

ARECA 2013

The continued strength of any organization is often measured by its numbers. More and more, decision makers ask the question "How many people do you represent?"

If you believe as hundreds of households do that ARECA must continue to be active and strong, please support YOUR COMMUNITY!

Whether you donate to ARECA or not, please return this form to be on our email list.

EMAIL LIST	
Name: _____	<input type="checkbox"/> ARECA Meetings & Events
Address: _____	<input type="checkbox"/> Public Meetings (eg. zoning, planning)
Postal Code: _____	
E-Mail Address: _____ @ _____	
Telephone: _____	
Please print clearly - thanks!	
<p>What's \$20? \$20 = a few cups of coffee at your local coffee shop. \$20 = 6 cash fares on the TTC. \$20 = half the monthly cost of the Globe and Mail delivered to your door. The list can go on and on.</p> <p>ARECA believes the \$20 it asks from households in the area to be a fair amount. Given ARECA's activity, the number of issues and concerns ARECA is involved in, we encourage all residents to INVEST IN YOUR COMMUNITY. Isn't it worth \$20 a year?</p>	<p><input type="checkbox"/> Household \$20.00</p> <p><input type="checkbox"/> Senior \$10.00</p> <p><input type="checkbox"/> Donation \$ _____</p> <p>Total _____</p> <p>Method of Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Cheque</p>

Please return this form with payment.
 Mail or drop off to: ARECA, c/o 23 Elwood Blvd. Toronto, ON M4R 1B8

If you live within this area, you should be joining ARECA!



Many thanks to David Batori and Mark Bultje for sponsoring this Newsletter.

information@areca.info
 www.areca.info

db
 mark bultje david batori
 Sales Representative Broker
 C 416 473 5550 C 416 727 7283
 O 416 486 5588 O 416 486 5588
 mbultje@remax.net dbatori@remax.net
 www.davidandmark.com

Call now for a complimentary consultation to determine the current market value of your property.

RE/MAX
 RE/MAX Hallmark Realty Inc., Brokerage
 Independently owned and operated.



ARECA
Avenue Road - Eglinton
Community Association
More than 20 Years working on behalf of the Community
 1988 - 2013

YOUR Community Association The Newsletter for
 YOUR Community Spring/Summer 2013

information@areca.info
 www.areca.info

ARECA working to be ahead of the game and to make development in the Community better for residents, the general public and the developers ...

Decisions, Decisions, Decisions ... Who should be making the Decisions?
ARECA believes the Community should have a significant say.

BLOCK STUDY

It's been almost a year since the Helendale block study was announced. ARECA attended 3 meetings organized by the North York Community **PLANNING?** Department and 3 organized by the Stanley Knowles Cooperative SKC (This is the building above the Northern District Library). Terry Mills, Planning Strategist presented a "community-crafted" proposal. If adopted, it would create a back lane from Orchard View Boulevard to Montgomery Avenue. There were many ideas for improvement in the public realm. The SKC had suggestions to improve the publicly accessible spaces in and around the Library building. The community's plan included the Postal Station 'K' site, referred to as "The Highpoint" and Montgomery Square. ARECA pressed for a traffic island solution to the public safety issues at the intersection of Duplex Avenue and Orchard View Boulevard. The North York Community Planning Department has not yet released their block study report. We have been told that it will be the simplest solution that accommodates the 26 and 24 storey condo buildings at the corner of Yonge Street and Helendale Avenue. Neither will the City solution take into account the Station 'K' proposed 26 storey condo development. Both ARECA and the SKC believe it is now when this cluster of development is taking place, that the greatest improvements to the public realm could be achieved.

MIDTOWN PLANNING GROUP

It is almost a year since the announcement of the Midtown Planning Group. It was intended to mitigate the limitations to good planning in the Midtown area that is overseen by three councillors and two planning departments. The Midtown is expected to see a significant influx of new residents over the next few years. The many condo building projects already underway and what have already been built attest to this. The "apartment neighbourhoods" are undergoing massive change and there is still no sign of a master plan for the public realm. The planned LRT will bring considerable redevelopment at the Yonge and Eglinton intersection. The current rate of change accentuates this loss of time.

IS WARD 16 PLANNING?

Planning in Ward 16 continues to be chaotic and sporadic. This is in spite of a steady stream of suggestions for good planning put forward by community organisations and community leaders. ARECA is concerned that the public realm outcome will not be a robust one. However, there is only so much community organisations, like ARECA and the SKC can do. We welcome the opportunity to help shape the emerging Midtown but our input needs to be given a heavier weight and encouragement. Otherwise, a large part of where we live will be designed at the hands of the development industry or the OMB. A once-in-a-lifetime opportunity exists to do better than that. The ARECA website www.areca.info has links to much of the work we have been involved in and the www.midtownplan.ca site operated by Terry Mills.

