

## SAHRA Information – July 30, 2015 #2

### 2078 Avenue Road (at Joicey)

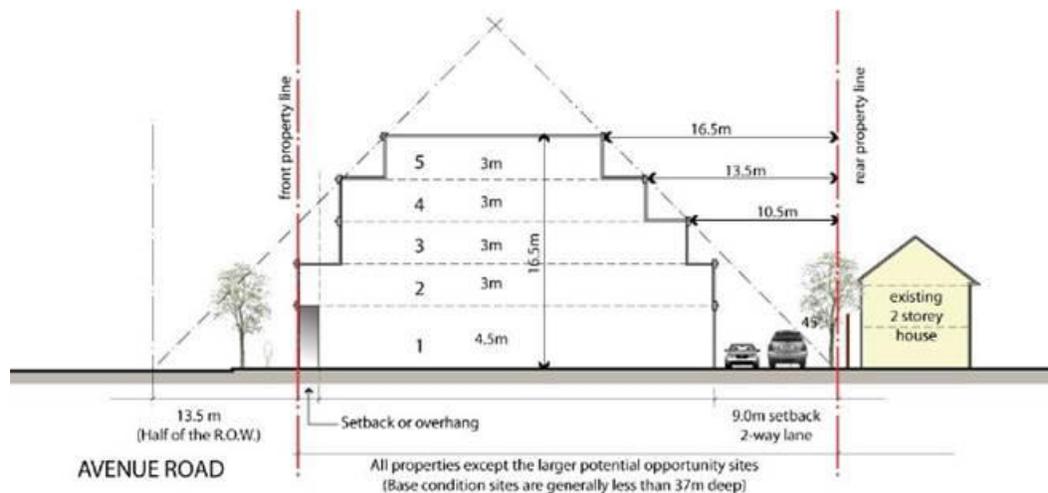
No updates have been received from the Building Department since our last update on July 19<sup>th</sup> advising that the matter is now in the hands of the City's Legal department. The developer is allowed under Permit to carry on with work on the second and third floors. But the Permits for the fourth and fifth floor have been revoked...although work continues on these floors.

### 1912 & 1914 Avenue Road (at Brooke)

This proposed 5 storey knock down/replace building at the corner of Avenue Road and Brooke has applied to the Committee of Adjustment for variances. The hearing will be held on **Thursday, August 6<sup>th</sup> at 2:00 p.m.**

They have requested 15 variances between By-law No. 569-2013 and 7625 but the major issues that SAHRA is concerned about are the **Height** request in excess of the maximum allowed by the Avenue Road Study guidelines and the By-laws (23.6m vs the allowed max of 18.5) and the fact that a **Step-back** is NOT incorporated on the side abutting Brooke Avenue (the building goes straight up for five storeys). We are also questioning whether the 45 degree angular plane requirement can be met on the Brooke Avenue side without an additional Step-back on the 5<sup>th</sup> floor. The **Gross Floor Area** being 368% compared to the maximum allowed of 300% is not acceptable but if the required Step-back(s) on the side abutting Brooke Avenue were incorporated, the GFA might be reduced sufficiently to meet the stated maximum.

The following diagram from the Avenue Road Study final report illustrates the Step-backs required for five-storey buildings:



If you are concerned about this development and wish to submit a letter to the Committee of Adjustment, please send an email to [sahratoronto@rogers.com](mailto:sahratoronto@rogers.com). SAHRA will provide an update on the CofA ruling on Aug 6<sup>th</sup>.

### 250 Lawrence Avenue West

The developers have submitted an application to the North York Community Council to Amend the Official Plan and Zoning By-law to permit an 11 storey residential apartment building containing 259 dwelling units with three levels of underground parking fronting on Lawrence Avenue West, two 3-storey semi-detached dwellings and

three 3-storey townhouse dwellings fronting on Glengarry Avenue. We have asked Planning if a date has been set for this hearing.

