



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

ARECA invites you to a Special Evening – on Tuesday November 6th.

ARECA AGM

Mark your Calendar for November 6. ARECA will be holding its AGM and community meeting at the North Toronto Community Centre, 200 Eglinton Avenue West at 7 pm. All are welcome.

This year's AGM **focuses on Community Planning**. Invited guests include Mike Colle, MPP Eglinton- Lawrence and Jennifer Keesmaat, Chief Planner. With the vast amount of ongoing development, the proposed developments and future vision for the ARECA area and next to us, we welcome the opportunity to meet and hear what Ms. Keesmaat has to say. Ms. Keesmaat, an urban planner, started with the City in September. Her experience includes major master planning projects across Canada including Lethbridge, Moncton, Regina and Halifax. Don't miss this opportunity to listen to and speak with the person who will play a major role shaping the look of Toronto in the years to come. Mike Colle has been showing leadership on the redevelopment plans for Postal Office Station 'K'. ARECA supports the creation of a Heritage Neighbourhood Designation for the area occupied by Station 'K' and encourages retention of the historical aspects of the High Point in North Toronto. Both have a vision for the Public Realm and Open Space that is shared by ARECA.

INTENSIFICATION

ARECA's greatest concern is for **retention of Open Space** as Intensification keeps its pace. As the Private Realm has grown the Public Realm has shrunk. Small property owners have to make room for condo buildings that are going higher and higher. ARECA understands that this is a fact of life. ARECA also understands that whatever community open spaces we still have are being occupied by more and more residents. One estimate is for between 15,000 and 20,000 new residents to soon come to Eglinton-Midtown. Nearly half of the buildings have either already been built or approved by Council.

The greatest impact of increasing building height and density is on our neighbours.

Neighbourhood loss of sunlight and privacy is profiting developers and can impoverish quality of life for existing residents. ARECA has identified this as a major concern with our public processes. It is an area where a community association has a role to play. Unfortunately, neighbourhoods are generally ill-equipped to defend the Official Plan. The

range of challenges Intensification has brought has been extensive. In a world stocked with lawyers and experts, funding OMB fights about height and density is unsustainable. ARECA and most other community associations operate on a volunteer basis fully dependent on private donations.

ARECA continues to show leadership and work with other neighbourhoods challenged by Intensification. We believe in Pre-Application discussions with developers. We are eager to engage with the North District Community Planning Department to establish comprehensive “community-based planning” for North Toronto and Eglinton-Midtown. ARECA's position is that regardless of the amount, magnitude and extent of development that occurs - it requires the **production of a good and comprehensive Public Realm outcome.**

Stable, safe 'Neighbourhoods' and stewardship in the Public Realm is the focus of the volunteer directors on the ARECA Board. They are excited to have Chief Planner Jennifer Keesmaat attend the ARECA Annual General Meeting. Her vision for how the City will protect and enhance the Public Realm, and how organizations like ARECA can have input, are commendable. Mike Colle has extensive knowledge of the challenges when faced with Intensification. This is an excellent opportunity to hear from people who play major roles in shaping where we live. **We encourage you to attend this meeting.**

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 2013 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.