

SAHRA Information – March 27, 2017

Annual General Meeting

The Annual General Meeting will be held on Wednesday, **April 5, 2017** at 7:00 p.m. at the Armour Heights Presbyterian Church (Lower Meeting Room). Please join us to talk about issues in our community.

Change in timing of Neighbours' Night Out – will be on June 13th this year!

We are now in the 13th year for the Neighbours' Night Out. It originally started out being held in June, in conjunction with a City-wide Neighbours' Night out but it was changed to be held on the first day back to school in September many years ago. It has been suggested that the June timeframe might work better for families so this year the event will be held on Tuesday, **June 13** 6:30-8:00 p.m. outside 2 Haddington (at Esgore). Hope you will be able to join us!

Email Address Drive

SAHRA endeavours to keep our Members informed by publishing Newsletters two to three times a year and by sending out email blasts as we have updates, usually once or twice a month.

It's 2017 - it's time that we move to electronic distribution of the Newsletter! We will be able to communicate more quickly when an issues arises. The reduced costs (eliminating printing and delivery costs) allows better use of member contributions. We want to move to electronic distribution for our Spring 2017 Newsletter.

However, our challenge is that we currently have email addresses for only about 40% of our households. SAHRA advocates will be visiting neighbours on their street asking them to give us their email address, in the next few weeks. You can help us by agreeing to be an advocate for your street and/or by forwarding this email to your friends and neighbours, asking if they would like to receive the SAHRA E-Blasts and Newsletters. If so, they can send an email to sahratoronto@rogers.com and we will add them to our distribution list.

Fairlawn's Annual Book Sale – last weekend of April – Thurs Apr 27 – Sat Apr 29

Thursday, April 27, 6:00 pm – 9:00 pm

Friday, April 28, 12:00 noon – 9:00 pm

Saturday, April 29, 10:00 am – 1:00 pm

A huge selection of good quality books, vintage vinyl, CD's and DVD's

Cash/cheques only

Fairlawn Avenue United Church 28 Fairlawn Avenue Toronto, ON M5M 1S7
<http://www.fairlawnchurch.ca/events/booksale/>

Interested in Volunteering?

SAHRA has Volunteers who work on a variety of projects. Tasks like doing sign surveys, collecting street parking regulations, collecting speed limit information, reviewing City websites and agendas for items of interest, planning for Neighbours' Night out, email address drive, special Newsletter deliveries, preparing write-ups for e-Blasts or the Newsletter. Their participation really helps! If you would be interested in spending some time on a specific project, please send an email to sahratoronto@rogers.com.

Avenue Road Avenue Study Recommendations – Review Report expected on May 2, 2017

The Avenue Road Avenue Study (ARAS) was published in 2009. It contained 21 Recommendations but as of Dec, 2014 only 7 had been implemented...all of which related to development on Upper Avenue. At SAHRA's Annual General Meeting in April, 2015 we asked Councillor Carmichael Greb to obtain status reports / action items on the outstanding Recommendations. She put a Motion forward in May 2015 asking that the Planning Department do a review and report back on their findings by Quarter 4 of 2015. A Public Meeting was held in Nov, 2015 at which time Planning presented their review of the ARAS Recommendations. SAHRA responded to this report in a document 'SAHRA's Comments on the Review of the Avenue Road Study Recommendations.' We felt that nothing or very little was going to be done of any of the outstanding 14 Recommendations. SAHRA submitted a formal request to the Councillor and Planning on March 10, 2016 asking that the City departments commit to do a serious review of the 14 outstanding Recommendations to define action plans and funding; define estimates of costs and sources of funding; review all Section 37 monies to determine if any re-allocations should be made; and review their findings/conclusions with SAHRA and OOGRA prior to presentation to the North York Community Council. We have now been informed that their Report will be on the Agenda for the **May 2, 2017 meeting of the North York Community Council** but they will not release the report to SAHRA/OOGRA for review, prior to the public release date one week prior to the meeting. We will distribute the Report to our Members as soon as it is published.

Construction at 1678-1704 Avenue Road

They have finished the demolition at The Brookdale and construction is now underway. We can expect that a project of this size will create more than the usual nuisances as well as disruptions on Avenue Road and on the side streets. But the City has prepared a Construction Management Plan with the developer. We have asked them to share with us the 'rules' that will control things like work hours, queuing of trucks, parking for construction staff, cleaning of roadway because of mud, dirt or debris, police requirements, etc. We will publish these rules to our Members as soon as received. The Planning Department has stated that if there are issues with any of these rules, then the violations should be reported to 311.