The Preliminary Staff Report listed a number of Issues To Be Resolved:

- The appropriateness of re-designating the lands from *Neighbourhoods* to *Apartment Neighbourhoods* under the Official Plan;
- Evaluation of the proposal with respect to the Lawrence Avenue West Streetscape and its impacts on future potential development along Lawrence Avenue West adjacent to the site;
- Potential changes to the scale and density of this portion of Lawrence Avenue particularly the lands to the west.
- Appropriateness of the proposed number of proposed dwelling units, the housing type and the overall density to be located in this development;
- Appropriateness of the proposed height, density and massing;
- Relationship to lands within the Avenue Road Avenue overlay which permits a maximum height of 7 storeys;
- Loss of commercial gross floor area and employment;
- Organization of the site and the relationship of the buildings to public streets, location of front entrances and open spaces;
- Evaluation of the application by the Toronto and Region Conservation Authority;
- Compatibility and fit with neighbouring residential uses, including building type, setbacks, built form and streetscape;
- Evaluation of tree replacement and site remediation;
- Location and design of servicing, overland flow route and trunk sewer modification, garbage pick-up and access to underground garage;
- The number of parking spaces and the design of the parking area;
- The amount of indoor and outdoor amenity space located on site and the need for shared amenity space;
- The adjacency of the development to the Douglas Greenbelt;
- Assessing potential traffic impacts generated by the proposed building;
- The adequate provision of vehicular and bicycle parking spaces; and
- The applicability of Section 37 of the *Planning Act* to secure appropriate community benefits should the application be recommended for approval.

SAHRA will be submitting requests to the NY Community Council and Planning that the building adhere to the Avenue Road Study guidelines for large building maximum heights of 7 storeys and that it also be in keeping with the maximum heights at the Bedford development (5-6 storeys) and the Roswell Garden development (5-7 storeys).

## Ward 16 Community Park Nights

Councillor Carmichael Greb has asked us to extend the following invitation to our members and families:

**“Join local City Councillor Carmichael Greb for dinner and entertainment at our Community Park Nights this August. We look forward to seeing you between 5:30-7:30 on August 13 in Ledbury Park, August 17 in Woburn Park, August 25 in Lytton Park, and August 27 in Brookdale Park.”**

## Looking for Volunteers

Toronto City Councillor Carmichael Greb is planning four Community Park Nights this August, at parks in the ward, and she is looking for volunteers who can contribute from **5:00-8:00 p.m.** on August 13, 17, 25, and 27. They would be helping to run an arts and crafts activity for children. The Councillor will provide the supplies- the volunteers would only need to assist with set-up, helping children with the activity, and clean up. She has asked us to inform youth volunteers in our area of this volunteer opportunity to complete up to 12 hours of community

service before the school year even starts! Just to be clear, volunteers can sign-up for even 1 evening. Anyone interested can contact the office directly by phone at (416)-392-4090, or can email [zzarne@toronto.ca](mailto:zzarne@toronto.ca) .

### Community Park Nights Dates and Locations:

- August 13: Ledbury Park (160 Ledbury St)
- August 17: Woburn Park (575 Cranbrooke Ave)
- August 25: Lytton Park (200 Lytton Blvd)
- August 27: Brookdale Park (380 Brookdale Ave)

### Basic Genealogy and Family History course

Are you are interested in tracing your family history? The Toronto Branch of the Ontario Genealogical Society is offering two eight-week courses in October and November on **Basic Genealogy and Family History**. One course will be held at Riverdale Public Library on Tuesday evenings, and the other at North York Central Library on Wednesday afternoons. These courses are designed for those who are just setting out on their family history journeys or who wish to upgrade their basic research skills. They will cover the fundamentals, including terminology, types of sources, the use of on-line resources, libraries and archives, and record-keeping - participants will learn how to "think like a genealogist"! A course poster is attached. For the complete fall course lineup and more info about the Toronto Branch, visit the website at <http://torontofamilyhistory.org/learn/>.

