



The South Armour Heights Residents' Association Inc.

You are invited to attend the
Annual General Meeting
Wednesday, April 6, 2016 6:30 – 8:00 p.m.
Armour Heights Presbyterian Church, 105 Wilson Avenue

Agenda

Welcome and Introductions
Approval of Minutes of 2015 AGM
Treasurer's Report 2015
Waiver of Audit
Call for nominations / election of SAHRA Directors
Election of Officers
New Business

Please join us!

What SAHRA Does

The South Armour Heights Residents' Association (SAHRA) was created to protect our neighbourhood from inappropriate development, to act as an advocate for the residents of SAHRA, to promote safety and security in the neighbourhood and to enhance the environment and social life in our community.

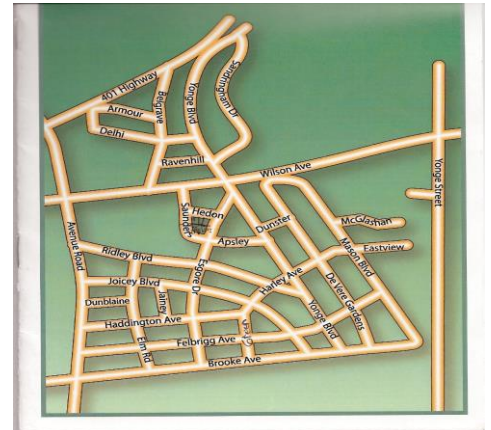
The SAHRA Board meets on a regular basis. We actively review and submit concerns to the City of Toronto Committee of Adjustment (CofA). We have been involved with a number of Ontario Municipal Board (OMB) Appeals in the last year. We have also been very involved with development proposals on Upper Avenue (Lawrence to Wilson) in trying to ensure that the Avenue Road Avenue Study (2009) intentions and the associated by-laws are followed. We liaise on a regular basis with Councillor Christin Carmichael Greb on various constituency issues and with the Toronto police on safety and security issues. We maintain close working relationships with both FoNTRA, which represents all North Toronto residents' associations and CORRA, which represents all residents' associations in the GTA. These groups deal with significant City-wide and Provincial issues.

We have been working with the Councillor and the City to get attention paid to the 14 outstanding Recommendations from the Avenue Road Avenue Study.

For the past eleven years we have hosted Neighbours' Night Out as an opportunity for neighbours to meet, with ice cream and balloons provided free to all, with visits by the Fire and Police Departments.

All the above takes time, effort and money. If you have thoughts about how we can improve, please contact us. If you would like to help, we would love to hear from you. If you would like to support our efforts at keeping this the great neighbourhood it is, we hope you will send in your membership contribution. We now have on-line payment capability on our website or you can mail a cheque to the address above or drop it off at 109 or 118 Felbrigg Avenue.

SAHRA's Boundaries



"The Cricket Club area"

401 down to south side of Brooke
East side of Avenue Road over to
west side of Yonge Blvd
Approximately 833 households

Board of Directors

Heather Crawford, Director

hcrawford@rogers.com

416-783-7324

Sheila Dunlop, Secretary

sheilakharrison@rogers.com

416-485-6718

Ron Johnson, Treasurer

Joh2399@bell.net

416-782-9213

Jim Sadler, Director

Jim.sadler@rogers.com

416-484-8311

Bob Williams, Director

rt.williams@outlook.com

416-483-8088

Remember to check the SAHRA website from time to time for new information on community issues

<http://sahratoronto.com>

The South Armour Heights Residents' Association Inc.

Neighbours' Night Out Thank You!

Our Neighbours' Night Out on Sept 8, 2015 was a great success – our biggest crowd ever – complete with Police and Fire Departments with visits by our three Federal candidates!

We extend our thanks to our sponsors and volunteers.

Miller Tavern for providing the Raffle prize of a \$150 dinner for two.

York Mills Eye Care for providing two pairs of lovely sunglasses for Raffle prizes.

Party Rock for donating/supplying the balloons.

