



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

Ask yourself these questions...

Did you know that a developer has been buying residential properties on **Montgomery Avenue** and is planning to build a multi-storey tower next to the single family homes there?

Do you think the Crystal Palace proposal at the **Yonge-Eglinton Centre** was dead? Think again. The new owners have been talking to the City about it.

Have you heard that the derelict houses on the corner of **Orchard View Boulevard and Duplex Avenue** are going to be torn down and replaced with a parking lot? What do you think about that?

What is going on at 1066 Avenue Road? Is the developer going to get permission to build a seven storey building on a street made up of mostly two storey homes? Is this going to set a precedent for Avenue Road?

... then attend the ARECA AGM on Tuesday, November 13 at 7:30 p.m. at the North Toronto Memorial Community Centre, 200 Eglinton Avenue West to hear first-hand about your neighbourhood and the issues currently facing it.

Guest speakers at the AGM will include Karen Stintz, Ward 16 City Councillor, Neil Cresswell, Manager of Community Planning for the North York District and newly re-elected MPP Mike Colle.

Toronto's Official Plan

On July 6, 2006 the Ontario Municipal Board approved the City of Toronto's Official Plan. The Order was hailed as a victory for the City of Toronto, its residents, communities, businesses and environmentalists. The document, which was the product of an extensive consultation process with residents, urban experts, industry and other interested parties, outlined how Toronto was to evolve, improve and realize its full potential in areas such as transit, land use development, and the environment over the next 25 years. Mayor David Miller described the Official Plan as, "Council's vision and the public's voice on how to create the best quality of life for people who live, work, and invest in Toronto."

A key component of Toronto's Official Plan is its protection of the physical character of the City's low-rise neighbourhoods. So why is it that so many developers seek approval for developments that are inconsistent with the neighbourhoods they are in? The reason is simple: because they can.

The Official Plan can be amended and developers often cite their "right" to seek an amendment as a justification for their attempt to put in buildings that are too tall or too dense for the local neighbourhood. What is worse is that City officials often buy into this reasoning, entertaining applications that could destabilize the local neighbourhood and calling on community groups to organize themselves in response to such applications simply because developers have the right to bring them.

This is nonsense. The reason the Official Plan can be amended is so that it can realize the vision it

enshrines. As the road map for successful city-building over the next 25 years the Official Plan needs to be able to adapt. The ability to fine tune the Plan ensures that it will stay on course. It makes a mockery of the Official Plan to amend it in a manner which is antithetical to the vision it enshrines. In essence, that is what the developers are doing -- they seek to amend the plan so that it will allow them to do the very thing it was designed to stop them from doing.

The community should not be forced to respond every time a developer decides to take a run at a neighbourhood. It is the job of city councillors and city planners to safeguard the interests of the community. When individual developers put their interest in profit above the community's right to a stable place to live city councillors and city planners should be able to stop them. We've armed them with the Official Plan, now they should start to wield it. Otherwise, the Official Plan really isn't worth the paper it is written on.

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 2008 membership, along with your name, address and phone number 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.