

ARECA

Avenue Road - Eglinton Community Association

information@areca.info

www.areca.info

ARECA

YOUR Community Association

The Newsletter for YOUR

Community

November 2006

The Election is over ...

What does the Municipal Election Mean to us?

Join us November 14th as we will have a panel of experts discuss the results, respond to your questions and offer their opinions.

We also plan to have our newly elected Councillor in attendance.

NOTICE OF ANNUAL MEETING North Toronto Memorial Community Centre 7:30 pm. TUESDAY November 14, 2006

TAKE NOTICE that the annual general meeting of the members of the Avenue Road-Eglinton Community Association will take place at the North Toronto Memorial Community Centre at 7:30 p.m. on TUESDAY, November 14, 2006 for the following purposes:

* Election of Directors and Approval of financial statements.

* Discussion and consideration of any other business or issue raised at the meeting.

In addition to its regular activities the Association has representation on a number of Boards and Committees and needs to increase the number of active directors and/or committee members to fulfill its functions on the

Arena Board, Community Police Liaison Committee 53 Division, Community Centre Advisory Council, CORRA, FoNTRA and other organizations. INTERESTED RESIDENTS OF THE AREA ARE ENCOURAGED TO PARTICIPATE AS DIRECTORS OF THE ASSOCIATION OR AS COMMITTEE MEMBERS. Directors' meetings are held monthly, excluding July and August.

Members are entitled to vote by written proxies submitted to the Secretary of the meeting. Nominations for directors must be in writing, submitted on or before November 7, 2006 to the Secretary, Avenue Road Eglinton Community Association, c/o 504 Castlefield Avenue, Toronto, M5N 1L6

ANNUAL MEETING AGENDA

7:30 pm. Mon. Nov 14, 2006

1. Call to Order
2. Approval of Minutes of 2005 Annual General Meeting
3. Financial Report
4. Election of Directors
5. Introduction of Special Guests
6. Other Business
7. Adjournment

Our expert panel includes
Michael Visser, Co-Chair
Coalition for Municipal Change.

Have Concerns?

Want to be More Involved in Your Community?

Participate in and Support Your Community Association See You November 14

Visit ARECA on the WEB!

ARECA has launched its Web Site www.areca.info

email:information@areca.info

Some of this Year's Highlights

PLANNING INFORMATION MEETING A GREAT SUCCESS

On October 11, ARECA facilitated a meeting at the North Toronto Memorial Community Centre presenting Neil Cresswell, Manager of Community Planning for the North York District.

Mr Cresswell explained the planning process regarding developments, how by-laws and the official plan can be amended and what impact Community Associations and private citizens can have on the process. Mr. Cresswell also reviewed the Ontario Municipal Board (OMB) process.

Two proposed development sites in the area attracted the majority of the close to 90 attendees. The sites are the former St James Bond United Church site at Avenue Road and Willowbank Boulevard and the proposed development at Orchard View Boulevard at Duplex Avenue. However the meeting was of interest to all residents because it provided important information relevant to any potential development site in the City of Toronto.

St. JAMES BOND CHURCH SITE

At an information meeting organized by ARECA in May, the new owners of the St. James Bond Church site explained to the community that they planned to develop the site as a seniors' residence with just over 100 units. They said there would be a blend of bachelor, one and 2 bedroom units and that the facility would target healthy seniors rather than those needing "assisted living".

The developers showed plans for a 7 storey building that has 4.5 times coverage, the by-law allows 0.6 times coverage. In addition the proposed building would be 4 meters higher than the former church's roof line.

Those at the meeting in May raised concerns about there being only 14 parking spaces for over 125 residents plus staff, plus visitors. Neighbours state that parking is already at a premium in the area. Other concerns were increased volume of traffic due to service and garbage trucks, height and mass of the proposed building (it is much larger than what existed and is not in keeping with the residential neighbourhood) and shading from the much higher building and blocking of neighbours' views.

