



ARECA

Avenue Road - Eglinton Community Association

More than 20 Years working on behalf of the Community
1988-2011

BURNABY AND AVENUE ROAD SPECIAL EDITION - April 2011

Community Consultation Meeting
North Toronto Memorial Community Centre
7:00 pm. Monday, April 11, 2011

The City is holding a "Community Consultation Meeting" on April 11th with respect to the south-west corner of Burnaby and Avenue Road - the site of the former St. Margaret's Church.

ARECA has concerns about the proposal and in February wrote to the City Planner -details below.

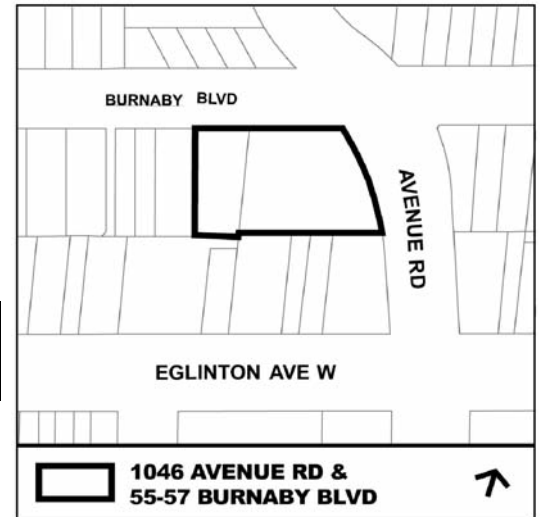
ARECA urges you and your neighbours to attend this important meeting!

Letter to the City Planner ...

It is appreciated that the drawings are very preliminary and ARECA understands that they do not accurately reflect such things as the surrounding topography, show the buildings in their entirety or with the relevant appropriate levels. For instance the elevations assume that the overall site is flat, meanwhile the plans indicate a variety of staircases suggesting differences in level approaching the street.

This development is intended to replace a church situated on the corner of Avenue Road and Burnaby. The lot is larger than the surrounding individual residential lots, which provides the opportunity for comprehensive development rather than individual house by house development. At the same time it should be taken into consideration that a church is tolerated in open space zoning designations where a house is not permitted, and not the other way around. As such there is an expectation in lands allocated to church purposes that it is associated with open space and there are expectations of landscape. This lineage of land use character should not be disregarded.

There appears to be considerable development on the roof level, which is **not shown** in its entirety. For instance the drawings do not indicate the parapet wall condition that will occur on the front elevations incorporating the balcony handrail conditions. These should be shown because by the time one accommodates for the thickness of the roof assembly, including structure, air space, roof membrane, balcony deck structure and the height of the actual handrail, considerable height will be added to the buildings. Similarly the **drawings do not show** clearly the privacy screens that will be required between each balcony. In general, front roof balconies are not typical and, in this instance, they constitute a significant contrast to the character of the existing neighbourhood and should not be incorporated in this development.



The **height of the development is greater than in the existing neighborhood**. This arises from being a three-story configuration whereas the neighborhood is comprised mostly of two story houses. This development **appears to be 3 1/2 storeys** with the inclusion of fourth floor elements.

The development **encroaches closer to Avenue Road** than to Burnaby. **The Avenue Road streetscape requires substantial sidewalk space to accommodate the pedestrian movements** up from Eglinton into the neighborhood. This foot traffic includes students going to the high school. Whilst there have been a variety of developments along Avenue Road which have encroached closer than normal setback, these should be regarded as exceptions rather than the rule, and furthermore **exceptions that should not be used as acceptable conditions**.

The Burnaby elevation should reflect the residential character of this side street more than these drawings indicate. At present it is comprised of a solid wall of seven houses without interruption or relief. This appears to be in conflict with the existing street character which is comprised of detached houses. At a minimum we would expect that the building mass be broken up into semi-detached structures and that additional articulation and reliefs be sought to integrate this development with its surrounds.

In looking at the composition of the development in its entirety, there is some concern about the **set of six interior townhouses**. These appear to be clustered in a block and provide only one face capable of accommodating windows. This alone raises substantial questions as to whether these will be viable units that may prove to be impracticable and problematic, not only to the developer but also to the community over the long haul.

FOR MORE INFORMATION visit www.areca.info

ARECA 2011

The continued strength of any organization is often measured by its numbers. More and more, decision makers ask the question "How many people do you represent?"

If you believe as hundreds of households do that ARECA must continue to be active and strong, please support YOUR COMMUNITY!

Whether you donate to ARECA or not, please return this form to be on our email list.

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Please print clearly - thanks!

EMAIL LIST

___ ARECA Meetings & Events

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(eg. zoning, planning)

Household \$20.00

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"The ratepayers organization has a history of positive engagement in the responsible redevelopment of the area.

Congratulations to ARECA on good community citizenship!"

M.P. Joe Volpe

Please return this form with payment
to the Annual General Meeting - Monday, October 18th
or mail or drop off to: ARECA, c/o 23 Elwood Blvd. Toronto, ON M4R 1B8



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