



**ARECA**  
**(Avenue Road Eglinton Community Association)**  
[www.areca.info](http://www.areca.info)

**ST JAMES BOND – OO BIG**

On July 10 ARECA convened a meeting between the Councillor, Karen Stintz, and the community to discuss the proposed construction on the old St James Bond Church site at 1106 Avenue Road, on the southwest corner of

Avenue Road and Willowbank Boulevard.

The owners of the site originally proposed an 8 storey, 120 unit retirement residence. The City rejected the plan and has advised the developers to revise their plans to be more in keeping with the existing neighbourhood. The owners have responded with the same design but 1 storey less with a top mechanical and terrace floor.

Andrew Sabbadini, President Avenue Road Eglinton Community Association (ARECA), states that “ARECA is pleased to be involved in a development that might result in a seniors' care facility in our community. Our concern with the present proposal is that it exceeds the norms currently governing development in the neighbourhood. We believe that a seniors' care facility does not have to be as big as the proposed development and that allowing its construction would change the existing character of our neighbourhood.”

Patrick Smyth, VP Development & Planning explains that “ARECA is at a loss to understand why the developer has chosen to ignore what the Official Plan intends for the area. The Official Plan's land use designation is intended to protect and reinforce the existing physical character of the surrounding low scale residential area. We believe the developer's revisions to date indicate a certain level of disrespect. A building of the size, mass, height and density as the proposed structure does not fit in the existing neighbourhood. If the Official Plan was ever intended to protect and reinforce the existing physical character and harmony of a neighbourhood then this is the perfect situation for it to be invoked.”

The city planners agree with this position in their Preliminary Report, dated March 12, 2007 where they expressed this same concern.

“The proposed development must address the requirements of the Official Plan to mass and scale of buildings on redevelopment sites to fit harmoniously into the existing neighbourhood context.” (underlining added)

Andrew Sabbadini says that “ARECA looks forward to participating in the development of the St James Bond Church site and we want to provide our input. We supported a similar idea some years ago. Unfortunately that resulted in our community being duped by a developer.”

Frank Peters, an area representative, believes any development of the site must fit with the Official Plan. "It's what we have been told will protect immediate neighbourhoods. Converting empty churches is on the increase. This is not just about the streets around St James Bond, the impact caused by huge buildings is much wider."

*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 2007 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).*