



The South Armour Heights Residents' Association Inc.

Neighbours' Night Out

Tuesday, June 13, 2017 at 6.30 p.m.

Weather Permitting / No Rain Date

2 Haddington Avenue (at Greer)

A fun and easy way to get to know your neighbours

Come by and join us at the 12th annual
Neighbours' Night Out.

Balloons Ice Cream

Fire Truck Police Car



Participate in our Raffle
Voucher for \$150 for Dinner at

Miller Tavern

3885 Yonge Street

For sunglasses donated by

York Mills Eyecare

97 Wilson Avenue

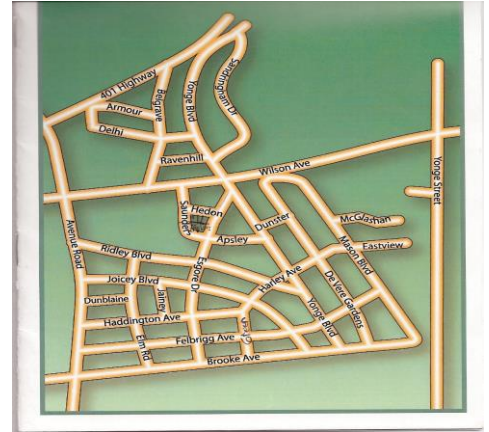
2 tickets for \$5 or 5 tickets for \$10

This event is supported by

Baskin Robbins



SAHRA's Boundaries



"The Cricket Club area"
401 down to south side of Brooke
East side of Avenue Road over to
west side of Yonge Blvd
Approximately 833 households

Board of Directors

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Send your Email Address to
sahratoronto@rogers.com to
receive eBlasts and
Newsletters.

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What SAHRA Does

The South Armour Heights Residents' Association (SAHRA) was created to act as an advocate for the residents of SAHRA, to protect our neighbourhood from inappropriate development, to promote safety and security in the neighbourhood and to enhance the environment and social life in our community.

The SAHRA Board meets on a regular basis. We actively review and submit concerns to the City of Toronto Committee of Adjustment (CofA), the North York Community Council and City Council. We are also involved with Ontario Municipal Board (OMB) Appeals. We have been very involved with development and renovation proposals on Upper Avenue (Lawrence to Wilson) in trying to ensure that the Avenue Road Avenue Study (2009) intentions and the associated by-laws are respected. We maintain close working relationships with other Ward 16 Residents' Associations and with FoNTRA, which represents all North Toronto residents' associations.

For the past twelve years we have hosted Neighbours' Night Out as an opportunity for neighbours to schmooze, with ice cream and balloons free to all and with visits by the Fire and Police Departments.

All the above takes time, effort and money. If you have thoughts about how we can improve, please contact us. 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, we hope you will make a membership contribution. See the back page for details.

Basement Sprawl

Through CofA applications we learned that sub-basements or basements that exceed the footprint of a house are being allowed as there are no by-laws to prohibit this. The Ward 16 Residents' Associations are now working with FoNTRA to prepare draft by-law changes that would not allow this practice due to concerns about neighbouring foundations cracking, inappropriate water diversion, etc.

Armour Heights Public School Traffic

Traffic along Wilson Avenue near Armour Heights Public School, and in/out of its east parking lot, is congested at morning drop off and after-school pick up, to the extent that safety may be compromised. SAHRA and a small group of residents have started working with the Councillor's office, Traffic Operations and the school Principal to address this issue. Parking in the area during the day is also a concern. A meeting is scheduled for June 7th to explore solutions.

Check the SAHRA website from time to time for new information on community issues
<http://sahراتoronto.com/>

250 Lawrence Ave West

This proposal is to demolish the medical/commercial building to construct a 12-storey residential apartment building with a height of 39.34 meters, containing 241 units with 3 levels of underground parking. A pair of 3-storey semi-detached dwellings are also proposed fronting on the west end of Glengarry. SAHRA's opinion is that the height should be in keeping with the heights allowed for the Bedford Glen Apartments, the Rosewell Gardens development and the guidelines/by-laws defined by the Avenue Road Avenue Study. The developer submitted an Appeal to the OMB. The City has approved legal and planning resources to oppose this at the OMB. A Pre-Hearing has been scheduled on May 25, 2017. The City will be a Party. SAHRA, the Lytton Park Residents' Organization, OOGRA, Bedford Glen residents and Bedford Park residents also plan to participate.

1560 Avenue Road (at Douglas)

SAHRA and OOGRA have been working with Planning, Building and the Committee of Adjustment to ensure that proper plans are prepared before any further construction continues at this site. The City is now working with the developer on the site plan application.

Ridley Watermain Cleaning/Relining

Beginning this May the City will be cleaning and re-lining the watermain along Ridley Blvd. This project is part of the Capital Works Program to renew aging infrastructure, improve water distribution and reduce the risk of watermain breaks. The City will also replace the City owned portion of any substandard water service pipes. The work is expected to last until December. A copy of the construction notice can be found at the following link <http://bit.ly/Ridley2017>.

The Brookdale (1700 Avenue Rd)

Construction has started. For information on the Construction Management Plan go to <http://sahراتoronto.com/planning/>.

Speed Humps on Elm Road

Transportation Services recommended that the North York Community Council should deny the installation of speed humps on Elm Road between Joicey and Felbrigg but on May 2, 2017 Council approved a Motion to proceed with a polling of eligible householders on that section of Elm to determine if they support the installation of traffic calming. If the poll results are favourable, the speed humps will be installed and the speed limit will be reduced from 40 to 30 km/h for this section of Elm. If you have concerns about this, send an email to Councillor Carmichael Greb councillor_carmichaelgreb@toronto.ca.