Let Councillor Stintz know how you feel about Planning and how the community should have a significant say

Sign Up on Roselawn

ARECA and local residents have been following for a few years the abandoned houses on the south side of Roselawn, west of Duplex. They have sat abandoned for a few years and just recently, the Development Proposal was posted (see picture).

The sign indicates that an application to build 12 townhouses has been submitted, and an application to demolish rental housing. This will result in a report from the North York Community Planning Department before it is scheduled to be heard at the North York Community Council.

ARECA's position is to support the proposed townhouse development and this is what the neighbours wish to see in this location. We invite comments from residents.

The issue about rental housing is interesting. ARECA anticipates the applicant will claim that the houses have not been rented for some time and should be exempt from regulations regarding rental housing replacement. It is to the applicant's advantage to have the buildings demolished since that means lower property taxes while waiting to develop.

The City has suggested a 4 storey box-like condo building to replace the rental housing and to intensify the neighbourhood. Comparisons to the NEON and the rental housing it replaced will be made.



Garbage Collection Front or Side Pick Up

Do you know?

Front and side door collection of garbage and recycling and green bin is **only provided to those residents who are not physically able to carry their materials to the curb** and who do not have an able bodied person living with them who can take the materials to the curb. (Eligibility is not age related)

Yard waste, large appliances (White Goods) and furniture items (Bulky Items) are NOT eligible for front/side door collection. These items are collected at curbside only.

Contact 311 if you would like application form mailed to you. This application must be completed and signed by your physician.

Current Issues of Concern to the ARECA Community Include:

- * Orchardview/Duplex pedestrian crossing.
- * Eglinton Park Refurbishment
- * Premium Building 36 Eglinton West. - 36 Storeys.
- * Roselawn - Contaminated development site.
- * Yonge/Helendale - 29 storey Development Application.
- * Helendale - 25 storey Development Application.
- * Henning/90 Eglinton west - 36 storeys Pre Application.
- * Toronto Hydro Building Eglinton/Duplex - development site.
- * Postal Station 'K' and Historic Neighbourhood Designation.
- * The Eglinton LRT

**Add any concerns you might have that ARECA should know about.
Visit www.areca.info or email information@areca.info**

What's Happening at Allenby School?

No doubt you have noticed lawn signs throughout the ARECA area about Allenby Public School. ARECA went to Principal, Jennie Ucar and she has kindly provided the following response. We thank Principal Ucar for her contribution.

The Pupil Accommodation Review process that has been underway for 5 schools in Ward 8 follows a TDSB protocol. All the 5 schools involved (Armour Heights, John Wanless, John Ross Robertson, North Prep and Allenby) have space limitations and with Full Day Kindergarten coming in September 2014, this Review process was put in place to determine possible solutions. There have been in depth reviews of space at each school and a series of meetings, some with a smaller committee from each school and some with the wider public. Options that have been considered are relocation of programs and/or grades, redrawing boundaries, repurposing space within schools and building classrooms. The other schools in the PART have been able to find and repurpose space within their schools, and very few people support boundary changes. At this point the proposed solution for Allenby is to build 2 additional classrooms, and only to change boundaries for French Immersion.

Once the TDSB Trustees approve the proposed solutions, the Ministry needs to approve the plan and at that point there will be a separate process in which tenders put out for the construction and details such as location and timelines will be confirmed at that time.

Although you can find updates on the APA website, it is not an APA process, but a TDSB one, so the most comprehensive information can be found on the TDSB website. Go to this link: [TDSB's Ward 8 PART Process page](#).

We recognize that there are considerable challenges with parking and traffic in the area and will be working with the City of Toronto and the TDSB to generate workable solutions to ensure safety in and around the school.

*Jennie Ucar
Principal
Ecole Allenby School*

Eglinton Park Field House...

You may have noticed the "Field House" in Eglinton Park is undergoing a renovation. It will become the North Toronto Soccer Association's "Centre of Excellence" - an indoor education facility. There is lots of information regarding how the renovated space will benefit the community at the NT Soccer web site ... www.ntsoccer.com.

As well as training/educational use, the building will better utilise the existing space and better serve the entire community. There will be 2 water bottle filling stations accessible to all users of the park and NT Baseball will continue to have their storage facilities.

Congratulations to NT Soccer for this major community based initiative.

**Interested in learning more about any of these items?
We have links to these and much more at www.areca.info**