

## SAHRA Information – October 17, 2016

### 2100 Avenue Road

The Final Report from Planning was **very much in favour** of the application, recommending that the North York Community Council (NYCC) approve the zoning amendment and all variance requests for this property as either (a) a 3-storey mixed-use building with commercial uses in the basement and on the ground floor level and a residential dwelling unit on the second and third levels OR (b) a 3-storey wholly commercial use.

Councillor Carmichael Greb **supported** the application and put the Motion forward at the Oct 13 meeting of North York Community Council to accept Planning's Report and approve this application – it was Carried.

This is the second residential property in the section north of Joicey up to Wilson to be approved by NYCC for commercial use whereas the Avenue Road Avenue Study recommendation was that this area remain residential as the gateway to Upper Avenue.

### 228 Wilson Avenue

A new proposal is being submitted for 228 Wilson. It was approved for a 17-storey condominium with 108 units and 5 floors of parking providing 130 spaces. The new application by Verdiroc/Greenwin is for a Rental building - still 17 storeys but the number of units would be increased to 142 and the parking would be reduced to 4 floors providing 103 spaces (whereas 142 at a minimum would be required for this number of units).

Councillor Carmichael Greb arranged for a courtesy Public Hearing on Sept 12<sup>th</sup> to give the developer an opportunity to provide information on their plans.

We are now awaiting the submission of the formal application to Planning. As these are not minor changes, SAHRA and OOGRA have stated that the application should be dealt with as zoning amendments which should go to the North York Community Council/City Council not to the Committee of Adjustments, which deals with minor variances.

We will keep our members advised once the Application is received.

### 1560 Avenue Road at Douglas

A Building Permit was issued for a Retail/Office/Residential 3-storey building at this site back in 2010 but development only commenced in 2016. The By-laws have changed since 2010 so the developer had to submit an Application to the Committee of Adjustment for variances. The Planning Department recommended that the application be Deferred until such time that the applicant submits a site plan application for their review. The CofA Deferred the application on August 25, 2016. But construction continues on the site...Planning and Building Inspection have been notified.

### 4050 Yonge Street

Councillor Carmichael Greb put an urgent Motion forward at City Council on Oct 5, 2016 to approve the Final Staff Report from Planning on zoning amendments and Section allocations; this was Carried. We expect that the Building Permit will be issued shortly. \$300,000 is to be paid prior to Dec 1, 2016 – it appears that the City wanted to secure Section 37 funding for needed community improvements and to take advantage of the opportunity to improve existing infrastructure to this site.

The documents specify the overall amount of the Section 37 funds to be paid (\$1,500,000) with a list of 5 allocations:

1. Upgrades to the existing transit passenger pick-up and drop-off parking area along Old York Mills Road
2. Path and trail improvements/connections within the West Don River Valley area adjacent to the site, York Mills Park and York Mills Valley Park
3. Improvements to Woburn Park
4. Improvements to the Douglas Greenbelt
5. Improvements to Old Orchard Park (replaced Brookdale Park which has recently been improved) An earlier allocation to 'Establishment of a Village Square on Dunblaine Avenue' has been removed as Transportation Services does not agree with this proposed change.

We have asked Councillor Carmichael Greb to provide us the dollar value of the allocations amongst the 5 items.

### Upper Avenue street signs

Councillor Carmichael Greb put a Motion forward at the City Council meeting on Oct 5, 2016 to release \$5447.21 of Section 37 monies from the 1717 Avenue Road development in order to **complete** (\$14,000 of signs were installed earlier) the installation of 'Upper Avenue' street signs between Lawrence to Wilson. It was Carried.

### Meeting about Armour Heights Public School

Public meetings to discuss accommodation pressures of various schools have been set for

**Monday, October 17** (7pm-9pm) and **Thursday October 20** (7pm-9pm)  
York Mills CI, Cafeteria, 490 York Mills Road.

The schools they have highlighted include:

- \* York Mills CI
- \* St. Andrews JHS
- \* Windfields JHS
- \* Don Valley MS
- \* **Armour Heights PS**
- \* Broadlands PS
- \* Denlow PS
- \* Dunlace PS
- \* Harrison PS
- \* Owen PS

\* Rippleton PS

## The Future of the Greenbelt

When the Greenbelt Act was introduced 10 years ago, it was about protecting irreplaceable farmland, forests, lakes, rivers, and wetlands from urban sprawl. If these protected lands are lost, they're lost forever. The Toronto Environmental Alliance (TEA) email is attached outlining what the development industry has been doing to take control of these irreplaceable Greenbelt lands.

