



**ARECA**  
**(Avenue Road Eglinton Community Association)**  
[www.areca.info](http://www.areca.info)

**NEON OMB Appeal**

ARECA, together with the Stanley Knowles Cooperative at 38 Orchard View Boulevard appealed the Neon Condo development at Orchard View Boulevard and Duplex Avenue in August.

Patrick Smyth a spokesperson for ARECA advises that "Our OMB Appeal ended on Wednesday August 10.

Changes and corrections were made to the by-law relating to the NEON development. Based on those changes, it was no longer necessary for Stanley Knowles or ARECA to continue our appeal. We therefore withdrew our objection on the basis that the by-law as amended be approved. The Ontario Municipal Board approved the amended bylaw which will be passed back to the City for ratification.

We believe we achieved a meaningful outcome that is beneficial to the residents of the Stanley Knowles Cooperative, the residents of Yonge/Eglinton and the wider community. Developers have to know that they will be challenged by resident's associations when their proposed developments are excessive."

**Traffic dangers due to closure of Orchard View Boulevard at Yonge Street.**

ARECA is requesting that the City conduct a traffic study of the area around Duplex Avenue , Orchard View Boulevard, Helendale Avenue and Montgomery Avenue

Since the closing of Orchard View Boulevard at Yonge Street by Councillor Stintz, displaced traffic has migrated to the neighbourhood streets north of Orchard View.

Residents are concerned that there is no four way stop at Helendale Avenue and Duplex. Drivers are now using Helendale as the alternative to Orchard View off Yonge Street. Matthew Kou a resident of Duplex at Helendale is very concerned since the traffic on Duplex does not stop for vehicles crossing and turning off Helendale and some near accidents have occurred at the intersection.

The justification made by Councillor Stintz to close off the Orchard View Boulevard at Yonge Street was that it was a busy intersection. In effect, ARECA believes that all that closing off the intersection has done is move the problem one street north. ARECA has learned that no traffic study was done prior to Orchard View being closed and in fact the last traffic numbers were collected in 2006.

*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](mailto:information@areca.info).*