

SAHRA Information – April 25, 2016

2100 Avenue Road (Seligman's)

On Feb 23, 2016, the North York Community Council (NYCC) reviewed a Re-zoning Request and Proposed Development at this site. We understand that a Community Meeting will now be arranged, possibly on June 25th and it will then go back to the NYCC, likely in Sept, 2016. For more details, visit <http://sahratoronto.com/planning/>.

1780 Avenue Road (SW corner at Melrose – Canada Post)

An application was submitted to the Committee of Adjustment (CofA) on April 21, 2016 for variances required to develop this site as a 3-storey (with very high ceiling heights) commercial building hosting a restaurant on the basement, ground (with a patio off Melrose) and third floors (with a large balcony area overlooking Melrose). Offices would also be located on the second and third floors. SAHRA and OOGRA submitted Objection Letters due to missed variances and issues related to such a large restaurant operation both on the impact on Melrose residents and on parking. At the Hearing, the developer (Cresford Developments) asked for a Deferral and it was granted. Since the time of the application to the CofA, Cresford has sold the property- we do not know who the new owner is. Recently banners have been put up on the building ““flagship retail for lease” under Sutton Realty but we do not know what this means. For more details, visit <http://sahratoronto.com/planning/>.



1580 Avenue Road (SW corner at Bedford – The Beer Store)

An Application was submitted on April 11, 2016 for a Zoning Amendment for a 70 unit, 8,300 square meter 7-storey (with terrace at the top of the 7th floor) plus mechanical penthouse condominium with retail on the ground floor (with the main tenant being The Beer Store). We understand that this request will be heard by the North York Community Council rather than going through the Committee of Adjustment. There are a number of variances to the built form guidelines defined in the Avenue Road Avenue Study and the associated bylaws: height of 24.7m vs 22.5; mechanical penthouse of 5m vs 2m and angular planes not met off Avenue Road nor at the rear. To review the plans, please visit <http://sahratoronto.com/planning/>.



1912-1914 Avenue Road (NW corner at Brooke)

On Aug 6, 2015 the Committee of Adjustment refused the application by 1912-1914 Avenue Road. The developer then submitted an Appeal to the Ontario Municipal Board (OMB). SAHRA registered as a Party opposing this application. A lawyer and a planner were retained and reached a Settlement with the developer on behalf of SAHRA. This application was heard at an Ontario Municipal Board hearing on Feb 24, 2016. The Community accomplished a number of changes: the CofA refused the application; a step-back was done at the third storey off Avenue Road; now meets roof height of 16.5 metres by reducing 5 storeys to 4; the Councillor committed to see that (a) parking payment-in-lieu monies are designated to Upper Avenue (b) City will do reviews to define and then implement parking solutions for Avenue Road and (c) by-law wording would be amended to ensure step-backs are done on side streets. SAHRA negotiated in Without Prejudice meetings with the Owner and his team and were able to reach a Settlement. We believe we gained substantial improvements in the built form/design – the mechanical penthouse has been set back, the design of the side facing Brooke has been improved, eliminating the ‘tower’; the rear although it does not meet the 45 degree angular plane requirement is now terraced with balconies on the second and fourth floors. The major item that we secured was the parking payment-in-lieu assessment (estimated to be between \$400K-600K); the Councillor is now to arrange for designation for this money to ensure that the funds are spent on parking solutions for Upper Avenue. We were advised by the lawyer that we would not be able to win on the side street step-back issue based on 2078 Avenue Road nor on the rear set back and 45 angular plane issues based on 1916 Avenue Road. A Decision has been published allowing the variances and accepting the Settlement. As part of the agreement, the Owner also agreed to consider further changes to the exterior finishing – SAHRA is currently reviewing their proposals for changes we believe will be more pleasing.

Ward 16 Street Speed Limits – It's Official!

At the April 5, 2016 North York Community Council Meeting a motion was adopted to amend the speed limit to 40 km/h on the following roadways: Delhi Avenue, Dunblaine Avenue, Elm Road, Greer Road, Haddington Avenue, Harley Avenue, Hedon Avenue, Jainey Place, Joicey Blvd., Ravenhill Road and Ridley Blvd. Now we will await the sign changes.

