



## The South Armour Heights Residents' Association

### *Neighbours' Night Out*

Tuesday, Sept 8, 2015 at 6.30 p.m.

Weather Permitting / No Rain Date

2 Haddington Avenue (at Esgore)

A fun and easy way to get to know your neighbours.  
Come by and join us at the annual Neighbours' Night Out.



Balloons



Ice Cream

Fire Truck

Police Car



Participate in our Raffle to raise funds for SAHRA  
The winner will receive a Voucher for Dinner for Two

1857  
**MILLER**  
*Tavern*

2 tickets for \$5 or 5 tickets for \$10

This event is supported by

Baskin Robbins

MILLER Tavern



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## 1912-1914 Avenue Road (at Brooke)

The developer for a proposed 5 storey knock down/replace building applied to the Committee of Adjustment for 15 variances for totally commercial purposes. Variances were requested for waste (not providing a wholly enclosed building/will be stored within the individual units); fencing (would not be provided); landscape strip (would not be provided); parking (no parking spaces would be provided) and loading spaces (would not be provided). As well, significant variances were requested for built-form for height, rear setback, step-backs and gross floor area. SAHRA, OOGRA and local residents submitted Objection letters and attended the hearing on Thurs, Aug 6<sup>th</sup>. The developer claimed to have received letters of support from Planning, Councillor Carmichael Greb and Transportation.

**The CofA refused the application!**

We are not opposing the strictly commercial use for this building and the additional jobs it would house but a totally commercial building should work within the built-form specifications and maximums as defined by the Avenue Road Study and the associated By-laws. Why did Planning allow an application this complex, with this many significant variances to go to CofA? It may indicate that Planning does not want to adhere to the Avenue Road Study definitions. This likely means we are going to have problems with every application that surfaces from hereon.

**1912-1914 Avenue Road is the first, precedent-setting 5 storey new build!**

We expect that the developer will submit an appeal to the OMB by Aug 26; a Hearing will then be scheduled. We now have to prepare our planning and legal arguments for the OMB Hearing.

**We will need our members' support as we move through this process!**

You can review more details and SAHRA's objection letter on the website (<http://sahratoronto.com>) on the Planning and Development page. The information will be updated on a regular basis.

## Speed Limits

There are 10 internal residential streets of SAHRA's 21 streets that have a speed limit of 50 km/hr – **Dunblaine, Elm, Greer, Haddington, Harley, Hedon, Jaine, Joicey, Ravenhill and Ridley**. Go to the Planning and Development page on the website for more details.

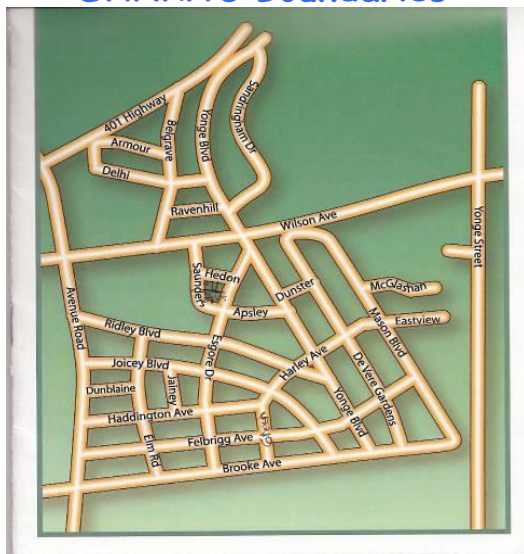
## RodentControl

Members are reporting increasing incidents of rat problems. Large urban environments provide excellent habitats for rats to survive and thrive but none of us want them on our property. Go to the City of Toronto website for info or call 416-338-7600.

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=2b205ce6dfb31410VgnVCM10000071d60f89RCRD>

If you have an infestation, it is recommended that you hire a professional to set out bait. You can find providers on the Internet. GTA Wildlife Removal & Pest Control Ltd. ([www.gtapestcontrol.ca](http://www.gtapestcontrol.ca)) has worked in our area and will give a discounted pkg (2 bait stations and a full 6 month warranty) for \$200 to SAHRA members. Contact Kevin Diamond at 416-896-6883 and tell him you live in the SAHRA area.

## SAHRA's Boundaries



"The Cricket Club Area"

SAHRA boundaries are: 401 down to south side of Brooke  
East side of Avenue Road over to west side of Yonge Blvd.  
Approximately 833 households

## Your Board of Directors

- Heather Crawford, Director**  
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## The South Armour Heights Residents' Association

### 2078 Avenue Road

Local residents, SAHRA and OOGRA (Old Orchard Grove Residents' Association) have been following this 'renovation' development for a number of months as it was not compliant with By-laws set up as a result of the Avenue Road Study in 2009. Because this is a renovation rather than a knock down and new build, it is managed by the Building Department rather than Planning. As the developer has not built according to the Permit(s), a Stop Work Order was issued in Nov, 2014 for seven non-compliant items. The developer then applied to the Committee of Adjustment for a variance to NOT have to do a step-back on the 3<sup>rd</sup> floor abutting Joicey. SAHRA, OOGRA and a large number of residents submitted Letters of Objection to the CoA hearing scheduled for May 7, 2015. On the day of the hearing, the developer withdrew the Application! The developer told the Building Department that it was his intention to challenge the issue through the courts rather than through the CofA. The Building Department has stated that their position remains that the construction above the third floor is not permitted without the proper step-backs from both Joicey Street and Avenue Road, including the step-backs on the third floor. The Building Department has revoked the permit for construction above the third floor.

