



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

Many thanks to the great bunch of volunteers who helped organize the recent ARECA Annual General Meeting. The audience heard excellent commentary from Toronto's Chief Planner, Jennifer Keesmaat, local planner Terry Mills and MPP Mike Colle. Terry Mills has estimated an additional 15,000 residents will flow to Midtown under current planning conditions. The impact of this at street level will affect all residents and must be carefully planned. Jennifer Keesmaat encouraged community associations to get involved in the planning process. There was a sense of optimism after the meeting that a comprehensive Plan for Midtown will soon be developed. Already, City Planning is preparing a Public Realm Master Plan that if approved in the City Budget will report at the end of 2013.

Mike Colle gave an update on Postal Station 'K'. Many of our politicians were noticeable by their absence in the cause to preserve the 1936 building. The site has been sold to a development company. ARECA welcomes the opportunity to collaborate on a major neighbourhood project on the High Point. If improvements to the public realm are to be achieved during development is the best time to start. Without Mike Colle's efforts many in our community would not have been informed at all.

The first meeting of the Helendale Block Study took place in early November. ARECA was not impressed with the lack of progress. The meeting took residents through familiar territory and no new ideas. The community has submitted some ideas and only the architect for one of the developers, Pemberton, presented some indication of what could happen on this block. There will soon be two large buildings erected immediately to the south of the Post Office on Yonge.

For a long time now ARECA has been asking for a proper traffic study to be done for the intersection of Orchardview and Duplex. Apparently this has been done and it was reported to ARECA that the intersection is safe. The Transportation Department observed the intersection for one hour between 2pm and 3pm. ARECA wasn't told what day, month or year that the one hour observation took place. There was no communication to the local community and no feedback requested. ARECA is not confident that the public safety issues at this intersection have been properly addressed. It requires more than a single hour of observation.

ARECA attended the final OMB meeting regarding the Premium property at 36 Eglinton West. The City has promised to use some of the Section 37 monies to make public realm improvements in the immediate area. We have been told some funds will be used to address the Orchardview/Duplex intersection. This has been a good outcome for those of us who believe developers must pay more to improve where we all live.

The owners of 90 Eglinton West (Madison Homes) intends to build a very tall building at the corner of Henning Avenue and Eglinton. The local councillor has already indicated that the property owners will not get more than 18 to 20 storeys. However, the majority of residents on Henning Avenue know that anything over the existing 6 storeys will have an impact on their quality of life. All the more reason for a collaborative and inclusive approach to planning for the area.

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.