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## SAHRA Report for 2018 presented at the SAHRA Annual General Meeting April 3, 2019

Here are a few highlights of the many challenges addressed by the South Armour Heights Residents' Association (SAHRA) in 2018.

### **Survey:**

SAHRA undertook a survey with our residents between February and April of 2018. Since we do not have enough Board members and volunteers to execute all our interests, we wanted feedback to prioritise and resource items with the greatest interest. The full survey results can be found [here](#).

The top four items were:

- 1) Development and construction issues
- 2) Traffic
- 3) Crime prevention
- 4) Avenue Road Avenue Study

While we have actively addressed three of these four, **crime prevention** surprised us as being so high on the list. As a result, a Board member and a volunteer have joined the Community Police Liaison Committee at 32 Division. We are developing more effective ways to communicate between SAHRA, the police and the community. Several items have been included in recent eBlasts. We are also excited about an upcoming Community Safety evening which will take place on May 1, 2019 at [125 Chatsworth Drive](#) (Lawrence and Chatsworth). It will be a joint event with the Upper Avenue Community Association.

### **Neighbouring Residents' Associations:**

SAHRA is encouraged by the re-establishment of the [Bedford Park Residents' Organization](#), which abuts SAHRA on our south border. We look forward to working together.

SAHRA is concerned about the renaming of the **Old Orchard Grove Ratepayers' Association** (OOGRA) to the [Upper Avenue Community Association](#) (UACA). We feel that this name is potentially confusing. UACA continues to represent the area from Wilson to Lawrence and from the west side of Avenue Road to Bathurst.



## ***Armour Heights Public School issues:***

SAHRA first raised the issues of **parking, traffic congestion and pedestrian safety** near Armour Heights Public School (AHPS) in 2016. A reduction in school enrollment has reduced the risks associated with these three issues. During the fall of last year, Community Safety Zones were established around all Kindergarten to Grade 8 schools in the city, including AHPS. New signs were installed on Wilson Avenue indicating that fines are increased within the zones. “Watch your speed” signs were also installed. However, we do not feel that the signs are effective and that further measures need to be taken to mitigate the risks. We are working with Councillor Colle to identify further improvements.

## ***Traffic:***

City staff recommended not installing **speed humps** as a traffic calming measure on Elm Street between Joicey and Felbrigg. Prior to last fall’s municipal election, North York Community Council approved the speed humps despite the staff’s recommendation and SAHRA’s opposition. The speed humps have since been installed.

While most intersections in our neighbourhood have **all-way stops**, this is not the case at Joicey and Harley. The lack of an all-way stop has almost caused a collision in this intersection on several occasions. We are working with local residents and the Councillor’s office to correct this situation.

## ***Development:***

In each of the last two years, SAHRA participated in a TLAB appeal to maintain the **two-storey limit** to residences in our neighbourhood. We were successful each time.

SAHRA also participated in CofA and TLAB events for **1560 Avenue Road**. The owner / developer of this property had several stop work orders issued by the City due to attempts to build other than what the approved plans stipulated.

SAHRA is preparing to participate in a TLAB appeal for **159 Ridley** on May 14, 2019, where the proposed house is larger than even the largest local house, approved at a recent OMB decision.

SAHRA supported the OMB appeal of the proposed development at **250 Lawrence Avenue West**. We included material in our eBlasts which made residents aware of the issue of building height and its effects. Donations to support providing a lawyer and planner at the OMB appeal were also sought. In the final analysis, the OMB sided with the developer, although a Site Plan Working Group will be established including the developer and local interested parties including SAHRA. A nine-storey building will be built, although the original application was for two additional floors. We are concerned of the effect this approval might have on Avenue Road, where the Avenue Road Avenue Study limits building height to seven storeys.



The Avenue Road Avenue Study recommended turning into a parkette the seldom-used **bus loop** on Avenue Road between Roe Avenue and Old Orchard Grove. The TTC, which is the current owner, does not want to give up possession of the loop without replacing the ability to short turn buses. The former councillor made a number of proposals which would call for buses circling inner residential blocks on the east side of Avenue Road. SAHRA expressed the opinion that we would prefer to maintain the existing bus loop rather than have buses on inner residential streets. We expressed that buses could travel north to the bus loop on Avenue Road north of Highway 401.

