



## 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 three years SAHRA has conducted Jane's Walks in May to introduce our neighbours to the history and architecture in our area. For the past eight 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.

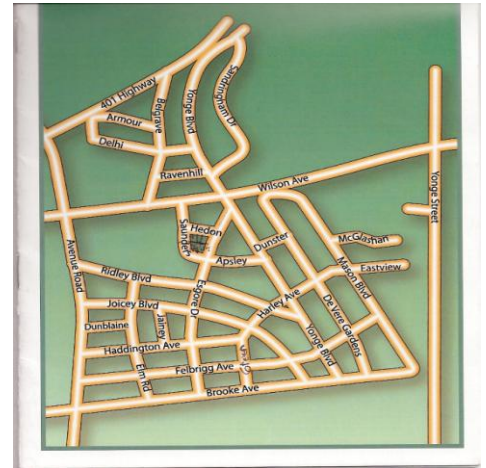
Wishing you all the best in 2013.

Paul Baker  
 President, South Armour Heights Residents' Association

*We wish to thank the following members for their contributions in 2012.*

Acton, L.	Craig, P.	Henning, J.	Pratt, R.
Anglin, G.	Deeks, J.	Higgins, T.	Robic, K.
Armstrong, R.	Deratnay, P.	Holloway, L.	Ruttonsha, S.
Asailan, S.	Dill, J.	Ilkiw, J.	Sadler, J.
Awrey, B.	Dolan, B.	Irvine, A.	Schmid, D.
Baker, P.	Douglas, S.	Jackson, G.	Simpson, P.
Ball, D.	Downham, J.	Johnson, R.	Stager, P.
Baxter, J.	Dunlop, W.	Johnson, M.	Stinson, T.
Bernardo, M.	Eccles, J.	Joynt, P.	Taylor, R.
Black, C.	Elliott, R.	Karrys, S.	Thompson, L.
Bondy, S.	Fahie, K.	Langdon, G.	Vagners, Z.
Bonner, M.	Feinberg, J.	LeNoury, J.	Vice, B.
Bracht, E.	Franks, J.	Lockwood, L.	Walker, A.
Brannan, M.	Galloway, I.	MacLellan, R.	Watson, A.
Bratton, J.	Garland, C.	McKean, C.	Welch, S.
Callander, R.	Gliklich, I.	Mitchell, T.	Whiteside, B.
Calvin, D.	Green, M.	Moolenburgh, E.	Williams, W.
Cameron, D.	Guilfoyle, G.	Murray, C.	Yeates, D.
Clemens, D.	Hastings, M.	Nelson, J.	Yeung, D.
Contway, M.	Hawryliw, W.	O'Neil, J.	Yoannou, J.
Cooper, D.	Heinz, P.	Parker, M.	Yoannou, T.

### 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

*2012 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	7 of 34
Brooke Avenue	6 of 60
Delhi Avenue	4 of 44
Dunblaine Avenue	0 of 20
Elm Road	3 of 44
Esgore Drive	2 of 70
Felbrigg Avenue	17 of 85
Greer Road	5 of 8
Haddington Ave	4 of 59
Harley Avenue	1 of 10
Hedon Avenue	2 of 5
Jainey Place	2 of 14
Joicey Blvd	2 of 105
Ravenhill Road	2 of 15
Ridley Blvd	18 of 77
Saunders Street	4 of 11
Wilson Avenue	2 of 23
Yonge Blvd	6 of 57
<b>Total:</b>	<b>91 of 789</b>

## The South Armour Heights Residents' Association

### Useful Guide to North York Committee Of Adjustment

We thank Councillor Karen Stintz for allowing us to insert in our Newsletter a four page "Guide to the North York Committee Of Adjustment" prepared by consultant, Linda McCarthy. This is a great introduction and summary to the often mysterious and sometimes intimidating Committee of Adjustment policies and procedures.

You will see on Page 4 that Linda McCarthy is available to assist Ward 16 residents with their interactions with the Committee of Adjustment on behalf of Councillor Stintz's office. Linda can be reached at [llmccarthy\\_assoc@sympatico.ca](mailto:llmccarthy_assoc@sympatico.ca) or 416-483-6749. SAHRA has first-hand experience with Linda's expertise and guidance on issues before the Committee of Adjustment.

### Dealing with CofA Applications

Visit the SAHRA website (<http://sahratoronto.com>) to review additional articles on this issue.

A very detailed "Guidelines for Dealing with Committee of Adjustment Applications" prepared by the York Mills Ratepayers Association in 2006 and

An article prepared by the Teddington Park Residents Association and distributed by CORRA on "Minor Variance Applications – 5 Nuggets of Wisdom".

### Did You Know?

The Boyd Gang - Edwin Alonzo Boyd worked for the Toronto Transportation Commission after he returned home from the war operating streetcars on the Yonge line. On Sept 9, 1949 he robbed a North Toronto Bank of Montreal on Avenue Road which is now the Left Bank Bistro. He was captured two years later after another bank robbery and was sent to the Don Jail to await sentencing. There he met Leonard Jackson and Willie Jackson (no relation). The trio escaped early Nov, 1951. They were joined by Steve Suchan and the foursome, now called the Boyd Gang, continued to rob banks. On March 6, Suchan shot and killed Police Sergeant Tong and the Boyd Gang was apprehended by the Police. On Sept 8, 1952 the Boyd Gang escaped from the Don Jail again and after eight days were captured in a barn near Finch and Leslie Ave. Steve Suchan and Lennie Jackson were both hung for the murder of Sargeant Tong. Edwin Boyd and William Jackson served lengthy jail terms. Boyd was released after serving 14 years and moved to British Columbia where he died of pneumonia on May 16, 2002.