378 Fairlawn Avenue re-development

This is a commercial property (Creative Avenues) on Fairlawn just west of the Dry Cleaners at the corner of Fairlawn and Avenue Road. They applied to the Committee of Adjustment on Mar 22, 2017 to construct a third storey addition over the existing two-storey mixed use building as well as a front second storey addition, a second storey and third storey addition to the west portion in conjunction with other interior and exterior alterations. The Planning Department prepared a Staff Report recommending that the building height be no more than 10.75 metres (asked for 12 metres); reductions to sizes of the projections on the second and third floors; that permanent opaque screening be used on those projections; the two commercial boulevard parking spaces in the front yard be removed; and that a landscape plan be developed to replace the parking area with useable residential amenity area and soft landscaping. Unfortunately the CofA allowed the Height but the opaque screening will be required on the west side, the boulevard parking is to be removed and a landscape plan is to be submitted.

91 Brooke - Sub-basement

SAHRA was present at the March 9, 2017 CofA hearing to ask that this application be Deferred so that the request for a **Sub-basement** could be referred to City Staff to review the impact that a Sub-basement of this nature will have in our *Neighbourhood*. Our request was supported by OOGRA, FoNTRA, other Ward 16 Residents' Associations and individuals. Councillor Carmichael Greb did not submit a supporting letter of our request. As no variance existed for the Sub-basement, it was not within the authority of the CofA to Defer the application for this reason so the application was Approved. SAHRA, OOGRA and FoNTRA will now explore strategies for requesting a **bylaw change** regarding Sub-Basements.

1560 Avenue Road

SAHRA was at the March 9, 2017 CofA hearing to ask for a Deferral of the development at 1560 Avenue Road (corner of Douglas) so that answers could be obtained for a number of issues before construction carries on (we understood that a Stop Work Order had been issued). An application for renovating this site was approved by the CofA in 2010 but it sat dormant. Then in 2015 the building was demolished and a 'new build' commenced. But the by-laws changed in 2013 so the developer had to apply to the CofA for new variances. We spoke to the CofA about the following concerns:

- Between June and Dec, 2016 the building increased substantially in size – the height increased by 14' / the length increased by 12' (which causes other problems) and the GFA increased 1160 S.F. Our major concern was the increase in length. The Avenue Road Avenue Study does not state a maximum length as that would ordinarily be determined by the size of the lot less the required 7.5m set-back from the rear lot line. They had a variance for this set-back.
- After the building length was increased, cantilever extensions were added to the second and third storeys which moves the 'straight up' building closer to the residential area.
- It is stated to be 3-storeys but the third floor has a very exceptional height of 19' with two levels of windows, which gives the appearance of 4-storeys. Are they planning an internal renovation,

after the building has been completed? If they really want 4-storeys why not design it as such as it is within the maximum height allowed? Or is it that the GFA values would be increased?

- The Avenue Road Avenue Study and the associated by-law amendments call for a step-back abutting Avenue Road and Douglas Avenue and adherence to a 45 degree angular plane at the rear. The Avenue Road step-back has been done but they in turn added 2m to the length of the building. They are not doing the side step-back and they are not doing any step-backs at the rear of the building.
- The increased length causes problems with access to the Right of Way in the rear. This laneway is used by other businesses in that block for parking as well as garbage bins which require commercial pick-up. The developer is now proposing modifications by eliminating the retaining wall. This appears to be a very important retaining wall. Above that wall there is a bank of mature trees as well as fencing. This all seems very major – why not decrease the length of the building to solve the problem?
- We also had questions about the mechanical penthouse, the fact that no elevator has been planned for the building; we wanted confirmation that a boulevard café will not be planned off Douglas Avenue; we asked that a Green Finger be considered for the Douglas boulevard.

Due to all these yet unanswered questions and concerns, we asked the Committee to DEFER the application for further review and modifications. The Cof approved the application with the variance for the Right-of-Way being removed as the developer had stated that he could remove and reinstall the retaining wall for that portion of the wall on his property and on the City-owned boulevard area to eliminate the variance. We understood that the feasibility studies and required approvals for doing this would be controlled by Planning under the Site Plan Approval process. We understood that the Stop Work Order would remain in effect until the Site Plan Approval process was completed, at which time a proper Building Permit would be issued.

