

## SAHRA Information – Feb 5, 2018

### Reminder – Community Meeting about 250 Lawrence Ave West development

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 are holding a meeting to talk about this development and the OMB Appeal with the Community.

**Tuesday, Feb 13 7:00 p.m.**

Lawrence Park Collegiate Institute  
125 Chatsworth

**For more details, see the attached.**

Please come to this meeting to support the Residents' Associations and the local residents in opposing this development.

### 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](mailto:sahratoronto@rogers.com).

### 1940-1942 Avenue Road appeal to TLAB

In July, 2017, the Committee of Adjustment (CofA) approved an application for a 2-storey rear addition to the existing two-storey building at 1940-1942 Avenue Road but with a modification to the requested rear yard setback. The required rear yard setback is 7.5 metres; the requested was 1.34m but the CofA approved a setback of 3.7m. The Owner appealed the decision to the Toronto Local Advisory Board (TLAB). The Appeal was heard on Dec 6, 2017. SAHRA and the owner of an adjacent commercial building registered as Participants. The Decision was released on Jan 29, 2018. TLAB found that the variances with respect to the rear yard setback are not consistent with the standards of the Zoning By-laws and the policies of the Official Plan, and therefore do not maintain the general intent and purpose of both By-laws and the Official Plan. The rear yard setback remains as approved by the CofA at 3.7m.

### 8 Haddington Avenue appeal to TLAB

In July, 2017, the Committee of Adjustment (CofA) approved an application for a 3-storey home 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. TLAB accepted 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.

In Nov, 2017, the CofA approved another application for a 3-storey at 8 Haddington Avenue. SAHRA again appealed the decision to the TLAB in keeping with the By-law that the maximum number of storeys permitted is two. The Appeal will be heard on April 23, 2018.

## Armour Heights Community Centre Programs

### ARMOUR HEIGHTS COMMUNITY CENTRE

2140 Avenue Road, Toronto (South of 401)

[ahcc@rogers.com](mailto:ahcc@rogers.com)

#### CHILDREN'S PROGRAMS

Ages 4 Years (JK/SK) to Teens

#### TINY TOTS' PROGRAMS

Ages 3 Months to 4 Years

Online Registration Through Our Website

[www.armourheightscommunitycentre.com](http://www.armourheightscommunitycentre.com)

**CHILDREN** | Gymnastics • Cooking • Dance • Musical Theatre Arts

Art for Little Hands • Budding Artists Studio

Floor Hockey • Badminton • Basketball • Volleyball

Karate • Taekwondo • Archery

**TINY TOTS** | Kindergym • Little Sport • Creative Minds & Bodies • Fantasy Fitness

Music & More • Mom & Baby Yoga

## 2018 Annual General Meeting

Will be held on **Wed, April 11 7:00-8:00 pm** at Armour Heights Presbyterian Church, 105 Wilson Ave. Please join us!

## 2018 Neighbours' Night Out

Is scheduled for **Tues, June 19<sup>th</sup> 6:30-8:00 pm** outside 2 Haddington Avenue. Reserve the date!

## Save the Regent Theatre! UPDATE (compliments of Councillor Josh Mathow)

The iconic and historic Regent Theatre on Mt. Pleasant is under threat. Since learning that the 1927 heritage building was put up for sale, I have been working with local residents, representatives for the owner, and arts organizations to develop a plan for saving this important landmark.

Coming out of a very productive public meeting last week, I'm continuing to work with stakeholders to develop viable models to keep the theatre operating. Our goal is to ensure that any plan will include protecting the Regent Theatre's built form, as well as its cultural purpose, which contributes so much value to our community and city. Please keep following my community e-newsletter for future updates.

### **Know Before You Throw! Ask the Waste Wizard** (compliments of Councillor Josh Mathow)

Don't know what to do with your old skates or plastic takeout containers? Unsure whether a certain item or type of packaging goes in the Blue Bin (recycling)? Not entirely clear on what is considered Green Bin (organics) material? When in doubt, ask the Waste Wizard, the City of Toronto's online search tool that provides information on how to properly dispose of over 2,000 items. It's quick and easy to use. Simply visit this [webpage](#) and type in the item you're wondering about.

### **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