will provide important information relevant to any potential development site in the City of Toronto.

At an information meeting organized by ARECA in May, the new owners of the St. James Bond Church site explained to the community that they planned to develop the site as a seniors' residence with just over 100 units. They said there would be a blend of bachelor, one and 2 bedroom units and that the facility would target healthy seniors rather than those needing "assisted living".

The developers showed plans for a 7 storey building that has 4.5 times coverage, the by-law allows 0.6 times coverage. In addition the proposed building would be 4 meters higher than the former church's roof line.

The layout of the development has a large massed building which exceeds the footprint of the former church, a one-way service road looping around the back of the site, entry from Willowbank Boulevard and an exit onto Avenue Road. The building would also be closer to the lot line on Avenue Road and with a 15-foot set-back on the Willowbank side.

There are only 14 parking spots planned for the building, these being underground with access from Willowbank Boulevard. The developers contend that the residents tend not to drive and that staff will not be driving to work in this facility. They plan for a total of 25 staff together with visiting doctors and specialists. The 14 parking spots are intended for residents, staff and visitors.

Those at the meeting raised concerns about there being only 14 parking spaces for over 125 residents and staff, plus visitors. Parking is already at a premium in the area. Other concerns were increased volume of traffic due to service and garbage trucks, height and mass of the proposed building (it is much larger than what existed and is not in keeping with the residential neighbourhood) and shading from the much higher building and blocking of neighbours' views.

At the meeting in May the developer stated they planned to proceed to obtain approvals from the City for the development. The current plan requires an Official Plan Amendment and a Zoning By-law Amendment. Provided they can obtain these amendments they expected to commence construction within 10-12 months from the May meeting. To date, ARECA is advised that no application has been received by the City for developing the site.

In the process of seeking the above noted amendments, there will be a "community consultation process". This will be the time for people to try to influence the decision and affect the development.

Orchard View Boulevard at Duplex Avenue

The owners of the properties located at Orchard View and Duplex have revised their proposal for construction at that site. The revised proposal is for a 14 storey (or 48.7 meter) building. The proposed building would contain 130 units and would have a density of 8.7 times coverage. The current by-law limits the residential floor area for the site to a maximum of 1.0 times the lot area.

The site at Orchard View and Duplex is presently occupied by 3 pairs of semi-detached houses. On November 4, 2002, the owners applied for a permit to construct a 17-storey residential condominium containing 185 dwelling units. The proposal, which would have resulted in a 61.3 meters tower, was rejected.

"The new proposal just doesn't seem that different from the one that was rejected", says Andrew Sabbadini, president of ARECA. *"Overall, I don't think it appropriately addresses the surrounding context."*

Residents should communicate comments or concerns about either of these proposed developments to Karen Stintz, Councillor for Ward 16. Councillor Stintz can be reached at the following e-mail address: www.karenstintz.com. Also residents should write to ARECA and let us know what you think. We can be reached at the following e-mail address: information@areca.info.

ARECA is a volunteer community association representing the views of residents in matters that affect our community in North Toronto. ARECA represents the area bounded by Eglinton Avenue West, Yonge Street, Roselawn Avenue, Avenue Road, St Clements Avenue and Chaplin Road. If you live in the ARECA area please join your community association. To join send a cheque for \$20 (\$10 seniors) for your 2006 membership, along with your name, address and phone number to Avenue Road Eglinton Community Association, c/o Membership Secretary 23 Elwood Boulevard, Toronto M4R 1B8. Note if you wish to receive fax or email updates from ARECA please include these with your membership details or email us at information@areca.info.