



South Armour Heights Residents' Association



Report for 2020

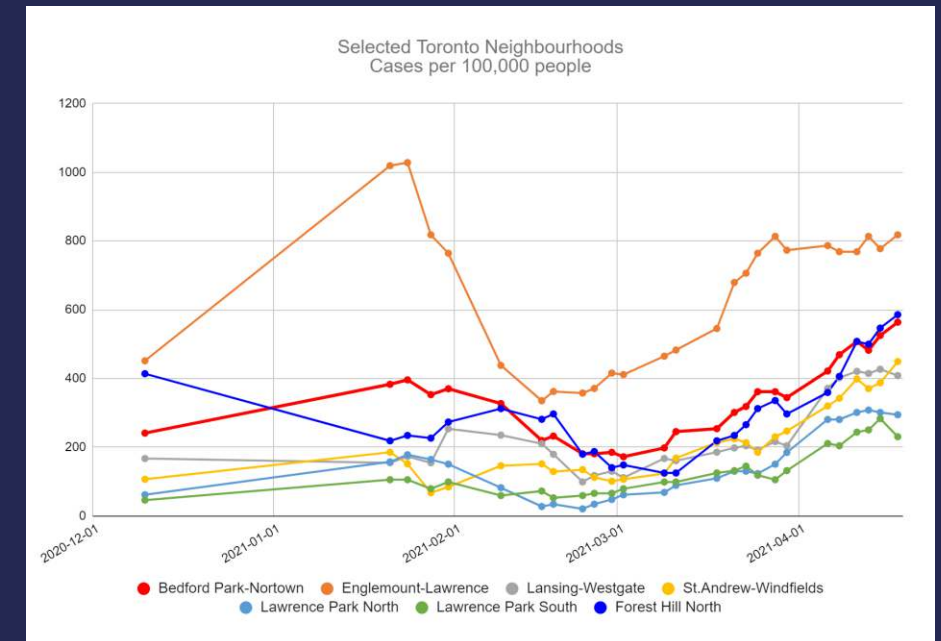
April 21, 2021



Report for 2020

Communications

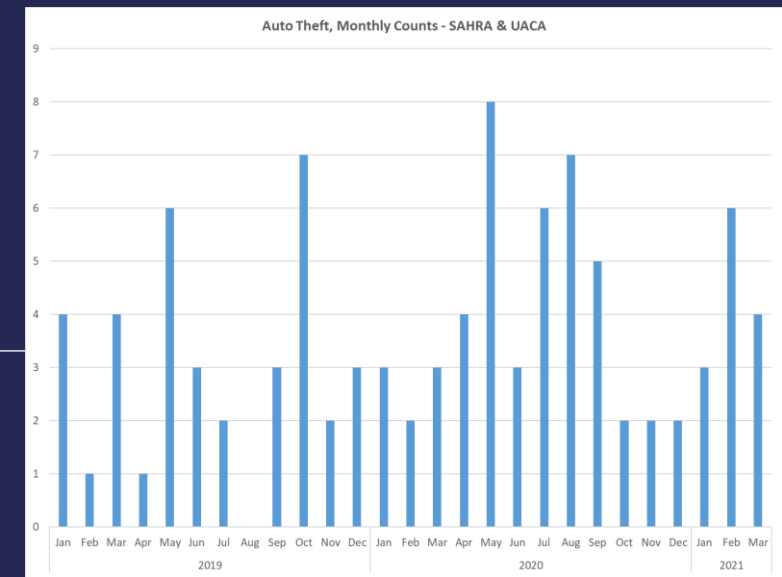
- COVID-19: No paper newsletter, relied completely on eBlasts
- New eBlast service by Mailchimp; new email address: info@sahratoronto.com
- Email address campaign to be resumed after pandemic
- Offer of help due to pandemic
- Website
 - Added local photos
 - COVID-19-related pages (Graph as of April 16)



Report for 2020

Community safety

- **Crime**
 - **Auto theft: Down after arrests; now back up**
 - **Auto theft prevention techniques**
 - Park in the garage, if possible
 - Strategically park vehicles in the driveway (less valuable vehicle blocking the more valuable)
 - Store your key fob in the middle of your house, in a signal-blocking container
 - Never leave your vehicle running and unattended
 - Install an anti-theft system in your vehicle (such as a steering wheel locking device)
 - Install a flood light to brighten your driveway
 - Point any cameras in the direction of your driveway
 - Avoid leaving valuables in the vehicle
 - Avoid leaving garage door remotes in your vehicle overnight
 - **Break and Enters: Down for houses/up for commercial**
- **Community Police Liaison Committee meetings restarting**



