

## SAHRA Information – Nov 1, 2017

### Parks and Recreation Facilities Master Plan 2019-2038

The Master Plan was presented to the Executive Committee on Oct 10, 2017 (attached). A Summary of Recommendations is attached. No changes are planned for Ward 16 including the Armour Heights Community Centre or the North Toronto Memorial Community Centre.

The full report can be reviewed at

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.EX28.2>

### Third Party Sign Tax

There are 19 Billboards on Upper Avenue between Lawrence and the 401. A Report is attached which was published by the City on May 16, 2017 which explains the history of the Third Party Sign Tax that has been in effect since 2009 for signs like this. For 2009 to 2016 the revenue was directed to Arts and Culture but it now flows into the City's general revenue fund.

### 1580 Avenue Road (Beer Store)

This proposal for a 36-unit condominium was presented at the Oct 16, 2017 meeting of the North York Community Council. The Staff Report from Planning (<http://www.toronto.ca/legdocs/mmis/2017/ny/bgrd/backgroundfile-107750.pdf>) recommended approval of the proposal despite the fact that the proposed height is 29.5m (versus 24.5 which is permitted by By-law 569-2013) and the densification is 4.77 times the area of the lot (versus the allowed of 3.0). SAHRA submitted a letter stating that in general, we believed the Owner and the City had brought forward a project that is largely consistent with the spirit of the Avenue Road Avenue Study. However, we agreed with Planning's Recommendation that the project plans needed to be revised to be contained within a 45 degree angular plane projected over the entire lot from the surface of the centre-point of the Avenue Road right-of-way, in keeping with By-law 569-2013 and the Avenue Road Avenue Study guidelines. The developer's lawyer deputed against this requirement at the meeting; OOGRA deputed on the importance to Upper Avenue that the angular plane be maintained. Councillor Carmichael Greb then put forward a Motion that the Staff Report recommendations be accepted with the DELETION of the requirement for the 45 degree angular plane off Avenue Road and it was Approved. SAHRA and OOGRA were not aware that the Councillor intended to modify Planning's recommendation. We are very disappointed with this outcome and frustrated with the Zoning Amendment/NYCC process.

### 1780 Avenue Road (Post Office)

In June, 2017 an application was made to the Committee of Adjustment (CofA) for parking variances to allow for the building to be leased out as a day nursery for a population of 134 infants to school-age children. SAHRA and OOGRA asked that Transportation Services review this proposal to bring forward recommendations on how best to deal with the drop-off/pick-up situation – this was not done. The CofA refused the application, due to the potential for traffic disruption and concern for public safety. The Owner and Operator appealed the decision to the Toronto Local Advisory Body (TLAB). The Hearing was held on Oct 19, 2017. Councillor Carmichael Greb supported the owner/operator in their application and

the appeal, without a defined/approved traffic management plan. The TLAB Decision (attached) was released on Oct 30, 2017.

The parking space variances refused by the CofA are being granted but we are pleased that TLAB has made this approval subject to two conditions:

- The approval only applies for so long as it is used as a day nursery
- Before occupancy, a **traffic management plan** has to be provided for the handling of arrivals and departures by vehicle of children (including the use of available parking on and off-site) to the satisfaction of the Director of Transportation Planning Services, sufficient to address the safety of pedestrians and the movement of vehicles with a minimum of disruption to traffic flow on the adjacent road network.

Back at the CofA stage, what we were asking for was that Transportation Services be involved *before* the day nursery opened to develop a plan/sort out logistics as to how they were going to deal with drop-off and pick-up in this location on a major arterial road without causing a dangerous situation and/or impacting traffic flow. TLAB also recognized the problem. TLAB has made clear/strong statements about the need to avoid “crises management” by imposing a condition that the operational management issues are to be addressed NOW, before occupancy.

We see this Decision as supporting SAHRA’s and OOGRA’s original position. This application seems to have taken the ‘long way around’ with expensive-handling for both the City and the owner/operator - all for the sake of not properly addressing the safety/traffic concerns at the time of the original application.

Now we hope that Transportation Services will do a good job to ensure that a solid traffic management plan is put into effect for this location.

## **Armour Heights Christmas Bazaar**

*Armour Heights Presbyterian Church*

*105 Wilson Avenue*

*(Between Yonge Blvd. & Avenue Rd.)*

*On Saturday, November 18, 2017*

*10:00 A.M. - 3:00 P.M.*

*Please mark this date on your calendar. Invite your friends to this special event! Come support the many wonderful artisans; shop for treasures at our collectibles table; enjoy a delicious home cooked lunch; be entertained by our own carolers led by Bruce Nasmith. Our famous apple pies, mincemeat tarts and tourtières are legendary in addition to beautiful home décor, tree ornaments, handmade quilts and delicious maple syrup. Finally, our spectacular silent auction is not to be missed e.g. sports/theatre tickets; gift certificates - the list is endless.*