



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

www.its2big.ca lawn signs abound in the lower Avenue. “Its2big” is the consensus on the proposed 1066 Avenue Road site development. ARECA feels that the Lower Avenue community has been let down by a flawed “process”. The many concerns of the community have largely been ignored with preference given to the developer and the developer’s needs. ARECA communicated these concerns through its lawyer but no response was ever received from either the Councillor or the Planning Department.

The Forum development proposal of 7 storeys for 1066 Avenue Road was presented on February 12, 2008 at the North York Community Council. The Community Council voted to support the proposal with respect to the development as moved by Councillor Karen Stintz.

This, despite a dozen or so deputations from members of ARECA and the community, many of whom asked for the item to be deferred. The revised plans and the Planning Department report were released to the public only a week before. ARECA still cannot understand why there has been such a rush to approve this application. Despite a 300 signature petition and dozens of letters to the Councillor there has been little or no support for the community’s position.

An ‘Open House’ the week before the Community Council vote proved unsatisfactory. There was no presentation and the City Planner was not even present. The timeline to get this proposal approved by Community Council has been described by ARECA’s advisers as seriously rushed. In effect the community has been shut out.

The community objected to a number of features in this proposal. The footprint of the proposed building is greater than the old church. The calculation of grade is anomalous and is intended to support greater height than the old church. The setbacks are uncharacteristic with a 27 foot wall being allowed less than one foot away from a neighbouring property. The open space and landscaping requirements are contrived to permit a much larger building than the old church.

Members of ARECA and others in the community are very angry over the way this development application has been handled. There is an inequity that should be noted and a concern that the same lack of sympathy could occur again

elsewhere in Ward 16.

The development was, with some caveats, approved by City Council at the beginning of March.

ARECA is now working to ensure that weaknesses in the wording of the Official Plan and Zoning amendments are corrected before a motion to approve is considered before it goes back to North York Community Council on April 8th. Meetings are ongoing with the help of professionals in the community, to discuss details of a Development Agreement.

Anybody wishing a www.its2big.ca lawn sign should email their request to information@areca.info

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.