



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

Orchard View and Duplex – Continues to be a HOT TOPIC

The proposed development of the corner at Orchard View and Duplex has been occupying a lot of ARECA's time and effort of late. The latest proposal for a 17 storey rectangular building was sprung on the community towards the end of May. Much to our surprise, the plan was scheduled for a June hearing at the North York Community Council. We had to move fast to correct that situation and at ARECA's request the item was withdrawn from the agenda. On July 13th the community met with the City Planner who heard in no uncertain terms why the community felt the proposal was unacceptable. Toronto's City Planning Department has a number of policies and guidelines that govern how tall buildings should be designed so that the quality of life for all residents is properly managed.

Approximately 75 local residents attended the meeting with the vast majority believing that these policies and guidelines were being ignored for the Orchard View and Duplex area. A final decision from the Planning Department has yet to be published but should it approve such an overwhelming development Councillor Stintz has indicated that she would reject the plan at the North York Community Council. Should the developer appeal to the Ontario Municipal Board the Councillor will support the community in opposing it.

Among the principal objections are the loss of open space, sky view and privacy. Many of the residents in the adjoining building would have a significant deterioration in their quality of life. The single family residences immediately to the north and the neighbourhood to the west would suffer the effects of severe shadowing. The area already has chronic traffic and parking problems that would be compounded by such a large building. Apart from the overwhelming size of the proposed building, ARECA feels all these issues have not been properly addressed and supports the need for a comprehensive study as well as the correct application of the policies and guidelines for redevelopment at this corner.

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 2010 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.