- They've made upwards of 600 requests to the province as part of the Coordinated Land Use Planning Review to take land out of the Greenbelt and make it available for development - even though they have access to over 46,000 hectares of land outside the Greenbelt that is ready to develop (larger than all of Mississauga and Oakville combined!)
- They're lobbying hard to stop the province's plan to encourage smart growth that would require municipalities and developers to build a mix of housing types close to existing transit and other infrastructure.

**Over 600 requests have come from developers to let urban sprawl into the Greenbelt. Help us send 6,000 requests to the Premier telling her: "Keep the Greenbelt Off Limits to Urban Sprawl from Developers!"**

The Globe and Mail had a big article in the Globe T.O. section this weekend on this subject as well – 'The Big Squeeze'.

We have until October 31st when the ten-year review of the Greenbelt legislation comes to a close. You can send the letter prepared by TEA ([Click here to send your letter today.](#)) or use a simpler template that SAHRA has prepared (Future of the Greenbelt attachment).

## Downspout Disconnection Deadline – December 31, 2016

A reminder that the deadline is fast approaching in our area for disconnecting downspouts. Here is a link to City information on the program: <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=d490ba32db7ce310VgnVCM1000071d60f89RCRD>

## The Ugliest side of Toronto's Ravines

Thanks to Debra Satok for following up on this article about how stormwater is ruining our ravines with City officials. This article demonstrates just how important it is for new developments to embrace the opportunity to keep rainwater on site rather than allowing for storm sewer connections that contravene current bylaws. In order to build sustainable communities of the future, we need to change the old traditional paradigms and embrace technologies like permeable pavers and bathtub foundations that encourage water absorption at the source. Increasing lot coverage and dramatically reducing the amount of softscape present in neighbourhoods is counter-productive.

<https://www.thestar.com/news/insight/2016/10/15/the-ugliest-side-of-torontos-ravines.html>

## Scuttled Crosstown deal sparks debate about Toronto transit and development

An interesting article in the Toronto Star about a proposal for a 15-storey building at Avenue road and Eglinton that would have been built over the new transit station. Speaks to the petulance of developers and the complexity of the working with the community, the city and Metrolinx.

<https://www.thestar.com/news/gta/2016/10/12/scuttled-crosstown-deal-sparks-debate-about-toronto-transit-and-development.html>

## Member Contributions

SAHRA's constitution includes every household within its boundaries as a 'Member' but we do ask for *contributions* to pay for expenses. We are very frugal but do need to collect enough money each year to pay the costs associated with our Objectives (ie Director and Liability Insurance, post office box fees, lawyer and planner fees, website, newsletter and office expenses).

We wish to thank the following members for their contributions for the 2016 year (Jan 1 to Dec 31) as of Oct.

Armstrong, R.	Dignan, P.	Holloway, L.	Murray, C.
Awrey, B.	Dill, J.	Howat, I.	Nelson, J.
Black, C.	Dodson, M.	Ilkiw, J.	Nizet, B.
Bondy, S.	Dolan, B.	Johnson, R.	Pratt, R.
Bracht, E.	Dunlop, W.	Johnson, M.	Ruttonsha, S.
Brown, P.	Elliott, R.	Joynt, P.	Sadler, J.
Bushell, J.	Fahie, K.	Lang, M.	Schmid, D.
Calvert, J.	Feinberg, J.	Langdon, G.	Swail, D.
Calvin, D.	Grant, G.	LeNoury, J.	Taylor, T.
Cameron, D.	Hamilton, H.	March, R.	Whiteside, B.
Cooper, D.	Hawryliw, W.	McKnight, M.	Wotherspoon, R.
Cowan, B.	Hedayati, S.	Messier, B.	Yeates, D.
Craig, P.	Higgins, T.	Milic, S.	Yeung, D.
Dickinson, L.	Hogg, C.	Muirhead-Gould, A.	

## Neighbours' Night Out Sept 6, 2016

Once again, thank you to our local supporters of our annual Neighbours' Night Out:

- **Baskin Robins** for the yummy ice cream
- **Party Rock** for the colourful balloons
- **National Bank** for supporting the cost of the ice cream and balloons
- **Woods Restaurant & Bar** for the \$200 dinner raffle prize

And a big thank you to the **SAHRA Directors** as well as **adult and student Volunteers** who helped out at the event.

A good time was had by all!