But construction continues! Not just on the second floor (which is allowed) but on the third, fourth and fifth. Not dismantling to become compliant, but work to complete the building in its non-compliant state. We have been told that the issue is now in the hands of the City Legal Department.

SAHRA is continuing to communicate with Councillor Carmichael Greb and the Building Department repeating our request that the Avenue Road Study guidelines and the associated By-laws be enforced. This is precedent setting for the future development of Avenue Road!



**Are you interested in helping your RA deal with development and community issues?**

**We need your help!**

**Email [Joh2399@bell.net](mailto:Joh2399@bell.net)**

### 2088 Avenue Road

A Community Consultation meeting was held about this proposal to demolish the existing bungalow to construct a new 5-storey business and professional office with two residential units on the upper two floors. The current zoning is "One Family Detached" in By-law No. 7625 – a zoning amendment via North York Community Council and City Council would be necessary to permit a mixed-used building.

The Avenue Road Study (2009) purportedly did NOT re-zone Avenue Road north of Joicey to C4 but the Zoning By-laws 7625 was amended for this portion of Avenue Road to permit home occupations under the same conditions as are permitted in the portion of the study area in the former City of Toronto. This means a live/work use (an office or studio in a portion of the home where it is the owner's primary place of work)

The position of SAHRA and OOGRA is that rezoning should not be allowed as it will then open up the entire section between Joicey and the 401 for commercial 5-storey development.

We understand the developer will be resubmitting his application...possibly for a 3 storey retail/commercial/residential building but re-zoning would still be required and it will impact the single family homes in that area. We will keep you informed on Next Steps!

### 250 Lawrence Avenue West

A Community Consultation Meeting was held on June 8<sup>th</sup> for this proposal to demolish the medical/commercial building to construct a 11-storey residential apartment building with a height of 40.2 meters including mechanical space containing 264 units with 3 levels of underground parking. A pair of 3-storey semi-detached dwellings and three 3-storey townhouse dwellings are also proposed fronting on the west end of Glengarry Ave. Planning is currently preparing their Final Report for presentation to the North York Community Council.

SAHRA, OOGRA and local residents are concerned about this proposal, one of the prime concerns being the height/number of floors. SAHRA will be submitting a position letter in September to Councillor Carmichael Greb, Planning and the North York Community Council as our opinion is that the height should be in keeping with the heights allowed for the Bedford Glen Apartments, the Rosewell Gardens development and the guidelines/by-laws defined by the Avenue Road Study.

**Remember to check the SAHRA website from time to time for new information on Avenue Road developments and other community information.**

**<http://sahratoronto.com>**

# The South Armour Heights Residents' Association

## 2015 SAHRA MEMBERSHIP DRIVE

SAHRA's mandate is to protect South Armour Heights residents from inappropriate planning and development from residential, commercial, transportation and any other Government sources; to promote safety and security in the South Armour Heights neighbourhood and to enhance the environment and social life within the community. Your membership fees and donations help fund SAHRA activities including:

- Addressing Committee of Adjustments and OMB notices and hearings
- Representing SAHRA interests at FONTRA<sup>1</sup> and CORRA<sup>2</sup> meetings
- Communicating with our City Councillor on neighbourhood issues
- Updating residents on local issues via email and Newsletters and website (sahratononto.com)
- Hosting community-building events - Neighbours' Night Out (September)
- Holding regular SAHRA meetings and the Annual Meeting (April), all open to interested residents

This can only happen with the continued support and the involvement of the residents. We are dependent on your contributions to support associated costs. Our fiscal year is Jan 1 to Dec 31.

**Unfortunately we have only received contributions from 36 households for 2015 which is insufficient to meet basic costs. Please keep your Association alive by giving a contribution to support our activities.**

2015 contributions compared to number of houses on each street

Apsley Road	0 of 19	Elm Road	2 of 44	Joicey Blvd	3 of 105
Armour Blvd	1 of 21	Esgore Drive	0 of 70	Ravenhill Road	4 of 15
Avenue Road	0 of 8	Felbrigg Avenue	4 of 85	Ridley Blvd	6 of 77
Belgrave Avenue	6 of 34	Greer Road	3 of 8	Saunders Street	1 of 11
Brooke Avenue N	1 of 60	Haddington Ave	2 of 59	Wilson Avenue	0 of 23
Brooke Avenue S	0 of 44	Harley Avenue	0 of 10	Yonge Blvd	1 of 57
Delhi Avenue	0 of 44	Hedon Avenue	1 of 5		
Dunblaine Ave	1 of 20	Jainey Place	1 of 14	Totals	37 of 833



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- I would like to give my support to SAHRA. Please find attached my cheque for:
- \$25       \$50       \$75       Other \$ \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Postal Code \_\_\_\_\_

Daytime Telephone \_\_\_\_\_ Evening Telephone \_\_\_\_\_

Email Address \_\_\_\_\_

Email is a fast way for us to let you know about upcoming neighbourhood events.... special presentations, social events, public forums organized by our Councillor, etc.

- I am interested in volunteering my time for SAHRA. Please contact me to discuss how I can help.
- Optional: Please do not publish my name in the annual membership list.

Please make your cheque payable to "SAHRA"  
You can mail it to SAHRA, 1500 Avenue Road, P.O. Box 1373, Toronto, ON M5M 0A1  
OR drop it off at 109 or 118 Felbrigg Avenue