Toronto Auto Thefts YTD to April 11, 2021





Report for 2020

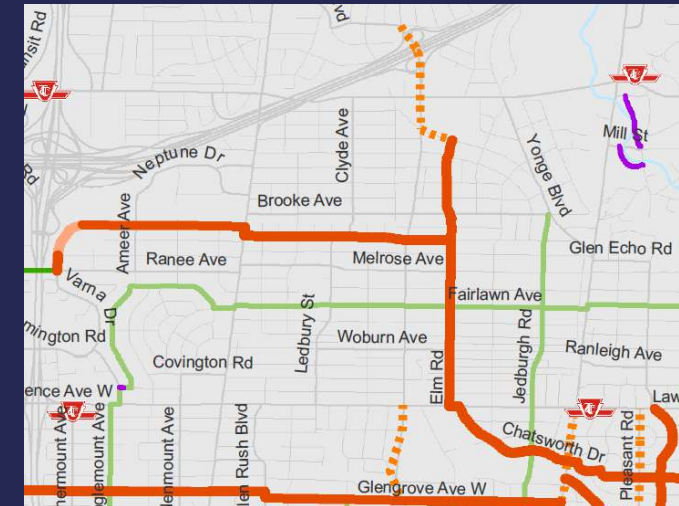
Community safety (cont'd)

- Night vehicle entry: lock your vehicle doors!
- Porch pirates: Use delivery hubs or buddy up
- Neighbourhood Watch Online

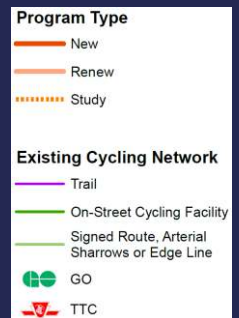


Traffic and pedestrian safety

- Avenue Road traffic study: Yonge Blvd to Kelso; 401 to Brooke
 - Drivers often not stopping at stop signs
 - Parking on south side of Wilson, east of Avenue Road, makes it difficult for buses to merge left when vehicle waiting to turn left into apartment
 - Often not obeyed: no left turn from Avenue Road south to Ridley
 - Heavy traffic on Elm
 - Pedestrian safety crossing at Yonge Blvd/Wilson
- Other issues
 - Greer between Felbrigg and Haddington - vehicles parking too close to intersection while waiting for school bus
 - Traffic calming sign missing in median at north end of Yonge Blvd
- Cycling route: Avenue Road 401 to Ridley, east on Ridley



Cycling Map



Report for 2020

Enhancing the environment and social life

- Neighbours' Night Out: 2020 cancelled; 2021 Sept?
- Initiatives on Avenue Road: street furniture, tree health & weeds, planters, street lighting, banners, cleanliness, boulevard parking
- Avenue Road / 401 interchange: Highway of Heroes Tree Campaign
- Faded city signs
- Provincial government override of City's noise by-law



2019 Neighbours' Night Out





Report for 2020

Development

- **Garden Suites** — eBlast on Mar 26 with information/survey; Community Consultations in May
- **Toronto Building** — 7 issues (Orders to Comply, old BP's, Inspections, Driveway Expansions, Artificial Turf, Zoning Examination errors)
- **Section 37 funds** — Beer Store, 250 Lawrence, Avenue & Lawrence?, 1660 Avenue Road?
- **Cannabis stores** — 4 open, 1 opening, new application at 1971 Avenue Rd



Report for 2020

Development (cont'd)

- **15 Committee of Adjustment (CofA) reviews** – shutdown Mar-Jun; now virtual meetings – very challenging
- **Toronto Local Appeal Body (TLAB) appeals**
 - 113 Ridley Blvd (Party) – Owner withdrew
 - 3 Jaaney Pl (Participant)
 - 103 Esgore Dr (Participant)
- **250 Lawrence Avenue West**
 - Public park – design now being reviewed
 - Concerned about exiting traffic making left turns onto Lawrence

Report for 2020

Development (cont'd)