Baskin-Robbins for supplying the ice cream at cost.

National Bank for a cash donation to fund balloon and ice cream costs.

Student Volunteers (Ainsley, Kaitlin, Charlie, Madeline, Emma and Clemence).



Avenue Road Avenue Study

At SAHRA's Annual General Meeting in April, 2015, we asked Councillor Carmichael Greb and the City to review the action/implementation plans for 14 outstanding Recommendations from the 2009 Study.

The Councillor held a Public Meeting on Nov 12, 2015 at which time Planning presented their review. SAHRA prepared 'Comments' on this review - we feel that the City is not meeting its obligations to the agreements reached in the Study. We submitted a formal request to the Councillor and City on Mar 10, 2016 asking that they commit to a serious review of the 14 outstanding Recommendations to define action plans and funding; prepare estimates of costs and possible sources of funding; review Section 37 monies as potential funding sources; and that the findings/conclusions be reviewed with SAHRA and OOGRA prior to presentation to the North York Community Council.

Visit the website <http://sahratoronto.com/planning/> under the topic 'Avenue Road Avenue Study Recommendations' for more details and an explanation of 'Section 37'.

By-law 107-2010

This By-law defines 'built form' requirements for Avenue Road properties between Lawrence and Wilson, as defined by the Avenue Road Avenue Study (2009).

Section (f) defines the step-backs required at the top of the second storey for walls which abut a street. Although SAHRA feels that the wording is quite clear, when challenged by the developer at 2078 Avenue Road (who did not provide a step-back at the third storey abutting Joicey), City Legal and Planning felt that they could not win a legal case with the current wording.

An amendment to the wording was approved at the Feb 23, 2016 North York Community Council meeting. Once approved by City Council, all new building applications will be subject to this 'clarified' wording so mis-interpretations will not occur. A loophole has also been closed as now any structure "3 storeys or greater" is subject to this by-law whereas before it read "greater than 3 storeys". The use of the term "main walls" also clarifies that it involves all supporting walls abutting a street - front, rear and/or either side.

"Any building or structure 3 storeys or greater in height must have a minimum 2.0 metre step-back at the top of the second storey, from all main walls facing a lot line which abuts a street, measured from the exterior of the main wall."

Visit the website <http://sahratoronto.com/planning/> under the topic 'By-law 107-2010' for more details.

The South Armour Heights Residents' Association Inc.

2078 Avenue Road

Local residents, SAHRA and OOGRA (Old Orchard Grove Residents' Association) have been following this 'renovation' development for many months. It was not compliant with by-laws set up as a result of the Avenue Road Avenue Study. In Nov, 2014, the Building Dept issued a Stop Work Order. In July, 2015 they revoked the permit for construction above the third floor. But construction continued! We were then told that the issue was in the hands of the City Legal Department. In Oct, 2015 we were informed that City Legal and Planning had decided that they could not enforce By-law 107-2010 Section (f) which defines step-back requirements. They therefore re-issued the Permit! The developer is now carrying on with completion of the building, without a step-back above the second storey off Joicey.



This meant that SAHRA now had to deal with getting an amendment to the wording of By-law 107-2010 Section (f) as soon as possible to prevent additional situations like this with future developments. See the article on Page 2.

1912-1914 Avenue Road

This application was heard at an Ontario Municipal Board hearing on Feb 24, 2016 - we are awaiting the Decision. The Community accomplished a number of changes: the CofA refused the application; a step-back was done at the third storey off Avenue Road; now meets roof height of 16.5 metres by reducing 5 storeys to 4; the Councillor committed to see that (a) parking payment-in-lieu monies are designated to Upper Avenue (b) City will do reviews to define and then implement parking solutions for Avenue Road and (c) by-law wording would be amended to ensure step-backs are done on side streets. SAHRA hired a lawyer and a planner and negotiated in Without Prejudice meetings with the Owner and his team. We were able to reach a Settlement. We believe we gained substantial improvements in the built form/design – the mechanical penthouse has been set back, the design of the side facing Brooke has been improved, eliminating the 'tower'; the rear although it does not meet the 45 degree angular plane requirement is now terraced with balconies on the second and fourth floors. The major item that we secured was the parking payment-in-lieu assessment (estimated to be between \$400K-600K); the Councillor is now to arrange for designation for this money to ensure that the funds are spent on parking solutions for Upper Avenue.