### Interesting Committee of Adjustment and OMB statistics from 2011

|                                                                   |      |
|-------------------------------------------------------------------|------|
| Number of Applications Approved by Committee of Adjustment        | 2573 |
| Number of Approved Applications Appealed                          | 64   |
| % of Approved Applications Appealed                               | 3%   |
| Number of Approved Applications Appealed and Upheld by the OMB    | 27   |
| % of Approved Applications Appealed and Upheld by the OMB         | 42%  |
| Number Approved Applications Appealed and Overturned by the OMB   | 2    |
| % of Approved Applications Appealed and Overturned by the OMB     | 3%   |
| Number of Approved Applications Appealed but Withdrawn            | 28   |
| % of Appeals Withdrawn                                            | 44%  |
| Number of Approved Application whose Appeals are Pending          | 7    |
| Number of Applications Refused by Committee of Adjustment         | 234  |
| Number of Refused Applications Appealed                           | 110  |
| % of Refused Applications Appealed                                | 47%  |
| Number of Refused Applications Appealed and Upheld by the OMB     | 69   |
| % of Refused Applications Appealed and Upheld by the OMB          | 63%  |
| Number of Refused Applications Appealed and Overturned by the OMB | 9    |
| % of Refused Applications Appealed and Overturned by the OMB      | 8%   |
| Number of Refused Appeals Withdrawn                               | 13   |
| % of Refused Appeals Withdrawn                                    | 12%  |
| Number of Refused Application whose Appeals are Pending           | 19   |

### SAHRA's Neighbours' Night Out

Another reminder to book **Tuesday, September 8<sup>th</sup> at 6:30** to join your neighbours at the annual Neighbours' Night Out in front of 2 Haddington. Free ice cream and balloons and the Fire Department and the Police Department will be there as well!

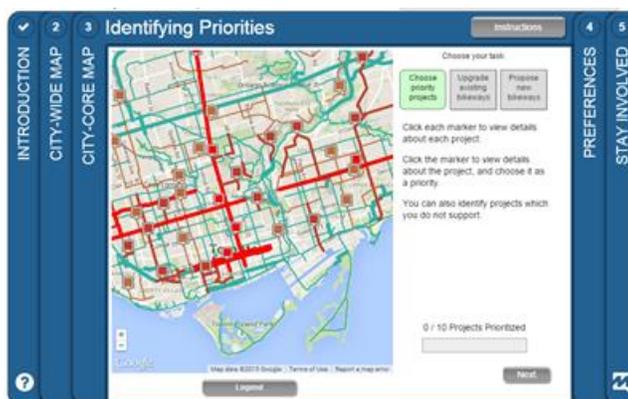
## Reminder to Comment on Draft Cycling Map Before August 1

You are invited by the City of Toronto to provide your feedback on the Draft 10 Year Cycling Network Map. You can use the link below to view the map on a tablet, laptop or desktop computer.

The network is presented on two screens: the first is **City-Wide** (does not include downtown projects), and the second is **City-Core** (which shows only downtown projects).

Use the maps to prioritize the projects you feel are most important. You can also drop markers to note which routes you think need to be upgraded, and drop *start* and *end* markers to propose new bikeways.

[Click here to comment on the Draft Map](#)



All feedback received by the end of July will be used in our initial broad analysis for Phase 2 of the Cycling Network public consultation. Input received after July will still be used in the process of design for specific projects.

### Attend a Drop-in Event

If you want to meet with a City staff person to discuss the Cycling Network 10-Year Plan you are invited to attend a drop-in event at the following dates and locations:

| Date            | Time         | Location                                               |
|-----------------|--------------|--------------------------------------------------------|
| Saturday Aug 1  | Noon-4:30 pm | Waterfront Trail near Ferry Docks                      |
| Sunday Aug 2    | Noon-4:30pm  | Waterfront Trail Near Woodbine Bathing Station         |
| Tuesday Aug 4   | 9am-12pm     | Etobicoke Civic Centre Lobby                           |
| Tuesday Aug 4   | 2pm - 5pm    | Metro Hall Lobby                                       |
| Wednesday Aug 5 | 9 am-12pm    | Scarborough Civic Centre Lobby                         |
| Wednesday Aug 5 | 2pm - 5pm    | North York Civic Centre Lobby                          |
| Saturday Aug 8  | Noon-4:30    | Finch Hydro Corridor Trail near Bathurst Street.       |
| Sunday Aug 9    | Noon-4:30    | Etobicoke Waterfront Trail near access to Humber Trail |

For more information about the **Toronto Cycling Network Plan**, visit [toronto.ca/cyclingnetwork](https://toronto.ca/cyclingnetwork)