At the same meeting the developer stated they planned to proceed to obtain approvals from the City for the development. The current plan requires an Official Plan Amendment and a Zoning By-law Amendment. Provided they can obtain these amendments they expected to commence construction within 10-12 months from the May meeting. To date, ARECA is advised that no application has been received by the City for developing the site.

In the process of seeking the above noted amendments ARECA is advised that there will be a "community consultation process". This consultation process enables concerned residents and other interested parties to try to influence the decision and affect the development.

One of the things we are often asked is "Who do I contact and where can I get the number and other contact information?" Listed below are some of the commonly requested numbers ...

Toronto Police Service - 53 Division:

Emergency	911
Non Emergency	416 808-2222
Crime Stoppers	416 808-222-tips
Primary Response Unit	416 808-5300
Unit Commander	416 808-5314
Community Response Unit (main Number)	416 808-5319
Community Response Unit	416 808-5354
Community Response Unit	416 808-5328
Crime Prevention Officer	416 808-5337
Community Relations Officer	416 808-5308
Traffic Response Unit	416 808-5324
Criminal Investigation Bureau	416 808-5304
Street Crime Unit	416 808-5367/5323
School Liaison Officer	416 808-5333
Major Crime	416 808-5306
Youth Bureau	416 808-5351

City of Toronto:

Councillor Karen Stintz	416-392-4090
	councillor_stintz@toronto.ca
	www.karenstintz.com
Mayor David Miller	416-397-2489
	mayor_miller@toronto.ca
North Toronto Memorial Community Centre	416 392-6591
Public Works	
Drains, Water, Sewers	
Spills	416 338-8888
Garbage, Recycling, Yard Waste	416 338-2010
Roads, Sidewalks, Traffic, Snow Clearing	416 338-9999
	www.city.toronto.ca

Report from the President Andrew Sabbadini

The last year was a busy year for ARECA. The St. James Bond United Church was sold and knocked down. The new owners now propose to put a seven storey building where the church once stood. Over at Duplex and Orchard View, the owners of the three derelict houses that sit on the corner want to replace them with a 14 storey tower. Members of ARECA have been involved in speaking with the owners, the Councillor and the community regarding these proposed developments. ARECA has made an effort to keep everyone informed and to ensure that what happens at these sites is right for the community.

Over in Eglinton Park members of ARECA were important participants in Councillor Stintz's working Committee exploring options for dogs off-leash. When that Committee broke down after almost a year, our members went before the Economic Development and Parks Committee to make sure that everyone in the community has an opportunity to be heard before a decision was made and the by-laws were changed.

ARECA directors are also officially involved in:

- * Community Police Liaison Committee
- * North Toronto Arena Board
- * NTMCC Advisory Council
- * FoNTRA
- * CORRA

Collectively, the volunteer Directors have a huge amount of experience and give their time willingly. I would like to thank Jim Baker, Chris Gough, Gillian Jagasia, Erika Rubin, Rebecca Rosenberg, Patrick Smyth, Dorothy Smyth and Bob Warren for taking the time to sit on the ARECA board and for giving back to the community. I am also proud to say that one of our Directors, Charm Darby, has taken a leave of absence from the ARECA board so that she can run for City Council. Good luck Charm!

In associations such as ARECA membership numbers swell and shrink depending upon the events taking place in the community. I would strongly encourage anyone interested in getting more involved in their community to join ARECA. There are many interesting issues that we are involved in and we could always use additional members.

Finally, I want to thank Councillor Karen Stintz and her staff. Since Karen was first elected three years ago, she and her staff have always made themselves available whenever ARECA wanted to discuss an issue that was important to the community. On the development front, Karen has always been a strong ally and has spoken up in opposition against proposed developments which were not in the interests of the community. Thank you for bringing access back.

