

Dear Members of the North York Community Council,

Item - NY36.79

The Avenue Road Eglinton Community Association (ARECA) opposes this application. ARECA has been involved with this redevelopment since 2002.

The corner of Orchard View and Duplex is a small portion of an Apartment Neighbourhood block. It sits beside the Stanley Knowles Cooperative building and three detached single family residences. The site is small and worthy of redevelopment, but not at the level requested.

At 10.2 times density, this building is more dense than any in the adjacent Urban Growth Centre area. The site is in the block to the north of the Yonge/Eglinton Centre. The Yonge/Eglinton area has already achieved its desired intensification targets as laid out in Toronto's Official Plan.

ARECA believes the density for any redevelopment on this site does not need to be so intense and should be more like 6 times density rather than the 10.2 times density requested.

Furthermore, we believe any building must respect the policies and guidelines already adopted by Council. These policies and guidelines are designed to ensure proper fit. In this application these policies and guidelines have been ignored.

We hope you will see fit to deal with this application accordingly.

Yours truly,

Dorothy Smyth

President
Avenue Road Eglinton Community Association

August 16, 2010