

SAHRA



South Armour Heights Residents' Association

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Councillor C. Carmichael Greb
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SAHRA's comments and requests from the Nov 12, 2015 Review of the Avenue Road Avenue Study Recommendations

The South Armour Heights Residents' Association ("SAHRA") is an incorporated non-profit association founded in 1988 that represents 850 households in the area from the 401 down to Brooke/Yonge Blvd over to Avenue Road.

Avenue Road is defined under the new Toronto Official Plan as an *Avenue*. The City's Official Plan calls for a significant portion of future growth along the Avenues. SAHRA participated in the **Avenue Road Avenue Study** (2007-2009). Agreement was reached on new built form provisions which were implemented through the zoning by-law regulations and urban design guidelines. By-law 7625 was officially amended by Council to adopt Exception Regulations for Building Height, Gross Floor Area, Setbacks and Building Step-Backs, Build-to-Line-Minimum Height, Level of First Storey at Avenue Road and Use of First Storey.

The residents of this area believed that the Avenue Road Avenue Study guiding principles and these By-law changes would be enforced as the existing one to three storey buildings were redeveloped or renovated to the now-allowed 5-storeys and that the 'larger' sites would be developed under the guidelines and by-laws. They also believed that the additional Recommendations intended to 'improve/enhance' our community would be implemented.

In December, 2014, once Councillor Christin Carmichael Greb, had taken office, the South Armour Heights Residents' Association (SAHRA) asked for a status report and action plan for the outstanding Recommendations from the Avenue Road Avenue Study. 21 recommendations were passed in 2009 but only 7 have been implemented to date...all of which relate to development on Upper Avenue.

At SAHRA's Annual General Meeting in April, 2015, the Councillor advised that she had been unable to obtain status reports/action items on the outstanding Recommendations and that she would therefore put forward a Motion at the May, 2015 meeting asking that the Planning Department do a complete review and report back on their findings by Quarter 4 of 2015.

The Councillor called a Public Meeting on November 12, 2015 at which time Planning (Ben DiRaimo, Amanda Rocchese and Shirin Yazdani) presented a review of the Avenue Road Avenue Study Recommendations implementation status and Zoning By-law 107-2010 amendment.

At this Public Meeting, Councillor Carmichael Greb committed to be a 'champion' for the Avenue Road Avenue Study on behalf of her constituents.

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SAHRA's analysis and comments on the 'Review' are documented in the attached document '[SAHRA's Comments on the Review of the Avenue Road Study Recommendations](#)'. In summary, it appeared that nothing or very little was going to be done on any of the outstanding 14 Recommendations.

One needs to review Section 37 monies in conjunction with the Avenue Road Avenue Study as this is the prime potential source of funding for community improvements. Therefore the document includes details on Section 37 allocations in recent years in the area. A separate document '[Summary for Section 37 Discussions](#)' has also been prepared. It is our understanding that Section 37 monies can be transferred if they remain unused for a period of time.

The Staff Report dated February 16, 201, however, provides some hope that the City departments are going to give these Recommendations more serious consideration:

"Recommendations 7 to 21 require additional time, action or resources to implement and have been initiated or completed to varying degrees. A review of the resources required to fully implement the outstanding recommendation is on-going. As mentioned above, discussions with the various City Divisions responsible to implement the recommendations is on-going. The review has generated a broader new initiative and cooperation to bring them to fruition. City Planning will report back on the implementation status of the City adopted recommendations from the Avenue Road Avenue Study to an upcoming meeting of North York Community Council."

By this letter, SAHRA is officially requesting the following:

- Councillor Carmichael Greb and City departments commit to do a serious review of the 14 outstanding Recommendations to define action plans and funding.
- Estimates of costs and possible sources of funding be prepared for the 14 outstanding Recommendations so that we can understand and prioritize the projects to be undertaken and so that we can identify funding sources (possibly Section 37 monies) for same.
- Councillor Carmichael Greb and the City Departments review all Section 37 monies not yet received and/or distributed and determine if re-allocations should be made.
- Councillor Carmichael Greb and the City Departments review their findings/conclusions with SAHRA and OOGRA prior to presentation to the North York Community Council.

We would appreciate receiving a response from the Councillor and the Planning Department to our requests.

Yours truly

Sheila Dunlop, Secretary

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