



The South Armour Heights Residents' Association

2018 Membership Drive

Your membership fees and donations fund SAHRA activities including:

- Addressing Committee of Adjustment and TLAB hearings
- Representing SAHRA interests at FoNTRA meetings
- Communicating with our City government and our Councillor on *Neighbourhood* issues
- Updating residents on local issues via email, Newsletters and the website
- Hosting community-building events
- Holding regular SAHRA meetings and the Annual Meeting (April)

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. Please support our efforts at keeping this the great neighbourhood it is, by sending in your membership contribution. We now have on-line payment capability on our website or you can mail a cheque to the address above or drop it off at 118 or 123 Felbrigg Avenue. Please see the form on Page 4 for details.

We need your financial support! Membership contributions increased last year (Thank You) but contributions by only 12% of our population makes it difficult to maintain our current level of activity and to replenish our reserve funds from the 2016 OMB hearing and the 2017 TLAB hearing.

SAHRA's Annual General Meeting

will be held on

Wednesday, April 11, 2018 7:00-8:00 pm

Armour Heights Presbyterian Church, 105 Wilson Avenue

Agenda

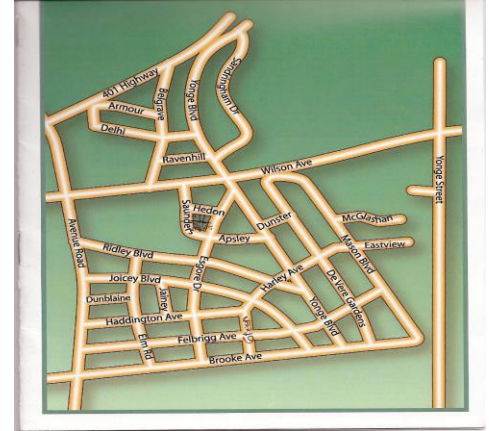
- Welcome and Introductions
- Approval of Minutes of 2017 AGM
- Treasurer's Report 2017
- Waiver of Audit
- Call for nominations / election of SAHRA Directors
- Election of Officers
- SAHRA's Report for 2017
- New Business

Please join us!

The preliminary Census Profile for Bedford Park-Nortown, in which SAHRA resides, contains very interesting data on the makeup of our *Neighbourhood* – population by age, dwelling types, living arrangements, marital status, family size, family types, income and languages.

<https://www.toronto.ca/ext/sdfa/Neighbourhood%20Profiles/pdf/2016/pdf1/cpa39.pdf>

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 832 households

Board of Directors

Sheila Dunlop, Secretary
sheilakharrison@rogers.com
416-485-6718

Ron Johnson, Director
joh2399@bell.net
416-782-9213

Gary Langdon, Treasurer
garykrys@bell.net
416-781-2337

Jim Sadler, Vice-President
jim.sadler@rogers.com
416-484-8311

Bob Williams, Director
rt.williams@outlook.com
416-483-8088

Updated Website

This March we are relaunching our website! Featuring a brand new look, more information and a fully responsive layout for all platforms – we hope you'll find it easier to follow our current activities and find information on local issues. We'll let you know when it's ready!

The South Armour Heights Residents' Association

What SAHRA Does

The South Armour Heights Residents' Association 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 and Volunteers has been very busy in 2017!

- We actively reviewed 20 Committee of Adjustment (CofA) applications in our area. We also dealt with 3 appeals to the new Toronto Local Advisory Board (TLAB) which replaced the OMB for dealing with minor variances and consents - 1780 Avenue Road (Post Office) which resulted in the Daycare operation having to prepare a Plan for dealing with drop-offs and pick-ups in conjunction with Transportation Services; 79 Felbrigg where our appeal was upheld to not allow a three-storey home; and 1940-1942 Avenue Road (the Decision was to continue to enforce the rear yard setback as modified by the CofA – 3.7m).
- We attended North York Community Council meetings to depute on commercial development applications on Avenue Road (1940-1942 Avenue Road and 1580 Avenue Road).
- We dealt with Planning on the Avenue Study for Avenue Road Recommendations Review report and we provided to our members our comments/opinions on that review.
- We are actively involved in the review of the 250 Lawrence Ave West application for a new condo development – the development at this site will set a precedent for future developments east and west along Lawrence as well as on Avenue Road.
- We submitted requests to Councillor Carmichael Greb and various City Departments on city-wide issues: elimination of the Waiver Process; updating of the Payment-in-Lieu (PIL) of Parking policy (2004); CofA making Transportation Services recommendations for PIL of Parking a condition of any approval and review of the interpretation of the PIL of Parking formula.
- We maintained a close working relationship with FoNTRA (the Federation of North Toronto Residents' Associations) who deals with municipal and provincial legislation such as Bill 139, Bill 73 and OPA 320. We also worked with a coalition of the other Ward 16 Residents' Association to present united opinions on Ward-wide issues to our Councillor, FoNTRA and City Council.
- We have also been reviewing the Armour Heights Public School traffic issue, proposed traffic calming measures on Elm Rd between Joicey and Felbrigg and cyclist/pedestrian issues over the proposed Avenue Road bridge renovation.
- On the lighter side, we hosted the 12th annual Neighbours' Night Out this year in June, as an opportunity for new and old neighbours to meet, with ice cream and balloons, along with a visit from the Fire Department.