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Avenue Road Avenue Study (ARAS)

In March, 2016, SAHRA asked that a serious review be done of the 14 outstanding Recommendations from the Avenue Road Avenue Study (2009) defining action items, sources of funding and an implementation plan. The results of that Review were presented at the May 2, 2017 meeting of the North York Community Council.

A positive result of the Review is that the various City departments have completed some greening, park and streetscaping tasks that should have been on-going from 2009. Some work has been done on the trees lining Avenue Road, some improvements have been made in Brookdale Park, and additional street furniture has been added (TTC shelters, benches and bicycle rings).

The summary now appears as follows with 9 recommendations implemented out of 21

	Recomm Count
Implemented	9
#1-6 Official Plan/Zoning By-law changes for development	
#15 Street furniture (TTC shelters, benches, bicycle rings)	
#18 Upper Avenue street signs (\$19.5K of Section 37 monies)	
#21 Harmonized Sign By-law was implemented - no Billboards eliminated as yet of 22	
# Implemented	9
Closed (now part of 250 Lawrence Ave West development negotiations)	3
#7, 8 and 9 – Douglas Greenbelt Ravine	
Rejected by the City	4
#11 – Closure of Dunblaine Avenue on the east side to create a village square park	
#13 – Closure of laneways to create parkettes	
#14 – Provide landscaped areas within the painted centre lane medians on Avenue Rd	
#20 – Undertake an Area Traffic Study	
# Closed and Rejected	7
May happen	1
#10 - Roe Avenue Bus Loop conversion to parkette	
In SAHRA's opinion, will likely NOT happen	4
#12 – Landscape and improve spaces between curbs and rights-of-way (15 locations)	
#16 – Public art at 'gateway' locations	
#17 – Public art on utility boxes (2 done/4 recommended but no funding)	
#19 – New public parking lots and underground structures	

It is important to note that the Report also provides a number of new recommendations regarding Parking. It suggests a Parking Working Group should be formed to report on opportunities to provide additional on-street parking on side streets in the Avenue Road Study area that could be located in close proximity to Avenue Road and to remove the existing mid-day parking prohibition on side streets along Avenue Road from between Brooke Avenue to Ridley Boulevard. There are also recommendations to add street parking on Bedford Park Avenue, Douglas Avenue and Dunblaine Avenue.

The Review Report states that Upper Avenue is **tree canopy deficient** (less than 10%) as well as **park deficient** (the lowest and second lowest levels of parkland – SAHRA's area in fact has NO parks). Our Avenue is also **disfigured by boulevard parking** – 20 locations for over 69 parking spaces. SAHRA asked that Council direct the City to take action not only on the items listed under Recommendations but on ALL tree canopy and park tasks. This request was refused – the only Recommendations that the City has been directed to act on are:

- 1 (a) Paint murals on four traffic control boxes
- 1 (b) Explore conversion of commercial boulevard parking permits on 6 street corners
- 2 (a) Plant trees at 2175, 2177 and 2181 Avenue Road (apartments near the 401)
- 2 (b) Plant trees at 1997 Avenue Road (Comtech Fire Credit Union)
- 2 (c) On-going improvements to Cranbrooke Avenue entrance to Brookdale Park
- 2 (d) On-going improvements to Brookdale Park

For a full report, review the documents at <http://sahratoronto.com/planning/> under the 'Update on Avenue Road Avenue Study Recommendations Review' topic.

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2017 SAHRA MEMBERSHIP DRIVE

Your membership fees and donations help fund SAHRA activities including:

- Addressing Committee of Adjustment, North York Community Council s and OMB notices and hearings
- Representing SAHRA interests at FoNTRA¹ meetings
- Communicating with the City on neighbourhood issues
- Updating residents on local issues via email and Newsletters and website (sahratoronto.com)
- Hosting community-building events
- Holding regular SAHRA meetings and the Annual Meeting (April), all open to interested residents

2017 contributions to date compared to number of houses on each street

Apsley Road	2 of 19	Elm Road	4 of 44	Joicey Blvd	4 of 105
Armour Blvd	3 of 21	Esgore Drive	4 of 70	Ravenhill Road	5 of 15
Avenue Road	2 of 8	Felbrigg Avenue	10 of 85	Ridley Blvd	5 of 77
Belgrave Avenue	8 of 34	Greer Road	4 of 8	Saunders Street	3 of 11
Brooke Avenue N	4 of 60	Haddington Ave	5 of 59	Wilson Avenue	2 of 23
Brooke Avenue S	1 of 44	Harley Avenue	1 of 10	Yonge Blvd	4 of 57
Delhi Avenue	5 of 44	Hedon Avenue	2 of 5		
Dunblaine Ave	0 of 20	Jainey Place	1 of 14	Totals	79 of 833



You can send in a cheque or you can contribute via PayPal or a credit/debit card
 (for PayPal or credit/debit payment go to the website <http://sahratoronto.com/membership/> to the Membership page).

If you wish to pay by cheque, please fill in the following to accompany your cheque.

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

Name _____

Email Address _____

Email is a fast way for us to let you know about upcoming neighbourhood events... special presentations, social events, public meetings, etc.

Address: _____ Postal Code _____

Daytime Telephone _____ Evening Telephone _____

- 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