

ARECA 2012

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.

| | |
|------------------------------------|---|
| Name: _____ | EMAIL LIST |
| Address: _____ | ___ ARECA Meetings & Events |
| Postal Code: _____ | ___ Public Meetings (eg. zoning, planning) |
| E-Mail Address: _____ @ _____ | |
| Telephone: _____ | |
| <input type="checkbox"/> Household | \$20.00 |
| <input type="checkbox"/> Senior | \$10.00 |
| <input type="checkbox"/> Donation | \$ _____ |
| | Total _____ |
| Method of Payment: | |
| <input type="checkbox"/> Cash | <input type="checkbox"/> Cheque |

Please print clearly - thanks!

Please return this form with payment.
Mail or drop off to: ARECA, c/o 23 Elwood Blvd. Toronto, ON M4R 1B8

**If you live within this area,
you should be joining ARECA!**



Many thanks to David Batori for sponsoring this Newsletter.

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www.areca.info

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ARECA
Avenue Road - Eglinton
Community Association
More than 20 Years working on behalf of the Community
1988 - 2012

YOUR Community Association The Newsletter for
YOUR Community Summer 2012

information@areca.info
www.areca.info

ARECA working to be ahead of the game and to make development in the Community better for residents, the general public and the developers ...

ARECA has been working busily as YIMBYs (Yes, in my back yard) in a cooperative way with developers and a number of the other local Community Associations. Our area is prime for developers and development on a major scale. The City is permitting increased height and density in areas identified for Intensification. Battling for smaller, shorter development is all but over. More than anything, it is the inconsistency of Council that ARECA finds most troubling. For example, the City recently defended a building at Orchardview & Duplex that is more than 11 times the allowed density. Now, just a block south at Duplex and Eglinton, the City is objecting at the OMB to a proposed development that is just 4 times the allowed density. Go figure? What message does this send to the community, to the developer and to those who would be most directly impacted?

ARECA has asked the question ... "What can the community gain?" In that question ARECA is really asking ... "How can the Community work with developers to enhance the public realm?" Clearly, the ground level, first floor and the one below is where the answer lies.

ARECA is working for greater setbacks, wider sidewalks, more and improved public spaces. Through the use of Section 37 money, developers understand that good planning can have a win-win outcome. Historically, that has not been the case. Premium Properties, the developer of the proposed building at the northeast corner of Duplex and Eglinton, have already signed-on to this concept.

ARECA has made this point at CORRA – the Confederation of Residents and Ratepayers of Associations. We believe community groups choosing to battle height and density will be consistently disappointed and public realm improvements might never materialise.

It is a new way of looking at our community and showing leadership. We're working to enhance the privileged place in which we live. ARECA has focussed its efforts thus far in a document entitled, "The ARECA Statement". This dynamic work can be seen at www.midtownplan.ca/36/ARECA_statement.pdf We encourage residents to not only review this document but to share it with others in the City and to give us your feedback at information@areca.info.

A new way of looking at our community and showing leadership.

One of the remarkable things about all of this is that it is being led, not by City Planners, not by anyone at City Hall, but by concerned citizens. And, the concept is gaining traction across the City!

With major developments coming, such as the Eglinton LRT, we have the opportunity to make a difference and help direct this change. We encourage you to visit www.areca.info often to keep up to date. At the same time, we invite you to donate to ARECA by completing the form and sending in your contribution which will assist in continuing to make our area a great place to live.

