

SAHRA Information – Jan 8, 2018

SAHRA Needs Help

An important request to SAHRA residents – 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, special deliveries to houses in our area and street communications. 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.

Bill 139 (OMB Reform)

On Dec 12, 2017, the Ontario legislature passed the Building Better Communities and Conserving Watersheds Act, 2017. This Bill 139 will replace the Ontario Municipal Board (OMB) with a new Local Planning Appeal Tribunal.

The legislation includes reforms that will:

- Eliminate "de novo" (entirely new) hearings for the majority of land use planning appeals. Instead, the tribunal will function more like a true appeal body for major land use planning decisions.
- Under the new standard of review for land use planning appeals involving matters like official plans and zoning bylaws, the tribunal will only be able to overturn a matter if the tribunal determines that the municipal decision is inconsistent with, or does not conform to provincial policies and municipal plans.
- Establish clear timelines for the hearing process to help ensure timely decisions.
- Eliminate lengthy and often confrontational examinations and cross-examinations of witnesses by parties and their lawyers at the oral hearings of major land use planning appeals.
- Establish the free Local Planning Appeal Support Centre, a new provincial agency, offering guidance on the Tribunal process and general planning matters as well as providing planning and/or legal representation in some cases.
- Provincial approvals of official plans and official plan updates, including approvals of conformity exercises to provincial plans will be shielded from appeal.
- Secondary Plans (such as Midtown in Focus in the Yonge-Eglinton area) will be shielded from amendment applications for 2 years after approval.

Bill 139 Transition

FoNTRA submitted a letter to the Ministry of Municipal Affairs and Housing on Dec 19, 2017 asking that "All appeals filed after Royal Assent on 12 December 2017 should be considered under the new rules by the Local Planning Appeals Tribunal regardless of the date of complete application." As it currently stands, an appeal can still be filed even after Royal Assent and before the Proclamation Date (which remains unknown at this time). This is an important issue as developers will be rushing to submit their appeals before the Proclamation Date to be considered under the 'old' rules.

FoNTRA Year End Report

SAHRA is an active member of The Federation of North Toronto Residents' Associations (FoNTRA) a non-profit, volunteer organization comprised of more than 30 member organizations that includes approximately 170,000 Toronto residents within their boundaries. FoNTRA is very active at the Provincial and Municipal level on development, environmental balance, fiscal viability, infrastructure investment and social renewal issues. They have had a very busy and productive 16th year – the following major issues are summarized in the attachment 'FoNTRA Year End Report eBlast outline'.

- Neighbourhood Planning Forum with City Planning
- Reform of the OMB
- Toronto Local Appeal Body (TLAB)
- Public Realm Secondary Plans
- Developing a new City Noise By-law
- Uncapped sewer laterals
- Short-term rentals (AirBnB)

Traffic Calming – Elm Road

Just a reminder... SAHRA has asked Transportation Services and the North York Community Council in our Nov 14th letter (attached) to consider these questions/concerns when they consider the best way to deal with the safety concerns on the Brooke to Ridley section of Elm Rd. If you have concerns about the proposed Traffic Calming measures, please send an email to Transportation Services (gopa.pal@toronto.ca) and Councillor Carmichael Greb (councillor_carmichaelgreb@toronto.ca).

3-storey Appeal to TLAB

In July, 2017, the Committee of Adjustment (CofA) approved an application for a 3-storey application at 79 Felbrigg. SAHRA appealed the decision to the Toronto Local Advisory Board (TLAB) as the By-law in effect in our Neighbourhood specifies that the maximum number of storeys permitted is two. The Appeal was heard on Dec 7, 2017 and the Decision was released on Dec 21, 2017. TLAB has accepted the evidence of the professional planners that the variance for the third storey does not meet the intent and purpose of the Official Plan and zoning by-laws and is not desirable for the appropriate development of the land and is not minor. Accordingly, the SAHRA appeal was allowed and the variances requested for the 79 Felbrigg application are not authorized.

Toronto Aviation Noise Group (T.A.N.G.) Update

Go to the following link to review T.A.N.G.'s response to NAV CANADA's response to the Helios report (Dec, 2017): <http://torontoaviationnoise.ca/news/>

Winter-wise tips (compliments of Toronto Water)

The pipes in your home can freeze in cold weather. This can leave you with no water or cause pipes to burst, leading to expensive property damage. If your pipes are prone to freezing, you may wish to contact a plumber for advice. Here are some other tips to help protect your home:

- Wrap foam pipe insulation around pipes most susceptible to freezing temperatures (e.g. near outside walls, crawl spaces, attic, garage).
- Seal air leaks in your home and garage to stop cold air from getting in. Check around windows and doors, electrical wiring, dryer vents and pipes.
- Outdoor pipes are the first to freeze. Unscrew hoses, turn off the outdoor water supply and allow the taps to drain.
- Ensure you know where the main water shut-off valve is in your home and how it operates.

Other important tips:

- Clear eavestroughs and downspouts of debris.
- Seal window wells and fix cracks in basement walls that could cause leaks.
- Keep rain and snow away from the foundation walls.
- If it is safe to do so, clear roadside leaves and other debris from catch basins (the square grates on the road) to help water enter the storm sewer.
- Clear snow from around fire hydrants to keep them visible and accessible to Fire Services and Toronto Water staff.

IT and Electronic Equipment Disposal

The Electronic Recycling Association (ERA) is a not for profit organization dedicated to reducing electronic waste through the reuse and recycling of unwanted electronic/IT equipment. They collect all kinds of equipment (computers, laptops, printers, telephones, etc) to refurbish and donate to various charities and non-profit organizations. They will:

- Pick up all of your old IT & electronic equipment you don't need any more at your site
- Remove all of your data from computers according to NAID standards (**free** hard-drive wiping services plus data removal certificate)
- Refurbish your donated items and donate them to local charities in need on your behalf
- Recycle locally all of the equipment that cannot be reused

Contact information: new.era.ca; 416-477-0664 Ext. 1025

SAHRA 2018 Membership Campaign

We need your financial support! Membership contributions are SAHRA's only source of income to support newsletters, hearing costs, Neighbours' Night Out, etc. In 2017, our reserve was partially depleted by engaging a planner and a lawyer which led to a positive outcome at the TLAB in support of the two-storey maximum bylaw. Future ability to participate in this way or to seek professional advice will depend on rebuilding the reserve fund over the next several years. Please support your residents' association with your annual contribution.

We have on-line payment capability on our website or you can mail a cheque to the SAHRA post office box (1500 Avenue Road, PO Box 1373, Toronto, ON M5H 0A1) or drop it off at 118 or 123 Felbrigg Avenue. See the attached Membership Form for details.

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](#)