

SAHRA Information – September 8, 2016

Armour Heights Community Centre – Children’s Programs Fall 2016

Information is attached on the programs being offered this Fall for children at the Armour Heights Community Centre.

228 Wilson Avenue – Community Information Meeting

The original developer obtained approval of Zoning By-law No. 1071-2014 by the North York Community Council and City Council to “permit a 17-storey (57 metre) condominium apartment building at 228 Wilson Avenue with a total of 108 dwelling units and 130 parking spaces proposed within a 5 level below grade parking garage. Access to the site would be provided from a driveway off Wilson Avenue at the east end of the site.” Section 37 monies in the amount of \$325,000 were assessed to be used for capital improvements to Old Orchard park and for streetscape improvements in the vicinity of the site, with input on specific allocations by the Old Orchard Grove Residents’ Association (OOGRA) and the developer was also required to satisfy ‘parkland dedication’ though a cash-in-lieu payment. As part of the approval, it was also agreed that the local Residents’ Association would be a party to the Site Plan Control Application process via a Working Group.

A rendering of the proposed development back in 2014:



The property is now being sold to Verdiroc (see website <http://www.verdiroc.com/market-rental-housing/>). The building envelope remains as 17 storeys but Verdiroc is planning to provide Rental Units rather than condos. In their Building Application they increased the number of rental units to 142 (34 additional units / a 31% increase to the original plans). We understand they also want to only provide 4 levels of parking instead of 5 (so a decrease in the original condo-to-parking arrangement of 118 owner spots and 22 visitor spots for 108 condos) despite the increase in the number of units. We do not know the fate of the 479 m² of indoor amenity space that was originally planned – party room and a games room on the second floor and a pool and fitness room with change room facilities on the third floor.

City of Toronto Planning interprets the above changes as being “consistent with the adopted By-law 1071-2014”. They have stated that the By-law for this site has been approved and allows changes not effecting the building envelope. SAHRA and OOGRA disagree with this position as the By-law is specific regarding the number of units, the parking space calculations and the amenity area sizes. We

have been advised by our lawyer and planner that changes to these Exception Regulations would require a variance application to the Committee of Adjustment.

Verdiroc submitted a Building Application on August 17, 2016 and Councillor Carmichael-Greb announced in her Sept 2 newsletter that a Community Information Meeting has been scheduled for Monday, Sept 12th. This Community meeting is being held as a courtesy information session and normal notice requirements do not apply, according to the City.

SAHRA and OOGRA oppose the **increased densification (31%)** and **decreased parking spaces** – these are significant changes. Zoning By-law No. 1071-2014 specifically states that it permits a 17-storey (57 metre) residential dwelling building at 228 Wilson Avenue; for a total of 108 dwelling units. The Vehicle Parking calculation is defined in the By-law based on unit type (calculated then to be 130 parking spaces proposed within a 5 level below grade parking garage) – these need to be recalculated based on the proposed revised makeup of the units.

In addition, the Final Report for the Aug 2014 Zoning By-law requires that OOGRA be involved in a **Working Group** to deal with Site Plan issues, along with Planning and the Developer. What happened to this commitment? If the building is being ‘redesigned’ even although within the same footprint for a different population (renters rather than owners) then it becomes even more important that the Residents’ Association be aware/involved with the redesign.

It is important that we hear from Councillor Carmichael-Greb and the Planning officials what is now being proposed for this site. Please come out to this Information meeting to help the community in their attempts to ensure new developments contribute to the harmonious growth of our Neighbourhoods!

We are asking Councillor Carmichael-Greb to support her constituency by ensuring that the City and Verdiroc follow through on the development as agreed to under Zoning By-law 1071-2014 and legally binding documents.

Monday, September 12, 2016 6 pm-7:30 pm

Armour Heights Community Centre, 2140 Avenue Rd.

1560 Avenue Road at Douglas

In May, the building at the corner of Avenue Road and Douglas was demolished. Apparently a Building Permit was issued back in 2010. The Planning Department issued a Zoning By-law notice in June as the by-laws controlling development on Avenue Road were changed in 2013. The developer has since prepared two revised plans which still do not meet the current bylaws. The developer submitted an application to the Committee of Adjustment (CofA) on Aug 25, 2016. The Planning Department submitted a recommendation that the application be DEFERRED to allow an opportunity for the applicant to submit a site plan application. SAHRA and OOGRA (The Old Orchard Grove Residents’ Association) also asked that the application be DEFERRED so that all the unanswered questions can be resolved to ensure that the development will adhere to the Avenue Road Avenue Study guidelines and the associated by-laws. **The Committee of Adjustment decision was to DEFER this application!** We await clarifications and revised plans from the Planning Department.