Armour Heights Public School Announcement

On Tuesday night, we received information about an incident that occurred on our field late on Monday night. Three older teens encountered three other teens and robbed them of money, skateboards and cell phones. I followed up with the local police division yesterday for more information and they shared that they were contacted and are investigating.

While this incident did not occur during school hours and did not involve our students, we all take a very active interest in situations that involve safety in our community. If you have any information that might assist police with its investigation, please call [416-808-3200](tel:416-808-3200) or contact CrimeStoppers anonymously at [416-222-TIPS](tel:416-222-TIPS) (8477) or at www.222tips.com.

Safety is an important priority for our entire community. We are fortunate to have a number of initiatives, programs, and policies that contribute to a safe and caring school. However, many incidents happen outside of school hours or away from school. With springtime upon us and warmer weather and longer daylight hours meaning more time is spent outdoors, it's a good time to remind all our students, staff, and parents of the need to always be aware and alert, no matter where you are and even in the most ordinary and everyday routines.

Our staff periodically speak to students about how to stay safe and we did so again today. I know that you too will want to help reinforce these messages. Attached, please find [streetproofing tips](#) that you may find helpful when discussing safety with your child.

Finally, should you ever see unusual activity happening on school grounds after hours, please contact the TDSB's Call Centre at [416-395-4620](tel:416-395-4620). Working together, we can help make our community as safe as possible.

Thank you in advance for your support. If you have any questions, please feel free to contact the school.

Ward 16 Basement Flooding

Many residents of Ward 16 have experienced basement flooding that has caused significant damage to their homes. The City of Toronto has initiated Environmental Assessment Studies to investigate the causes of flooding and make recommendations for improvements. In Ward 16, increased density due to infill housing and redevelopment of the major corridors will further stress the aging infrastructure. If you have experienced a basement flood in the past, please take a moment to complete this brief survey to help determine the impact within our Ward.

Click the button below to start the survey. Thank you for your participation!

Begin Survey

Powered by  SurveyMonkey

If you have questions, concerns or information relating to sewer issues, please send inquiries to the email address ward16sewers@gmail.com.

Sneak Peek – Yonge Park Plaza

This link provides information on the Yonge Park Plaza that is going to be built at 4050 Yonge St.

[Sneak Peek: Yonge Park Plaza Brings Office Condos And A Hotel To North York](#)

The Waiver Process

SAHRA has submitted a request to Councillor Carmichael Greb to put a Motion forward at the June meeting of the Planning and Growth Management Committee asking for a review to eliminate the Waiver process whereby applications can reach the Committee of Adjustment without a complete review by the Building Department, leading to problems during later phases of a development. For more details, visit <http://sahradoronto.com/planning/>.

Payment-in-Lieu of Parking

SAHRA has submitted a request to Councillor Carmichael Greb to put a Motion forward at the June meeting of the Planning and Growth Management Committee asking for a review to update the policy on “Harmonization of the Fee Schedules for Payment-in-Lieu of Parking” to update the fee structure from those defined in 2004. Monies obtained through Payment-in-Lieu of Parking assessments for developments on Avenue Road (for example, the 1912-1914 Avenue Road development) are necessary to fund parking solutions for Upper Avenue. For more details visit <http://sahradoronto.com/planning/>.

SAHRA’s 2016 Membership Drive

We are now asking for membership contributions for the 2016 year. Your membership fees and donations help fund SAHRA activities including:

- Addressing Committee of Adjustments and OMB 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 and website (sahradoronto.com)
- Hosting community-building events
- Holding regular SAHRA meetings and the Annual Meeting (April), all open to interested residents

Visit <http://sahratoronto.com/membership/>.

Waste Strategy Survey

How do you learn about blue bin and green bin programs in Toronto? What items would you most like to share or borrow? What challenges do you face when it comes to waste diversion in apartments and condos?

The Waste Strategy Survey closes this week! **Share your experience, and provide feedback by Wednesday April 27.**

You can also ask questions and comment by calling 416-392-3760 or via email to wastestrategy@toronto.ca.

Thank You to everyone who has participated and shared their comments and questions so far!
All presentations and materials from public consultation events are available on the [Waste Strategy website](#).

For more information about the Waste Strategy contact: 416.392.3760 or wastestrategy@toronto.ca.

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