Visit <http://sahratoronto.com/planning/> for more details on these developments.

2088 Avenue Road

A Community Consultation meeting was held in May, 2015 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 position of SAHRA and OOGRA was that rezoning should not be allowed as it will then open up the entire section of Avenue Road between Joicey and the 401 for commercial 5-storey development. We understood the developer would be resubmitting his application but Planning now advises that the file is 'dormant'. We will keep our members informed of any new activity.

250 Lawrence Avenue West

A Community Consultation Meeting was held on June 8, 2015 for this proposal to demolish the medical/commercial building to construct an 11-storey residential apartment building with a height of 40.2 meters including mechanical penthouse, 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 submitted a position letter on Feb 1, 2016 to Councillor Carmichael Greb, Planning and the North York Community Council. 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 Avenue Study. In Feb, 2016 Planning advised that they are awaiting revised plans.

2100 Avenue Road

An application has been submitted to the North York Community Council to change the zoning for this property from Residential with home occupation, allowed with terms and conditions, to allow a business office with a two-storey upper residential rental unit. 3-storey residences are not permitted in our *Neighbourhood* residential zones. This application does not qualify as a home occupation.

SAHRA submitted a position letter in Feb, 2016 to Councillor Carmichael Greb, Planning and the North York Community Council. Our opinion is that the re-zoning request should not be allowed and accordingly, the development requests/variances should also be denied. Planning will now be scheduling a Community Consultation meeting, likely in late March, 2016.

If this rezoning is allowed, it will then open up the entire section of Avenue Road between Joicey and the 401 for commercial development.

The South Armour Heights Residents' Association Inc.

2016 SAHRA MEMBERSHIP DRIVE

Your membership fees and donations help fund SAHRA activities including:

- Addressing Committee of Adjustments and OMB notices and hearings
- Representing SAHRA interests at FoNTRA¹ and CORRA² meetings
- Communicating with our City Councillor on neighbourhood issues
- Updating residents on local issues via email and Newsletters and website (sahratoronto.com)
- Hosting community-building events
- Holding regular SAHRA meetings and the Annual Meeting (April), all open to interested residents

2015 contributions compared to number of houses on each street

Apsley Road	2 of 19	Elm Road	4 of 44	Joicey Blvd	7 of 105
Armour Blvd	2 of 21	Esgore Drive	0 of 70	Ravenhill Road	5 of 15
Avenue Road	1 of 8	Felbrigg Avenue	15 of 85	Ridley Blvd	8 of 77
Belgrave Avenue	6 of 34	Greer Road	4 of 8	Saunders Street	3 of 11
Brooke Avenue N	10 of 60	Haddington Ave	4 of 59	Wilson Avenue	0 of 23
Brooke Avenue S	1 of 44	Harley Avenue	2 of 10	Yonge Blvd	3 of 57
Delhi Avenue	1 of 44	Hedon Avenue	1 of 5		
Dunblaine Ave	2 of 20	Jainey Place	1 of 14	Totals	82 of 833



You can send in a cheque or you can contribute via PayPal or a credit/debit card
 (for PayPal or credit/debit payment go to the website <http://sahratoronto.com/membership/> to the Membership page).

If you wish to pay by cheque, please fill in the following to accompany your cheque.

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

Name _____

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.

Address: _____ Postal Code _____

Daytime Telephone _____ Evening Telephone _____

- 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

South Armour Heights Residents' Association Inc., Ontario Corporation Number 771757

¹ Federation of North Toronto Residents' Associations ² Confederation of Resident and Ratepayer Associations in Toronto