SAHRA Needs Your Help

We need additional Board Members and/or Volunteers to keep handling the many issues we are facing.

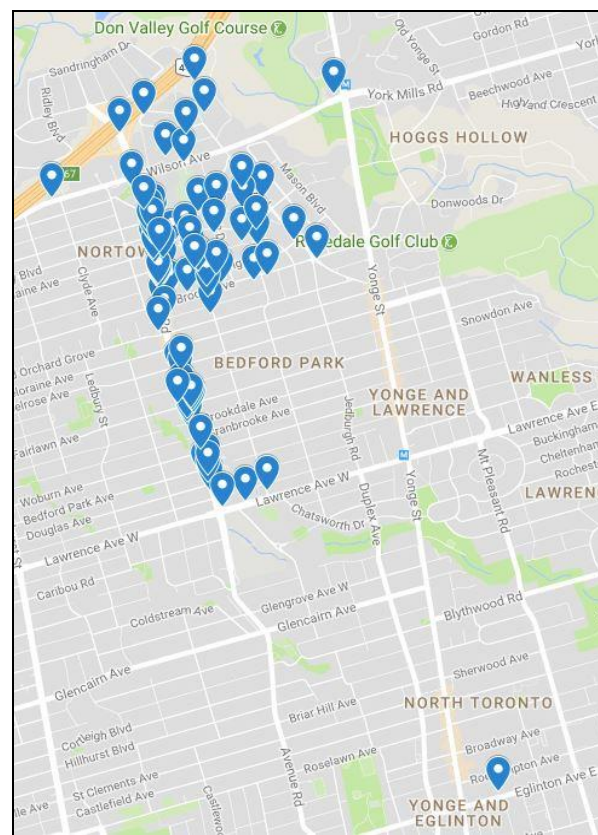
Some of the areas we need help with are: management of membership information, eBlast preparation, website content updates, Newsletter preparation; follow-up on Neighbourhood issues; 250 Lawrence Ave West OMB appeal; special deliveries to houses in our area and street communications. We need a Social Media/Facebook Moderator.

Please consider joining your SAHRA Board or volunteering for a specific task of interest to you so that these important activities can continue. Please call us at 416-485-6718 or email sahratoronto@rogers.com.

Need Your Email Address

The time has come to move to electronic delivery of the Newsletter! Many times the Newsletters are ignored as they are mixed in with other 'junk mail'. We need to eliminate the cost of printing and delivery. We are restricted in how often we can distribute information to our members.

Send your **email address** and **physical address** to sahratoronto@rogers.com so we can send you the Newsletter electronically.



2017 Activity Map

The South Armour Heights Residents' Association

Thank You!

Our Neighbours' Night Out on June 13, 2017 was a great success! We extend our thanks to the sponsors.

Miller Tavern for providing the Raffle prize...\$150 dinner for two

York Mills Eyecare for supplying glasses as Raffle prizes

Party Rock for donating/supplying the balloons

Baskin-Robbins for supplying the ice cream at cost

National Bank for a cash donation to fund balloon and ice cream costs

City Fire Department for visiting us in their fantastic red truck!



2018 Neighbours' Night Out
is scheduled for
Tues, June 19th 6:30-8:00 pm
Reserve the date!

OMB Appeal

250 Lawrence Avenue 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 (44m including the mechanical penthouse), containing 189 units with 187 underground parking spaces.

This application requires a Zoning Amendment from *Neighbourhoods* to *Apartment Neighbourhoods*. The current zoning allows residential building types; the permitted height is 10 metres. The *Apartment Neighbourhoods* designation would eliminate the height restriction.

SAHRA's opinion is that the height should be in keeping with heights allowed for the Bedford Glen Apartments, the Rosewell Gardens development and the guidelines/by-laws defined by the Avenue Road Avenue Study (7 storeys).

