



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

ARECA prepares for battle at the Ontario Municipal Board.

ARECA, along with the Stanley Knowles Cooperative – with the endorsement of the Federation of North Toronto Residents Associations (FoNTRA) - are proceeding to the OMB on August 9 to appeal the Neon proposed development at the north-west corner of Orchardview and Duplex, beside the Northern District Library. The Stanley Knowles Cooperative is the apartment building above the library.

“If the Neon gets built it will become the developers’ POSTER-BOY for ignoring Transition when building beside our neighbourhoods. The Neon has the greatest exception for zoning heights, densities and set-backs in North Toronto”, states Terry Mills, Planner ARRIS.

The Neon ignores the Transition called for in the Official Plan and in the Yonge Eglinton Secondary Plan whenever a development in a Centre, Mixed Use Area or Apartment Neighbourhood is beside a Residential Neighbourhood. Furthermore it exceeds the existing Zoning density by 1,000% an increase 4-times greater than the Minto project. It exceeds the existing Zoning height by 480%, 2.5 times greater than the Minto project.

The proposed Neon building is situated right on the Library’s property line, significantly blocking the Library’s light. Ann King said the building would cut off views for seniors and people with disabilities living in the co-op. King is the chair of the board of directors of the Stanley Knowles Housing Co-op.

In addition, it places 60 of its apartments right along the Library’s property line grabbing the Library’s air-rights without any compensating payment. “In these days of City of Toronto cost and revenues it is shocking that the City-run Library Board are oblivious to the revenue that they are ignoring”, Patrick Smyth Director Planning and Development for ARECA.

ARECA encourages neighbours and residents to visit www.NeOff.ca to read more about why this development needs to be stopped, to sign the online petition, join the list for updates and donate online. “This isn’t just a massive development on our doorsteps, it sweeps aside the planning conventions we rely upon to protect our neighbourhoods throughout the City and will lead to further widespread aggressive intensification abutting neighbourhoods everywhere.”

ARECA is saddened by the extent of the misinformation put forward by the opponents of good planning. Since Council gave its final approval, a small group of local residents

have been meeting to discuss the Site Plan Agreement. The formation of this group, and what has transpired, has been conducted in secret with no open communication. ARECA finds this situation indefensible and more committed than ever to maintain a steady stream of feedback to all residents.

ARECA welcomes all contributions to assist with the cost of going to the OMB. Donations can be made on line at www.Neoff.ca or cheques payable to ARECA (re OMB Neon Appeal) or cash, sent to ARECA, 23 Elwood Blvd, Toronto M4R 1B8.

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 2011 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.