TAKE A WALK IN THE PARK



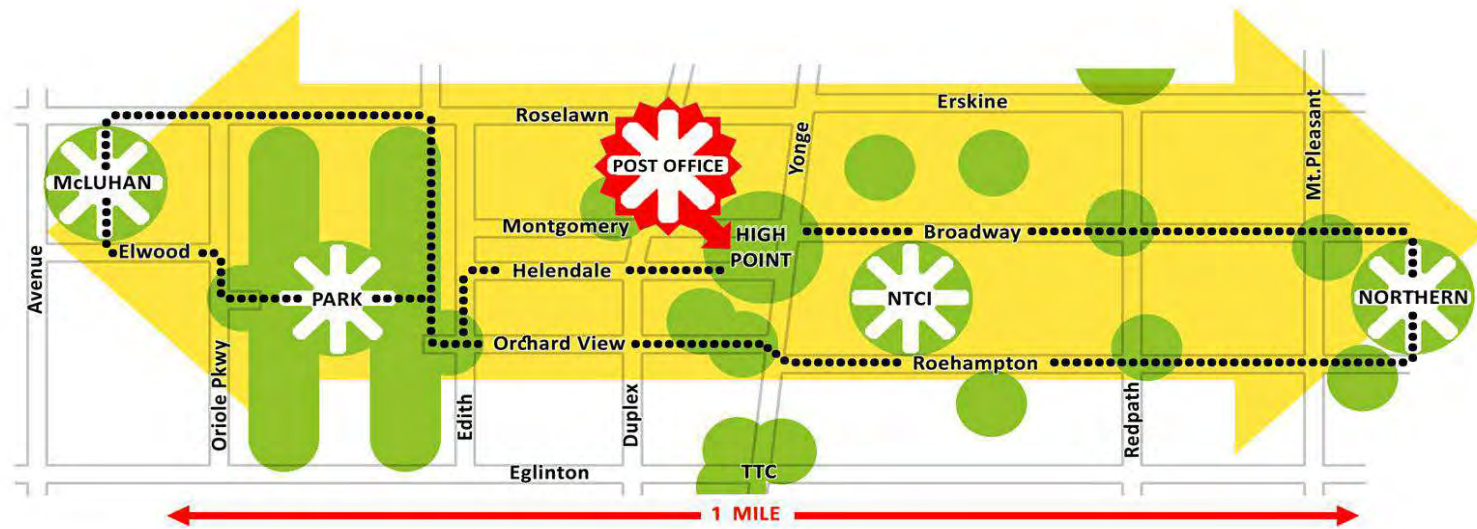
MARK YOUR CALENDAR!

Saturday, June 16
Join with your neighbours to see what could be!
Details Inside ...

TAKE A WALK IN THE PARK

Saturday, June 16/12 - 11:00 am

Meet at the Post Office at Yonge & Montgomery



See What Can Be...



Ways to nurture a greener, healthier natural environment



Ways to improve our evenings' enjoyment with effective lighting



Ways to push aside obstructions and so find more people space



...to improve and interconnect our park places and open spaces



...to widen footpaths to accommodate people comfortably



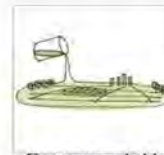
...and to provide for - rather than - put up with canine 'pmail'.



...to transform our streets into parks and people spaces.



...to provide furniture so that we may pause and enjoy the moment.



Support the Eglinton-MidTown Plan <http://midtownplan.ca>

ARRIS

The Eglinton Crosstown LRT ...

Construction begins this year and the LRT is scheduled to open by 2020. Among the 26 planned stations, there will be ones at Bathurst Street, Chaplin Crescent, Avenue Road and of course, Yonge Street. ARECA is working diligently to try to get the best possible outcome for the Avenue Road station. Planned properly, the new LRT Station will be a community benefit.

Over the next number of years we can expect traffic disruptions along Eglinton. We have learned the TTC land at Eglinton and Duplex (the old bus bays) will be used as a staging area for the construction in an effort to minimize disruption.

More details can be found at www.thecrosstown.ca



City of Toronto Environment Day for Ward 16

Thursday, Sept. 6th ~4:00 pm - 8:00 pm.

North Toronto Memorial Arena Parking Lot.

For a listing of all Environment Days see www.toronto.ca/environment_days/schedule.htm

Tree cutting

When is a permit required and the process to obtain a permit?

Urban Forestry By-Laws regulate the injury and destruction of trees on both City and privately owned land. Below are tree related by-laws which are currently in effect within the City of Toronto. Basically permits are required for all city and Ravine trees. For private trees you require a permit for any trees larger than 30 cm measured at Breast Height.



- City Street Tree By-law (Article II of Chapter 813)
- Private Tree By-law (Article III of Chapter 813)
- Ravine and Natural Feature Protection By-law
- Filling and Grading By-law (former City of Toronto)
- Filling and Grading By-Law (former City of Etobicoke)
- Parks Bylaw

Your Chimney might need a raise!



With new homes being constructed nearer to existing homes, it is possible for existing homeowners to have to raise their chimney higher! Read more about this at www.areca.info and learn what you can do to possibly protect yourself from a major expense!

What about properties that do not cut their grass? Is there a bylaw that addresses properties with long grass and weeds?

Municipal Licensing and Standards also addresses issues as it pertains to long grass and weeds as well as garbage on both City property and private property.

Long grass and weeds is addressed under Municipal Code Chapter 489, also known as the "Long Grass and Weeds bylaw." The bylaw regulates the length of grass on a property as well as noxious weeds as designated under the provincially legislated "Weed Control Act." The length of the grass or weed(s) must not exceed 20 cm (or approximately 8 inches).

Development Issues ARECA is Watching

- * Avenue Road and Burnaby(former St. Margaret's Church)
- * Duplex and Eglinton - NorthEast Corner
- * 31 Helendale - Neon II
- * Roselawn between Edith Drive and Duplex

Interested in learning more about any of these items?
We have links to these and much more at www.areca.info