Avenue and Lawrence - 2 buildings

- 15 storeys (46.4 metres) at the corner
- 10 storeys (34.8 metres) north on Avenue Road
- No parkland dedication; only a small POP on top of underground garage
- City will not allow a private road; must be a public road which has certain rules
- Traffic would feed in/out from Lawrence and Avenue Road
- Developer is to revise/resubmit Plans

(NE corner of Avenue Road and Lawrence)



Report for 2020

Development (cont'd)

4050 Yonge St

- 2011: 7-storey (32.9m) commercial building
- 2016: Added 9-storey (33.5m) hotel
- 2020 : 35-storey (131.0 metres) condo and 21-storey (80.5 metres) hotel
- Community Consultation held on Jan 12, 2021
- Developer appealed to LPAT on Sep 25, 2020
- City of Toronto is opposing
- YMHRA and YMVRA are Parties
- SAHRA, UACA, Yonge Ridge and St. Andrews are Participants

(NW corner of Yonge Street and Wilson)



Report for 2020

Development (cont'd)

3180 Yonge St

- Demolishing 12 buildings
- Tall Building condo, 12 storeys (41m), 109 units with 5 ground floor retail units
- Neighbourhood transition and step-back issues
- Height and massing issues
- No parkland dedication
- Traffic issues
- Joint letter submitted by BPRO, LPRO, SAHRA, UACA , YMVRA, YMHRA, Teddington and Uptown Yonge

(Woburn/Bedford Park block, West side)





Report for 2020

Development (cont'd)

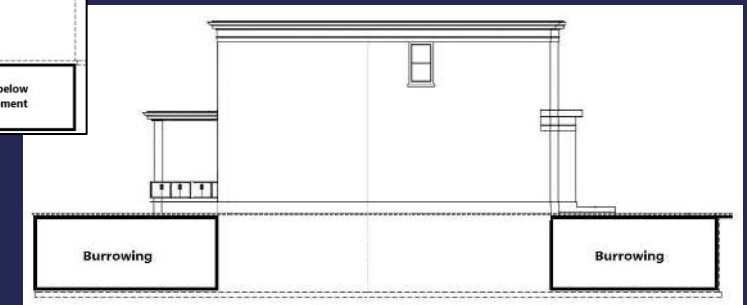
1648-1660 Avenue Road (Cranbrooke to Brookdale block, west side)

- Application not yet submitted
- Midrise condo
- Possibly Green-P parking

Overdevelopment Fundraising Campaign 2021

SAHRA poll results of residents from Fall 2020:

- **Opposed to Three Storeys** 80%
- **Opposed to Sub-basements** 73%
- **Opposed to Burrowing** 75%
- **Concerned about Commercial Development on Avenue Road** 81%





Overdevelopment Fundraising Campaign 2021

- **By-law limits to size of houses in SAHRA's area, primarily through**
 - 35% lot coverage
 - Two storeys
 - Overall length
- **Beyond this requires submission to Committee of Adjustment**
- **Decision can be appealed to Toronto Local Appeal Body (TLAB)**
 - **Requires Planner and Lawyer**
 - Recent full appeals each cost about \$10,500; no reimbursement



Overdevelopment Fundraising Campaign 2021

- **TLAB**
 - Since 2014, SAHRA has appealed 9 times on your behalf
 - 6 wins
 - 1 loss (Parking variances at 1560 Avenue Road)
 - 2 ongoing

Help protect our neighbourhood and keep it
the treasured place we all enjoy!

When asked in the Fall, please support this campaign.

eTransfer will be available

Thank You to our Volunteers

2020 Volunteers in the COVID Year

- Michael Borland (TLAB)
- Ron Johnson (Fundraising / Volunteers)
- Ingrid Perry (Fundraising)
- Barry Smith (Traffic)
- Frank Turco (Traffic)





Volunteer Opportunities

- eBlast/Newsletter Coordinator
- Website Editor
- Graphic Designer
- Email Address Coordinator
- Membership Coordinator
- Volunteer Coordinator
- Neighbour's Night Out Coordinator
- Historian
- Development Reviewer
- Stores & Services Updater
- Upper Avenue Greening Coordinator
- Traffic/Safety Advocate
- Events Coordinator
- Board Member

info@sahratoronto.com



South Armour Heights Residents' Association



Contact us: info@sahratoronto.com

Website: sahratoronto.com

Volunteers and Contributions always welcome!