But the following week, construction immediately recommenced! It has been reported to Planning and Building Inspections – we understand inspections have been done but so far they have built up the whole west wall! This feels very much like the days of 2078 Avenue Road fiasco where Building could not get the Owner to Stop Work. They never did! It is disappointing to see this happen again.

We want to see an Engineering Report prepared by the City (not the developer) on removal/reworking the retaining wall as we feel that it might be impossible to move the retaining wall. Not to mention the full strip of 15' trees that are likely an integral part of the retaining wall.

SAHRA and OOGRA have both submitted requests today to Planning and Building for an update on how they are going to get in charge of this development. We have asked for an immediate response as construction continues daily at this site!



250 Lawrence Avenue (the Medical building)

The developer has appealed to the Ontario Municipal Board (OMB) due to Council's failure to make a decision on the application within the time prescribed by the Planning Act.

The revised application submitted by the developer proposed to construct a 12 storey (39.34m high) – in the original application it was 11 storeys (40.2m high) – residential condominium containing 241 dwelling units with three levels of underground parking fronting on 250 Lawrence Avenue and two 3-storey semi-detached dwellings on Glengarry Avenue.

In the Staff Report, for the most part, the City does not endorse the building. The city still has issues with the protected ravine, trees, and adherence to 100 year storm policies. Also notable is the absence of calculations from engineering about the decreased volume flow as a result of the bend in the proposed storm trunk realignment. As well, a statement has been issued that there is lack of Toronto District School Board (TDSB) capacity in the area to serve this development. Upon review of this application the Toronto District School Board has indicated there is insufficient space at the local schools to accommodate students anticipated from the proposed development and others in the area. The TDSB has also indicated that the status of local school accommodation should be conveyed to potential purchasers as well as communicated to the existing community to inform them that children from the proposed development will not displace existing students at local schools.

You can review the Plans and other documents at the following link:

<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=3720175&isCofASearch=false>

Here is the link to the March 13, 2017 Planning Staff Report submitted to North York Community Council:

<http://www.toronto.ca/legdocs/mmis/2017/ny/bgrd/backgroundfile-102083.pdf>

This issue is on the Agenda of the **April 4, 2017** meeting of the North York Community Council to obtain Directions for the City Solicitor, together with City Planning staff and other appropriate staff to attend the OMB hearing which is scheduled for **May 25, 2017** to oppose the Official Plan and Zoning By-law Amendment applications in their current form. SAHRA, OOGRA and LPRO along with local residents will be supporting opposition to this proposal.

You can also support this cause by sending your letter to the Clerk, North York Community Council (nycc@toronto.ca) before the April 4th meeting stating your opinion on this development.

Housing Affordability

FoNTRA Member John Taranu has prepared a report concerning house prices and foreign investment (attached). We would encourage members to send letters to relevant officials (MPs, MPPs, City Council) requesting action on the house price issues.

Ontario's Greenbelt and Growth Plan

This review is nearing completion. Environmental groups report that there is lots of developer pressure trying to roll back Greenbelt protections and smart growth policies. Here is the link to the Greenbelt Coalition's petition aimed at maintaining the Plans' protections.

<http://www.growourgreenbelt.ca/stopsprawl>. Your support via emails/letter will help.

Reminder about the proposed Stormwater Charge

Go to this link for information:

<http://www1.toronto.ca/wps/portal/contentonly?vnextoid=19c873c3b334a510VgnVCM10000071d60f89RCRD&vnextchannel=094cfe4eda8ae310VgnVCM10000071d60f89RCRD>

What are the public consultation dates?

See [public consultation dates and locations.](#)

The next presentation is on -

Tuesday, April 4	6-9 p.m.	North York Civic Centre, Room 1	5100 Yonge Street
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Tuesday, April 4

How can I provide feedback?

- You can complete the [online survey](#)
- You can receive, complete and hand-in a paper copy at any of the [public consultations](#)

Downspout Disconnection Program

A friendly reminder that the deadline for Downspout Disconnection in our area was **December 31, 2016**.

Go to www.toronto.ca/water.stormwater for information and tips for safe and proper disconnection.