

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

St James Bond Church Proposed Development

An information meeting was arranged by ARECA on Monday May 29th so that the neighbourhood could hear from the new owners of the St James Bond Church at Avenue Road and Willowbank Boulevard.

The owners plan to develop the site as a seniors residence with just over 100 units. There would be a blend of bachelor, one and 2 bedroom units. The facility would have a dining facility for residents together with a doctor's office, hair salon, spa, lounges and activity rooms. The facility would target healthy seniors rather than those needing "assisted living".

The developers are asking for a 7 storey building that has 4.5 times coverage, the by-law allows 0.6 times coverage. In addition the proposed building, which has a form and architectural style similar to the existing church building, would be 4 meters higher than the existing roof line.

The layout of the development has a large massed building which exceeds the footprint of the existing church with a one-way service road looping around the back of the site – entry from Willowbank Boulevard, exit on to 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 be drivers and they also believe that staff will not be driving to work in this facility. There will be a total of 25 staff together with visiting doctors and specialists. The 14 parking spots are intended for residents, staff and visitors.

Concerns raised by those at the meeting included having only 14 parking spots for in excess of 125 people plus visitors as parking is already at a premium in the area. Increased volume of traffic due to service and garbage trucks. Height and massing of the building, it is much larger than what now exists and is not in keeping with the residential neighbourhood. Shading from the much higher building and blocking of neighbours' views.

The developer plans 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 plan to commence construction within 10-12 months from now.

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 effect the development.

Residents should communicate comments or concerns about the proposed development to Karen Stintz, Councilor for Ward 16. Councilor 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.

Memorial Park Re-dedication Ceremony

A re-dedication ceremony will be held on Sunday, June 4, 2006 at 2 p.m. in Memorial Park, 340 Chaplin Crescent.

On June 4th, Councillor Karen Stintz and community members from North Toronto will come together to re-dedicate Memorial Park to the brave Canadian soldiers who served in the war.

Recently, a cairn was created and placed in the park in an effort to recognize the significant contribution that soldiers and veterans have made to our community and our country. The cairn will serve as a reminder to local residents that the park is dedicated to those who served in the war.

Councillor Stintz hopes "that the Memorial Park cairn and the rededication ceremony will contribute to preserving the memories of those brave Canadians who sacrificed so much for the freedom that we all enjoy today". She hopes that "you can join us for this important ceremony."

A reception will be held after the ceremony at the Larry Grossman Forest Hill Memorial Arena, which is located beside the park.

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.