ARECA Financial Update

Our organization's fiscal position is sound although our limited resources require us to carefully prioritize where and how we spend money. While we have sufficient resources to carry on our activities and to focus on the highest priority issues to the community, greater financial resources would enable us to be active on a wider range of issues and to be even more effective in dealing with the issues on which we are already focusing. For that reason we continuously seek new members and would welcome any additional donations from existing members. (Please see Membership application form and return it today.)

Orchard View Boulevard at Duplex Avenue

The owners of the properties located at Orchard View and Duplex have revised their proposal for construction at that site. The revised proposal is for a 14 storey (or 48.7 meter) building. The proposed building would contain 130 units and would have a density of 8.7 times coverage. The current by-law limits the residential floor area for the site to a maximum of 1.0 times the lot area.

The site at Orchard View and Duplex is presently occupied by 3 pairs of semi-detached houses. On November 4, 2002, the owners applied for a permit to construct a 17-storey residential condominium containing 185 dwelling units. The proposal, which would have resulted in a 61.3 meters tower, was rejected.

"The new proposal just doesn't seem that different from the one that was rejected", says Andrew Sabbadini, president of ARECA. "Overall, I don't think it appropriately addresses the surrounding context."

Dogs Off-Leash in Eglinton Park?

ARECA continues to keep an eye on City policy with respect to off-leash parks for dogs. Attempts were made earlier this year (and last) to at least have a trial off-leash program in Eglinton Park which did not come to fruition. City by-law officers continue to monitor dogs in City parks and enforce the by-law. Clearly there are pros and cons to this idea. Please let us know what you think.

ARECA can and does make a difference.

Feel welcome to contact us at any time.

Email: information@areca.info

ARECA Membership Application 2007

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?"

The ARECA Board believes the Membership Fee is affordable to our community. If you believe as hundreds of households do that ARECA must continue to be active and strong, renew or take out your Membership now!

Name: _____

Address: _____

Postal Code: _____

E-Mail Address: _____ @ _____

Telephone: _____ Fax: _____

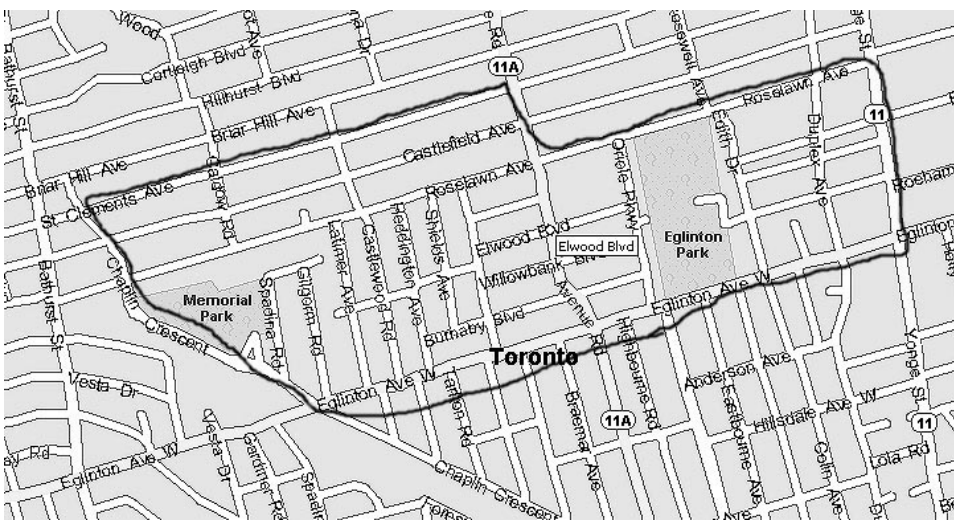
Membership Category and Donation Form

- Household \$20.00
- Senior \$10.00
- Donation \$ _____
- Total _____

Method of Payment:

- Cash Cheque

Please return this form with payment
to the Annual General Meeting - Monday, November 14th
or 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!



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