

SAHRA Information – September 28, 2016

2100 Avenue Road (Seligman's at Carmichael)

A Community Meeting was held on May 25, 2016 to review proposed **re-zoning** to amend the zoning standards for the Residential Detached Zone (RD) and **re-development** of this property.

Another **Public Meeting** has now been organized by the City to review a **revised application** submitted on July 8, 2016. (a three-storey building with offices in the basement and first floor and a 2-level apartment on the second and third floors with dormers).

Thursday, Oct 13, 2016

11:15 am or as soon as possible thereafter
North York Civic Centre, Council Chambers, 5100 Yonge Street

The revised application reflects two options:

- (a) A 3-storey mixed-use building with commercial uses in the basement and on the ground floor level and a residential dwelling unit on the second and third levels; AND
- (B) A 3-storey wholly commercial use

The totally commercial option will increase the parking requirements but we understand that the proposed parking (3 parking spaces and 1 small car space) would not change). An additional variance will also be required due to an increase in the commercial gross floor area.

At the time of the Avenue Road Avenue Study (2009), there was discussion about whether the detached homes on Avenue Road north of Joicey Blvd should be used for wholly commercial purposes. Given the difficulty of access and egress on this congested portion of Avenue Road south of the 401 ramps, it was recommended that these dwellings be limited to live/work or wholly residential uses. The study recommended that Zoning By-law 7625 for the former City of North York be amended for the portion of Avenue Road north of Joicey Boulevard and the other low-rise residential neighbourhoods in the North York portion of the study area so that Home Occupations could be permitted under the same conditions as are permitted in the former City of Toronto. Bylaw 1-83 was amended to allow Home Occupation in the broader study area. Home Occupation is restricted to certain types of businesses and also means that the Owner must live in the home and that other 'employees' are not permitted to work at the site.

It is important to our *Neighbourhood* that we maintain this residential gateway into Avenue Road. The outcome of this proposal will be precedent setting for all future development along Upper Avenue between Joicey and Wilson.

We encourage everyone to attend this important session to provide your feedback/input.

Basement Flooding & Water Quality Improvements Study

A number of representatives from Ward 16 Residents' Associations (SAHRTA, OOGRA, LPRO, EG) were present at the September 27th Public Information Centre to learn about different options being considered to reduce flooding in Study Area 40. Debra Satok has submitted a summary of Key Issues to the City Officials from a Ward 16 perspective (please the EA40 attachment).

1. Redevelopment of Avenue Road between Wilson and Lawrence, as well as the Eglinton Corridor
2. Uncapped Laterals
3. 250 Lawrence Avenue West
4. Infiltration Rates
5. \$32,000 Per Benefiting Property Threshold

6. Downspout Disconnection

Reimagining Yonge Study Proposes Major Changes in North York

Major upgrades may be coming to the stretch of Yonge Street from Sheppard Avenue north to the Finch Hydro Corridor as the [Reimagining Yonge Street](#) study is closing in on a preferred option for the revamp of the major artery. At last week's Design Review Panel, City officials presented their findings and put forth a proposal to reduce Yonge from six to four lanes between Sheppard and Finch, while adding bike lanes, a landscaped median, wider sidewalks, and cycling and pedestrian infrastructure.

<http://urbantoronto.ca/news/2016/09/reimagining-yonge-study-proposes-major-changes-north-york>

Housing Choices and Prices in the GTA

An interesting article by BILD (Building Industry and Land Development Association) on 'The inconvenient truth about housing choices and prices in the GTA.

<http://bildblogs.ca/housing-realities-in-the-gta/>