



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

## ARECA residents prepare for a fight.

The proposed 7 storey development at 1066 Avenue Road (the old St James Bond Church site) is proceeding to Community Council on February 12<sup>th</sup> without community concerns being satisfied.

A Working Committee struck last summer, met several times, but according to the residents on the working group there was no real negotiation. The developer, Forum Developments insisted that the building had to be 7 storeys for an adequate return on investment. The building is proposed in a 2 storey residential neighbourhood where the maximum height allowed is four storeys.

ARECA believes that the City of Toronto should not be subsidizing an upscale 'for profit' development at the expense of a stable neighbourhood. According to Dorothy Smyth, an ARECA Director, "the developer continues to cite the profit argument as to why they need this building to be so large. Why should the City allow height and other variances just so that this developer can make the return they demand. Market forces should prevail and the developer should build what is allowed for the site. The developer then in turn should charge a rent according to the rate of return they require. Any other way is subsidizing what the developers themselves have called 'an upscale development'."

Jim Baker, an ARECA Board Member, states that "we have heard from our Councillor's office that the developer has submitted a revised plan, reducing the number of units by 13, stepping the building back somewhat but maintaining the 7 storey height. However, we have not seen any revised drawings." In fact the developer has refused to provide any drawings or studies to either the working group or ARECA from the out-set.

Forum Developments has consistently proposed a 7 storey building in a 2 storey neighbourhood. The developer has resisted a less dense building citing the need for 7 storeys as being vital for an adequate return on the investment. It would appear that the developer expects the Official Plan to be amended so that profit margins for the development industry can be maximized. Increased rents in a smaller up-scale luxury apartment building could achieve the same objective but the developer refuses to consider that option. Instead it seems Toronto neighbourhoods are expected to 'move over' to accommodate the financial returns of the private sector.

The following dates and events are important for residents interested in the application to amend the Official Plan & Zoning By-law for 1066 Avenue Road:

February 4<sup>th</sup>, Open House at the North Toronto Memorial Community Centre, 200 Eglinton Avenue West at 7:00 p.m.

February 12<sup>th</sup>, Public Meeting at the North York Civic Centre, Council Chambers, 5100 Yonge Street at 11:15 a.m.

## Other Developments Looming

Looming large on the ARECA North Toronto development scene is a recently created parking lot at Orchardview and Duplex Avenues. Another developer is assembling houses in the same neighbourhood on Montgomery Ave. This developer has applied to the City to change the designation of the area from 'neighbourhood' to 'apartment neighbourhood'. With that change of zoning the developer proposes to build a 25 storey high rise apartment building. Both of these potential developments should be watched very carefully and residents can make their opinions known to their councillor, Karen Stintz, Councillor Ward 16 at Tel:416 392 4090, Fax: 416 392 4129 or email: [councillor\\_stintz@toronto.ca](mailto:councillor_stintz@toronto.ca).

The ARECA area appears to be under siege from developers once again.

## Avenue Road Traffic Study Underway.

Police speeding cameras are active on Avenue Road as part of an Avenue traffic study being conducted to make the road safer.

A working committee is working with the police, transportation and the councillor's office and is making recommendations to the Transportation department. Councillor Stintz will be calling a public meeting sometime in 2008 to review Transportation recommendations.

*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 2008 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).*