



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

**No more Intensification without Consolidation.**

Intensification in the Old City of Toronto has been significant since Amalgamation. The pressure this has put on communities throughout the GTA has been enormous. The many references to "stable Neighbourhoods", "transition to Neighbourhoods" and other such "assurances" in the 2006 Official Plan have proved too weak for communities to relax their vigilance. The old City of Toronto is already the most dense in the entire GTA. Its residents have already endured more than their share of intensification. The lack of comprehensive planning in the new City is evident in the quality of transit by road, rail, air, car, bike or foot. This is especially true at ground level. As the Private Realm has grown the Public Realm has shrunk. In effect, people are being squeezed to make room for condo buildings. The Section 37 funds that are intended to mitigate any damage to stability and quality of life because of shadow or loss of privacy take years to materialize, if ever. ARECA believes there should be no more intensification without consolidation of open space in the Public Realm. We support the plan to consolidate open space and improve the Public Realm ([www.midtownplan.ca](http://www.midtownplan.ca)). An easy to read and understand planning report has been prepared for ARECA and the community. It is called "A Planning Thriller" and includes some of our suggestions to improve the planning process. If you would like a copy, send your name and address to [information@areca.info](mailto:information@areca.info).

**Post Office Station 'K'.**

ARECA is supportive of the drive to obtain a "Historic Neighbourhood Designation" for the Public Domain directly in front of Postal Station 'K'. While we support the movement to preserve the actual building, ARECA sees the need to develop open space at that location. This cause could be furthered by developers in the immediate area. It is in their best interests too since owners of the condos they will build will appreciate North Toronto having its own Town Square right on their doorstep. The buildings currently surrounding the Post Office building will all be re-developed in the near future. Let's focus on the whole area and not just the one building.

**Roselawn Avenue development.**

The developer of vacant housing at 117 to 129 Roselawn Avenue has not been allowed to organise a "BBQ Meet and Greet" with neighbours. This is unfortunate as the local residents need a vehicle through which they can voice their concerns. ARECA believes the community should become involved with developers before development applications are filed. ARECA understands that the North District Community Planning

Department is promoting the idea of a condo building. It is less-than-satisfactory that the North District Community Planning Department makes decisions affecting local communities without first soliciting the opinion of local residents. A planning report prepared for ARECA suggests that house-form development would be more in keeping with the street. ARECA has asked the developer to secure a meeting place nearby to discuss the issues.

*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 or to renew your membership send a cheque for \$20 (\$10 seniors) 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).*