



# ARECA

Avenue Road - Eglinton Community Association

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**ARECA**

**YOUR** Community Association

The Newsletter for **YOUR**

**Community**

SPECIAL SUMMER EDITION

*"Serving the Community for more than 20 years"*

**UPDATE - AUGUST 10, 2010**

**ORCHARD VIEW AND DUPLEX DEVELOPMENT**

*Report on Working Group Meeting of August 9, 2010*

ARECA attended the Working Group meeting on Monday, August 9th.

The **Final Staff Report from the Planning Department** was issued earlier than expected last week. The report **approves of the current proposal for an overwhelming 17 storey rectangular building for the corner of Orchard View and Duplex**. The result of all this is that the **community must now move quickly to resist all of the bad planning aspects in this development proposal**.

The community is **still suffering from a lack of disclosure and information**. At the Working Group meeting the councillor was instructed to ensure the appropriate City Staff responded to the community's needs. The answers to these questions are fundamental to the community's position. The meeting focused on a number of issues that are known to be unacceptable to the community. To these issues **the Working Group has comprised a list of "amendments" that will be considered by the North York Community Council on August 17th at 3.30pm**. On that day **the councillor will propose that these amendments be adopted before the application proceeds**. If the developer does not agree with this the way is open to take the matter to the OMB. **The councillor has assured the community that the City will oppose the developer at the OMB**.

Some aspects of this application that are not acceptable include;

- \* Inadequate set-backs from all property lines.
- \* Inappropriate use of Angular Plane tests.
- \* Unacceptable encroachment onto public domain sidewalk along Duplex.
- \* Poor siting and orientation leading to loss of skyview, privacy and increased shadows.
- \* Poor planning leading to future problems at Duplex and Helendale.
- \* Poor planning leading to planning limitations on Library site.

By far the **most egregious demand** in this developer's proposal **is the density**. At **over 10 times lot coverage** the building **would be more dense than any building**, even those in the Yonge Eglinton Urban Growth Centre! The City has policies and design guidelines that are intended to control building height and density. **For some unknown reason, these policies and guidelines have been largely ignored by the City of Toronto Planning Department**.

**Questions? Email: [information@areca.info](mailto:information@areca.info)  
Your questions will be responded to!**

**Please contact Karen Stintz - email: [councillor\\_stintz@toronto.ca](mailto:councillor_stintz@toronto.ca)  
tel: 416-392-4090 and tell her you support the amendments!**