



The South Armour Heights Residents' Association

What SAHRA Does

SAHRA exists 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 the community.

We achieve this by actively reviewing and submitting concerns to the City of Toronto Committee of Adjustment when builders try and build houses that are inconsistent with that of their neighbours or the neighbourhood. We liaise on a regular basis with Councillor Karen Stintz's office and with the Toronto police on safety and security issues. For the past two years SAHRA has conducted Jane's Walks in May to introduce our neighbours to the history and architecture in our area. For the past seven years we have hosted Neighbours Night Out as an opportunity for new and old neighbours to become acquainted, with ice cream and balloons provided free to all comers.

All the above takes time, effort and money. If you have thoughts about how we can improve please contact me. 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 I hope you will mail-in or drop off your membership contribution.

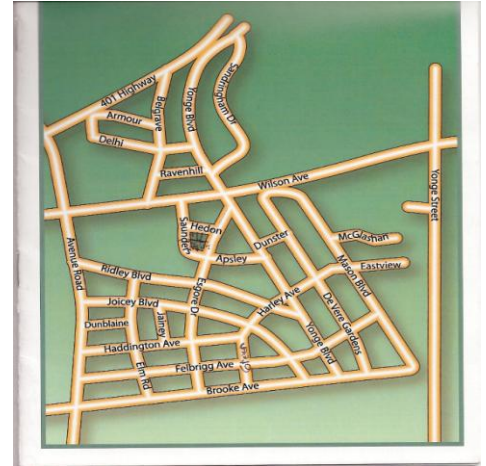
Wishing you all the best in 2012.

Paul Baker
 President, South Armour Heights Residents' Association

We wish to thank the following members for their contributions for the 2011 year

| | | | |
|---------------|----------------|--------------------|-----------------------|
| Allen, T. | Dignan, P. | Johnson, M. | Stager, P. |
| Anglin, G. | Dill, J. | Kachura, J. | Strike, B. |
| Armstrong, R. | Downham, J. | Karrys, S. | Sudorgin-Zigelman, I. |
| Awrey, B. | Dunlop, W. | Kumer, L. | Temaglia, D. |
| Baker, P. | Eccles, J. | Lane, D. | Thompson, L. |
| Bates, J. | Elliott, R. | LeNoury, J. | Thomson, N. |
| Black, C. | Farley, J. | MacDonald, P. | Tokmakjian, R. |
| Bondy, S. | Feinberg, J. | Moolenburgh, E. | Vagners, Z. |
| Bonner, M. | Fitzgerald, B. | Muirhead-Gould, A. | Vice, B. |
| Brannan, M. | Ford, D. | Murray, C. | Weatherspoon, S. |
| Budd, K. | Hastings, M. | Nelson, J. | Welch, B. |
| Callander, R. | Higgins, T. | Olah, T. | Whiteside, B. |
| Cooper, D. | Holloway, L. | Richardson, E. | Williams, W. |
| Cowan, B. | Ilkiw, J. | Sadler, J. | Yeates, D. |
| Craig, P. | Jin, S. | Schmid, D. | Yeung, D. |
| Deeks, J. | Johnson, R. | Simpson, P. | |

SAHRA's Boundaries



401 down to south side of Brooke
 East side of Avenue Road over to
 west side of Yonge Blvd.
 Approximately 789 households

*2011 contributions compared to
 number of houses on each street*

| | |
|------------------|------------------|
| Apsley Road | 2 of 19 |
| Armour Blvd | 1 of 21 |
| Avenue Road | 0 of 8 |
| Belgrave Avenue | 6 of 34 |
| Brooke Avenue | 3 of 60 |
| Delhi Avenue | 4 of 44 |
| Dunblaine Avenue | 2 of 20 |
| Elm Road | 2 of 44 |
| Esgore Drive | 0 of 70 |
| Felbrigg Avenue | 11 of 85 |
| Greer Road | 3 of 8 |
| Haddington Ave | 8 of 59 |
| Harley Avenue | 1 of 10 |
| Hedon Avenue | 0 of 5 |
| Jainey Place | 1 of 14 |
| Joicey Blvd | 2 of 105 |
| Ravenhill Road | 3 of 15 |
| Ridley Blvd | 4 of 77 |
| Saunders Street | 2 of 11 |
| Wilson Avenue | 1 of 23 |
| Yonge Blvd | 7 of 57 |
| Total: | 63 of 789 |

The South Armour Heights Residents' Association

Looking for Volunteers

Interested in supporting a website? SAHRA has a new website. We need a web-meister to help update content.

We are looking for a volunteer to act as the **SAHRA Newsletter Editor**. Approximately 4 publications per year.

Please contact Paul Baker at paulwbaker@rogers.com



Email Addresses

Email is a fast way for us to let you know about upcoming neighbourhood events....special presentations, social events, public forms organized by the City or our Councillor, etc. Send us your email address at sahratoronto@rogers.com and we will add you to SAHRA's distribution list.

Upcoming Events

Annual General Meeting

Thursday, April 12, 2012 7:00-8:00 p.m.

Jane's Walk

Saturday, May 5 or Sunday, May 6 1:00 p.m.

Neighbours' Night Out

Held in early September

Dial 311

Did you know that you can call 311 or create Self-Service Requests at www.toronto.ca/311 for all the following topics:

- Waste collection (missed collection /calendar/overflowing street bin)
- Garbage & recycling bins
- Graffiti & litter (overflowing or loose)
- Roads (potholes, sidewalk damage, catch basin cleaning)
- Water (fire hydrant problems, leaking water lines)
- Trees (pruning, removal, planting)
- Winter issues (unshovelled sidewalks)
- Property issues (bylaw enforcement , developer problems, waste dumping, long grass,snow/ice problems)

Visit the Welcome page for details on what is covered within each category and the info that needs to be submitted.