**243 Yonge Boulevard** is a property whose owner has attempted several times, over several years, to have building plans approved through CofA and the OMB. Approval was denied several times. The new building has been partially built and has had several stop work orders issued against it. In the meantime, it is an eyesore to neighbours and passers-by. It has consumed lots of city resources, all without an end in sight. We sent a letter to the City's Building Department and Planning Department, and also to CofA, asking that this site be brought under control. We've also asked Councillor Colle to help find a solution.

SAHRA worked with the new owner of **1507 Avenue Road** (northeast corner of Avenue Road and Lawrence), the Bedford Park Residents' Organization and the City to ensure that the new use of this site will eliminate unsafe parking at the south end of the property and unsafe access to the parking lot from Lawrence and from the southerly entrance off Avenue Road.

When a building is demolished the **sewer "lateral"**, i.e. the building's connection to the sewer, is left uncapped in the ground. This causes ground water to drain into the sewer system, resulting in increased load on sewage treatment plants, with attendant costs, and, worse, the added risk of sewer backup into properties during rain events. SAHRA supported an initiative to regulate the capping of laterals until a new sewer connection is made to a new building on the site. The city disagreed stating that the added cost of capping the lateral was not warranted. No change has been made in the regulations.

SAHRA has contacted both our MP (Marco Mendicino) and our MPP (Robin Martin) asking that they help change the building codes to eliminate the "**chimney issue**" which unfairly requires a homeowner to correct a non-conformance caused by a new, taller building being erected next door. In a case like this, the homeowner is responsible for eliminating the non-conformance, usually by extending the chimney or replacing the furnace. While the issue is caused by the neighbour, it is the homeowner who must pay for the corrective action.

As SAHRA can no longer assess every development application due to our limited resources, we are creating a short **information sheet** which can be given to residents to guide them through the CofA process. Please feel free to contact us to request this document.



### **FoNTRA:**

We maintained a close working relationship with [FoNTRA](#) (The Federation of North Toronto Residents' Associations) which deals with municipal and provincial legislation. FoNTRA is comprised of 27 member resident associations representing 170,000 Toronto residents. FoNTRA is very involved with the policies/procedures/rulings of the Ontario Municipal Board (OMB), the Local Planning Appeal Tribunal (LPAT), the Toronto Local Appeal Body (TLAB), the North York Community Council and the Committee of Adjustment for zoning amendments and variances. They are involved in various planning, municipal licensing, transportation and infrastructure issues affecting the City of Toronto. They also are regular contributors to legislative issues involving Growth Plans, Official Plans, Housing Supply, Secondary Plans and Zoning By-laws.

### **Communication:**

SAHRA's **new website** was published in September. We hope you find it easier to navigate. We have started to include a listing of new stores on Avenue Road and there are links to Councillor Colle's regular newsletters.

SAHRA also communicates with our members and interested parties by eBlasts when the need arises, usually about every three weeks. We find this is the fastest, easiest and most inexpensive way to deliver our messages. If you are not receiving our eBlasts, please send an email to [info@sahratoronto.com](mailto:info@sahratoronto.com) and ask to have your email address added to our distribution list. We do not share our members' contact information with anyone.

We also publish a printed paper newsletter, usually once per year.

### **Municipal Election:**

A municipal election was held this last October. SAHRA helped advertise several councillor all-candidates meetings and debates and encouraged voters to educate themselves of the candidates and their positions. Close to the end of the campaign, we supported Mike Colle for councillor.

### **Community-building events:**

**Neighbours' Night Out** was moved from early September to early June two years ago and was repeated at the same time of year in 2018. The Fire Department showed off one of its shiny red trucks and the Police were also there with one of their cruisers, siren and all, much to the delight of the younger crowd. Student volunteers helped man the booths and keep us all organised while balloons and ice cream were enjoyed by all the attendees. In 2019, Neighbours' Night Out will change locations to the corner of Armour Boulevard and Belgrave Avenue. We hope you will join us there on June 18, from 6:30 pm to 8:00 pm. We will also be adding a **Corn Roast** event in the Fall. Keep up to date via our eBlasts and website.