

## **ARECA (Avenue Road Eglinton Community Association)**

[www.areca.info](http://www.areca.info)

### **PLANNING INFORMATION MEETING A GREAT SUCCESS**

ARECA is pleased to report that an information meeting on October 11 at the North Toronto Memorial Community Centre presenting Neil Cresswell, Manager of Community Planning for the North York District was very well attended and was a great success.

Mr Cresswell explained 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 also reviewed the Ontario Municipal Board (OMB) process.

Two proposed development sites in the area attracted the majority of the close to 90 attendees. The sites are 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. However the meeting was of interest to all residents because it provided important information relevant to any potential development site in the City of Toronto.

#### **St. James Bond Church site**

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.

Those at the meeting in May raised concerns about there being only 14 parking spaces for over 125 residents and staff, plus visitors. Neighbours state that 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 same meeting 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 ARECA is advised that there will

be a “community consultation process”. This consultation process enables concerned residents and other interested parties 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, Counsellor for Ward 16. Counsellor Stintz can be reached at the following e-mail address:

[www.karenstintz.com](http://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](mailto:information@areca.info)

### **AGM November 14, 2006 at 7:30 pm in the North Toronto Memorial Community Centre**

Please mark in your calendar to attend the AGM, all interested residents are invited to attend. The AGM will have a different slant this year. “Since it is being held on the day after the Municipal Election we want to make the election part of the meeting. We will have a panel of political experts attending and we will have a question and answer session. It should make for an interesting meeting”, states Andrew Sabadini, ARECA President.

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](mailto:information@areca.info).