Your Board of Directors

Paul Baker, President

paulwbaker@rogers.com

416-488-2642

Geraldine Eccles, Vice-President

g.eccles@ecclessales.ca

416-482-8808

Ron Johnson, Treasurer

Joh2399@sympatico.ca

416-782-9213

Sheila Dunlop, Secretary

sheilakharrison@rogers.com

416-485-6718

John Ilkiw, Director

john.ilkiw@rogers.com

416-487-7791

Please contact us if you have questions or issues that you want us to deal with.

Thank You!

Special thanks are due to the following for sponsoring our Neighbours' Night Out on September 6, 2011:

The Miller Tavern for providing the Raffle prize...a Voucher for Dinner for Two.

Garrett Florist for donating the balloons.

Baskin Robbins for providing the ice cream supplies at cost.

Thanks also to the **Fire Department** for visiting and allowing the children to explore the fire truck.



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The \$10K Chimney Surprise!

Some 'small house' residents have already been through the experience of learning about the Natural Gas and Propane Installation Code and Ontario Regulation 212/0 – Gaseous Fuels! Their furnaces have been or have been threatened to be **'red-tagged'** as their chimney is used for venting of gas furnaces/boilers or gas fireplace logs/inserts...because a new house is going to be built/or has been built on their chimney side. **They have learned that they have no recourse but to proceed with extending their chimney or replacing their gas-fueled systems at their own cost!**

The Code says "Natural (gravity) and motor induced draft type gas burning appliance chimney installed closer than 8' from the vertical wall, must extend a minimum of 2' above the roof placed over that wall." The City's minimum required side yard setback is 1.2m (3.94') so the 8' requirement would never be met.

The City's maximum building height is 8.8m and variances are now being granted in Ward 16 for over 9.3m. In a common bungalow or storey-and-a-half and in some cases even an old two-storey situation, this would call for extending the chimney height from the roofline to a height which is not feasible unless bracing was installed. Some homes in our area have actually done this. The alternative is that the furnace/boiler must be replaced with a new unit that can be direct vented through the outside wall; gas fireplace units also need to be replaced (if feasible) with direct vented models. The cost for doing this can range between \$6,000 to \$10,000....an unforeseen expense for the 'small house' owner.

There are many more small home owners that may not even be aware that they are facing potential problems and major costs due to this issue.....they won't be aware of the problem likely until the situation is noticed by a gas provider or servicer. Enbridge or the service provider will then be obligated by virtue of their license requirements to **'red-tag'**. This means that the homeowner has to 'correct' the situation within 45 days or their gas supply will be cut off.

Back in 2009, Bob Aaron (Aaron & Aaron, Barristers and Solicitors) reported on the 'Benjamin problem' and the results of the City of York appeal to the Ontario Court of Justice back in 1995. He has questioned whether Justice Dennis Lane's ruling was correct in law. If so, he has suggested that Queen's Park should amend the Building Code Act.

<http://www.yourhome.ca/homes/columnsblogs/article/742093--aaron-amend-code-to-protect-inn>

This has already affected a number of homes in Ward 16 and 15 but any 'small house' owner in this situation across the Province could be **'red-tagged'** at any time. For this reason, we have presented this issue to both FoNTRA (the Federation of North Toronto Residents' Associations) and CORRA (the Confederation of Resident and Ratepayer Associations). They have agreed that this is an important issue and are now organizing Ontario Building Code Change Request submissions to the Ministry of Municipal Affairs and Housing (Building Branch) (MMAH) by all of their member associations and residents within their respective areas.

A template for an Ontario Building Code Change Request form has been prepared with all the required information for the MMAH. We need all concerned citizens to submit a Request so that the MMAH realizes that this is an important issue that needs to be dealt with under the Ontario Building Code.

Please complete the INSERT with your contact information and then Fax or Mail both pages to the MMAH (info is on Page 1) or go to the <http://sahratontario.com> to the Planning and Development page to get an electronic version that you can modify and email to alek.antoniuk@ontario.ca.

Please help in highlighting the issue to the MMAH so that an appropriate Building Code change is put in place that will make the developer responsible for funding the necessary work that an adjacent property would be forced to do to comply to Code and TSSA safety regulations.

Contact sahratontario@rogers.com if you have questions or need further instructions.

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2012 SAHRA MEMBERSHIP DRIVE

SAHRA's mandate is to protect South Armour Heights residents from inappropriate planning and development from residential, commercial, transportation and any other Government sources; to promote safety and security in the South Armour Heights neighbourhood and to enhance the environment and social life within the community. Your membership fees and donations help fund SAHRA activities including:

- Addressing Committee of Adjustments 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
- Hosting community-building events - Jane's Walk (May); Neighbours' Night Out (September)
- Holding regular SAHRA meetings and the Annual Meeting (April), all open to interested residents

This can only happen with the continued support and the involvement of the residents. We are dependent on your contributions to support associated costs. Our fiscal year is Jan 1 to Dec 31.

It would be most appreciated if you could take a moment and send in your contribution now for the 2012 year. Thank you in advance for your support.



- I would like to give my support to SAHRA. Please find attached my cheque for:
- o \$20 o \$40 o \$60 o Other \$ ___

Name _____

Address: _____

Postal Code _____

Daytime Telephone _____ Evening Telephone _____

Email Address _____

- 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, Ontario Corporation Number 771757

¹ Federation of North Toronto Ratepayers Association

² Confederation of Residents and Ratepayers Associations