



ARECA (Avenue Road Eglinton Community Association)

www.areca.info

Proposed Seniors Residence Too Large - Group concerned about the size of the proposed seniors residence will be canvassing the neighbourhood.

A proposal to build a 7 storey seniors residence on the former St James Bond Church site at 1066 Avenue Road is meeting increased opposition by community groups and residents of North Toronto.

“The idea of having a retirement residence in the area is good, but what is wrong with this development is its size”, says Patrick Smyth, VP Planning for ARECA. “We must consider how other developers will capitalize on a precedent that can influence projects along Avenue Road between Eglinton and Lawrence. Initially the building was to be 8 storeys, which has recently been reduced to 7 storeys but that is still far too large for this location which is zoned for only 4 storeys” states Smyth. The City Planners have also rejected the current plan and have advised the developers, Forum Avenue Holdings Inc., to revise their plans to be more in keeping with the existing low rise residential neighbourhood.

Earlier this year the owners, FORAM Avenue Holdings Inc., submitted an application to the City of Toronto for an Official Plan Amendment and a Rezoning Application in order to build an 8 storey, 120 unit retirement residence. The allowable height for the building is only 4 storeys.

Following a community meeting in May an advisory committee has been formed to address the major issues that this proposal raises. In the meantime opposition is growing within the neighbourhood to the size of the development. Frank Peters of the Avenue Road Alliance states that, “In my view, the first issue to be addressed is the size and scope of the project and its encroachment in the community which is inconsistent with the city plan.” City planners are scheduled to prepare and present a final report to North York Community Council in the fall.

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.