The developer has appealed to the OMB. The OMB Hearing will start on May 22, 2018 for 9 days. The City will send legal and planning resources to oppose this at the OMB as a Party.

SAHRA, the Lytton Park Residents' Organization (LPRO) and OOGRA are also Parties. Bedford Glen residents and Bedford Park residents are registered as Participants.

Why is this important to SAHRA residents?

The possible Re-Zoning and the proposed **12-storey** building would set a precedent that overrides the agreements reached in the past developments (the three Avenue Road condos, Bedford Glen and Rosewell Gardens) and will set a precedent for future developments along the entire length of Lawrence Avenue (north and south sides from Yonge over to Bathurst) as well as north and south on Avenue Road.

It will be a tough battle with a well-financed development firm but the Residents' Associations feel it is essential that we defend Lawrence Avenue and Avenue Road.

SAHRA/OOGRA/LPRO and the Participant resident groups held a Community Meeting to talk about this development and the OMB Appeal with the Community on Feb 13th.

Fundraising has commenced to support the costs of hiring expert witnesses to support the Residents' Associations presentations at the OMB. Information on how to make a Donation is available on the SAHRA website at:

<http://sahratoronto.com/meetings/>

For more info email 250lawrence@gmail.com

The South Armour Heights Residents' Association

By Street compared to number of homes

Thank you to the following contributors in 2017!

Achkarian, S	Cross, C.	Jenkins, R.	Pugliese, S.
Anglin, G.	Deeks, J.	Johnson, R.	Rannala, K.
Armstrong, R.	Dickinson, L.	Johnson, M.	Richardson, P.
Awrey, B.	Dignan, P.	Joynt, P.	Ruttonsha, S.
Axelson, R.	Dill, J.	King, D.	Sadler, J.
Ball, M.	DiNunno, M.	Kumer, L.	Schmid, D.
Ballard, J.	Duic, D.	Langdon, G.	Simpson, P.
Bates, J.	Dunbar, R.	LeNoury, J.	Stinson, T.
Belcot, P.	Dunlop, S.	Lockwood, L.	Sutton, K.
Bernardo, M.	Elliott, R.	Logue, A.	Taylor, T.
Black, C.	Fahie, K.	Mazin, B.	Tranquada, D.
Bonner, M.	Ford, D.	McGillivray, D.	Vagners, Z.
Borland, M.	Gifford, T.	Masterson, B.	Vandeweghe, E.
Bracht, E.	Gladstone, S.	Messier, B.	Vice, B.
Bratton, J.	Green, M.	Milic, S.	Welch, S.
Brown, P.	Guilfoyle, G.	Moolenburgh, E.	Whiteside, B.
Brown, C.	Hamilton, J.	Muirhead-Gould, A.	Williams, R.
Budd, K.	Hastings, M.	Murray, C.	Williams, W.
Callander, D.	Hawryliw, W.	Nitta, K.	Wood, G.
Calvert, J.	Heinz, P.	Nizet, B.	Woods, S.
Calvin, D.	Higgins, T.	O'Brien, D.	Wotherspoon, R.
Cameron, D.	Holloway, L.	Pearson, L.	Wyett, B.
Clemens, D.	Howat, I.	Perry, I.	Yang, Q.
Contway, M.	Hunter, R.	Pilon, R.	Yeates, D.
Cooper, D.	Ilkiw, J.	Powell, G.	Yeung, D.
Craig, P.			

Apsley Road	2 of 19
Armour Blvd	3 of 21
Avenue Road	2 of 8
Belgrave Avenue	10 of 34
Brooke Avenue N	6 of 60
Brooke Avenue S	2 of 44
Delhi Avenue	6 of 44
Dunblaine Ave	1 of 20
Elm Road	7 of 44
Esgore Drive	6 of 70
Felbrigg Avenue	12 of 85
Greer Road	4 of 8
Haddington Ave	7 of 59
Harley Avenue	2 of 10
Hedon Avenue	3 of 5
Jainey Place	1 of 14
Joicey Blvd	7 of 105
Ravenhill Road	5 of 15
Ridley Blvd	6 of 77
Saunders Street	3 of 11
Wilson Avenue	2 of 23
Yonge Blvd	4 of 57
Totals	101 of 833

2018 SAHRA MEMBERSHIP

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 forums organized by our Councillor, 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, PO Box 1373, Toronto, ON M5M 0A1
 OR drop it off at 118 or 123 Felbrigg Avenue