

Planning & Environment Report

By Ron Moeser, Planning & Environment Chair

EAST AVENUE SITE APPLICATION

The City of Toronto has approved the application for the former East Avenue Toronto Separate School site, ignoring the views of the West Rouge Community. The West Rouge Community Association met with the developer for more than a year to address the issue of compatibility with the surrounding community. The issues that concerned the WRCA were: 1) Height of the units (three storeys), 2) Size of the lots (only half that of lots on adjoining Broadbridge Drive and Hartsville Avenue), 3) Setting of a precedent for future planning in the West Rouge area.

After a year of negotiations the developer refused to change the height and lot size. At a recent public meeting 230 residents of this community voiced their opposition to this inappropriate proposal. The message from the Mayor has been “We support our communities.” Why were we ignored when the opposition to this application was so overwhelming? The Official Plan states that “Development criteria should respect and reinforce the physical patterns and character of established neighbourhoods” but this was ignored by our representatives at City Hall.

West Rouge residents and the WRCA have always fought to preserve the character of the community, but never have we been so ignored by our elected officials. The WRCA has voted to appeal the application to the Ontario Municipal Board and established a committee to advise the board on the details of the appeal.

Les Cabell who headed up the sub committee did an outstanding job trying to negotiate a reasonable solution for the residents of West Rouge and deserves to be commended for his efforts. Thank you.

NO FRILLS STORE APPLICATION (FORMER WHITE ROSE PROPERTY)

No Frills had applied to build a store on the former White Rose property. The application was submitted to the City in June 2005 and the WRCA was made aware of the application in November 2005. We are trying to get information on the plan and have asked Councillor Cowbourne for a bump up to apply Site Plan Control, so the community has a voice in the process.

The WRCA sent letters requesting a Site Plan but were refused on two occasions. We would like to deal with No Frills in good faith and to discuss issues that are of concern to the Altamont Nursing Home and the local community. The proposed building backs onto the Nursing Home and it is felt that the noise and fumes from truck traffic would have a substantial impact on the frail and elderly. We are willing to work with No Frills to ensure these concerns are addressed. With Site Plan Control, the community would have a much stronger voice in the process.