



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

Proposed Retirement Residence – Too Large

“The proposed retirement residence at 1066 Avenue Road is far too large for the neighbourhood”, says Patrick Smyth Director for Planning & Development at ARECA. “The neighbourhood is in favour of a seniors’ care facility but not of this size”.

Preparations are being made to do battle over this “tall building”. No planning justification has been put forward by city planners or the developer. The City of Toronto Official Plan is perfectly clear that tall buildings (7 storeys) are not to be built in residential neighbourhoods.

The owners, FORAM Avenue Holdings Inc., have 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. The developers have recently reduced the height to 7 storeys.

ARECA and area representatives have had meetings with Councillor Stintz, City Planner Catherine Ferguson and the developer. “There is no movement at all from the developers” reports Jim Baker, an ARECA past president. “They say they want 7 storeys when that is clearly not allowed under the Official Plan. They are acting like bullies. There was a church on the site and we would have no problems if they built to the same height, size and coverage. What the neighbourhood is opposing is a massive structure that is going to loom over 2 storey residences in a residential neighbourhood”.

Smyth reports that this is not an issue just concerning the development site. “It has far reaching traffic impacts that are not being addressed sensibly. It’s very likely that trucks exiting the facility and wishing to travel north will turn onto Eglinton Ave. West and make their way to Roselawn Ave. via Castleknock Rd. or Heddington Ave. This will increase traffic and noise on residential streets north of Eglinton with longer traffic queues at the Roselawn Ave. lights as trucks make left hand turns onto Avenue Road northbound. The safety of the neighbourhood streets is impacted with this massive development.”

Other sites in the immediate vicinity will become vulnerable if this proposal is approved. ARECA is seeking protection through the assurances given in the Official Plan. Toronto neighbourhoods are to be sheltered from large scale development that is not in keeping with existing built-forms. ARECA has written to Councillor Stintz asking for the ideals of the Official Plan to be honoured.

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.