### Your Board of Directors

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<b>Heather Crawford, Director</b> <a href="mailto:hcrawford@rogers.com">hcrawford@rogers.com</a>	416-783-7324

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

### Thank You!

Unfortunately our Neighbours' Night Out in Sept, 2012 had to be cancelled due to rain but special thanks are still owing to the following sponsors who continued to prepare/provide for the event up to the very last minute when we had to cancel.

**The Left Bank Bistro** for providing the Raffle prizes...four vouchers for a \$75 dinner value.

**Garrett Florist** for donating the balloons.

**Tim Horton's/Coldstone Creamery** for donating the ice cream as well as coffee and timbits.

Hopefully we will have a sunny day next year!

Special thanks to SAHRA member **Debora Bergeron** for preparing the article on "Focusing on Security".

Remember to check the SAHRA website from time to time for inserts of new information on community history and issues. For example, information has now been posted on the history of the Cricket Club.  
<http://sahratoronto.com>

## The South Armour Heights Residents' Association

### The Avenue Road Study

In 2009, the City completed a two-year study for the gradual improvement of the two kilometer stretch of Avenue Road between Lawrence and Wilson. The study was undertaken in consultation of the community, including a kick-off public open house held at Lawrence Park on May 1, 2007. A Local Area Advisory Committee (LAC) was established comprised of five local resident associations, including SAHRA. Because there is no local Business Improvement Association, business owners expressed their views individually.

Building developments facing Avenue Road have been categorized under two categories depending on lot depth. Each category is subject to a 45-degree angular plane restriction. This ensures sunlight on at least one sidewalk until late afternoon, maintains sky view from sidewalks, provides a comfortable pedestrian scale environment and assures a modest mid-rise built form. The study was conducted using five guiding principles based on input from open houses and the LAC.

The majority of lot depths on Avenue Road range between 27 and 37 meters. The angular restriction means these lots are restricted to a height of five stories (16.5 m). There are ten potential development sites with property depths of at least 40 meters, known as larger opportunity development sites. The angular restriction effectively limits these developments to seven floors (22.5 m).

The recently completed seven-floor development at 1717 Avenue Road, which was approved before the commencement of the Avenue Road Study, provides a concrete example of the angular plane restriction. This was the first significant development on Avenue Road in almost 30 years.

The ten opportunity sites are:

- The Beer Store
- KFC/Toggery
- 1648-1660 Avenue Road
- 1678-1688 Avenue Road
- McDonalds
- Bruno's/Drug Store
- No Frills/Adjacent Retail
- TD Bank Site
- Nissan Dealership
- RBC Site

See: [http://www.toronto.ca/planning/avenue\\_road.htm](http://www.toronto.ca/planning/avenue_road.htm) and <http://sahratoronto.com> for more information on the Avenue Road Plan.



### Four \$75 Left Bank Bistro Gift Certificates

Renew or commence your first-time SAHRA membership by **March 31, 2013** and you will be eligible to win one of four \$75 gift certificates courtesy of Left Bank Bistro on Avenue Road. Names will be drawn and announced by April 30, 2013. SAHRA directors are ineligible.

### Do You Want to Volunteer?

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

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

Please contact Paul Baker at [paulwbaker@rogers.com](mailto:paulwbaker@rogers.com)

### 200 Ridley Blvd Proposal

A Community Consultation meeting was held on Oct 11, 2012. We are currently awaiting information on Next Steps from the City Planning Department.

### A Casino in Toronto?

This website includes the consultation plan and links to background reports:

<http://www.toronto.ca/casinoconsultation>

All Torontonians are encouraged to fill out the online feedback form at:

<https://surveys.dpra.com/casino/CasinoSurvey.aspx>

Information is also available on the SAHRA website:

<http://sahratoronto.com>

A "No Casino" Toronto-wide citizen's group marshals very credible information explaining and illustrating the problems caused by casinos. Full information available at:

[www.nocasinotoronto.com](http://www.nocasinotoronto.com)

### Future Events

#### Annual General Meeting

Thursday, April 18, 2013 7:00-8:00 p.m.

**Jane's Walk** - Early May, 2013

**Neighbour's Night Out** - Early Sept, 2013

# The South Armour Heights Residents' Association

## 2013 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 and OMB notices and hearings
- Representing SAHRA interests at FONTRA<sup>1</sup> and CORRA<sup>2</sup> meetings
- Communicating with our City Councillor on neighbourhood issues
- Updating residents on local issues via email and Newsletters and website (sahratoronto.com)
- 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 2013 year. Thank you in advance for your support.



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- I would like to give my support to SAHRA. Please find attached my cheque for:
- o \$25 o \$50 o \$75 o Other \$ \_\_\_

Name \_\_\_\_\_

Address: \_\_\_\_\_

Postal Code \_\_\_\_\_

Daytime Telephone \_\_\_\_\_ Evening Telephone \_\_\_\_\_

Email Address \_\_\_\_\_

Email is a fast way for us to let you know about upcoming neighbourhood events.... special presentations, social events, public forums organized by our Councillor, etc.

- 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

<sup>1</sup> Federation of North Toronto Ratepayers Association

<sup>2</sup> Confederation of Residents and Ratepayers Associations



**Remember the draw for four \$75 Left Bank Bistro Gift Certificates**