



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

Across Toronto, bungalow owners with gas fuel systems could face up to \$10,000 in costs if a tall new home or addition to an existing home is built less than 8 ft from the bungalow's existing chimney. The bungalow's venting system via the chimney is then deemed to be hazardous.

The Code says "Natural (gravity) and motor induced draft type gas burning appliance chimney installed closer than 8' from the vertical wall, must extend a minimum of 2' above the roof placed over that wall."

The City's minimum required side yard setback is 1.2m (3.94') so the 8' requirement would never be met.

The City's maximum building height is 8.8m and variances are now being granted in Ward 16 for up to 9.3m. In a common bungalow situation, this would call for extending the chimney height from the roofline to some 21', which is not feasible. The alternative is that the furnace/boiler must be replaced with a new unit that can be direct vented through the outside wall; gas fireplace units also need to be replaced (if feasible) with direct vented models. The cost for doing this can range from \$6,000 to \$10,000....an unforeseen expense for the bungalow owner.

There are many more small home owners that may not even be aware that they are facing potential problems and major costs due to this issue.....they won't be aware of the problem likely until the situation is noticed by a gas provider or servicer. Enbridge or the service provider will then be obligated by virtue of their license requirements to 'red-tag'. This means that the homeowner has to 'correct' the situation within 45 days or their gas supply will be cut off.

ARECA believes that it is not fair that the pre-existing homeowner has to bear the costs for the new development. ARECA is supporting CORRA (Confederation of Resident and Ratepayers Association) as it makes recommendations for amendments to the Ontario Building Code to rectify this situation.

ARECA is excited to be working with members of other Yonge & Eglinton community associations and vertical communities on promoting the MidTown Plan initiative. ARECA believes that there needs to be a unified voice at the table when planning the Yonge/Eglinton intersection, Yonge Street and Eglinton Avenue LRT. Currently, planning responsibility for these areas is split between three local councillors, two Community Councils and two City Planning Districts. Development in our area is intensifying and neighbourhoods must be vigilant. If there is a development issue in the ARECA area you think we should know about, please make contact by email 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 2012 membership, along with your name, address and phone number and email address 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.