



The South Armour Heights Residents' Association

SAHRA's Annual General Meeting

Tuesday, April 25, 2023, 7:00-8:30 pm

Via Zoom Video Conference

Please go to the SAHRA website at <https://sahratoronto.com/> to **REGISTER**

Agenda

- Welcome and Introductions
- Approval of Minutes of 2022 AGM
- Treasurer's Report 2022
- Waiver of Audit and Review Engagement
- Call for Nominations / Election of SAHRA Directors and Officers
- SAHRA's Report for 2022

Ward Updates: Councillor Mike Colle

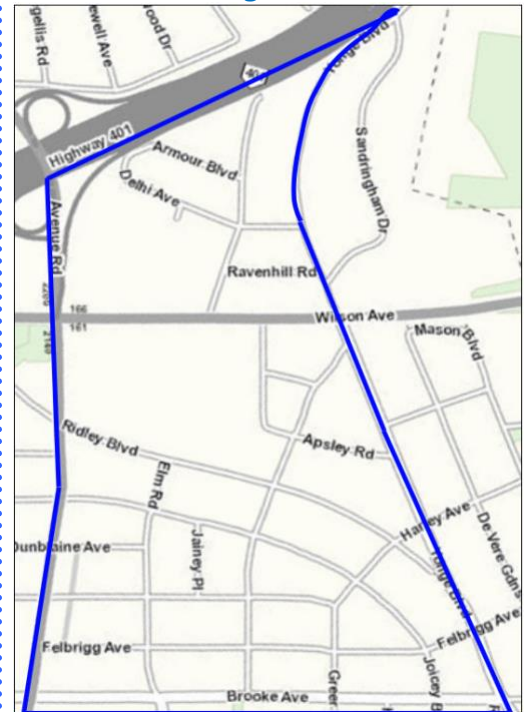
Province & City Imposed Changes: Geoff Kettel

(Co-Chair Federation of North Toronto Residents' Associations)

Followed by Question & Answer Session

Please join us!

Our Neighbourhood



North: Highway 401
East: West side of Yonge Blvd
South: South side of Brooke Ave
West: East side of Avenue Road



Avenue & Lawrence (NE corner)

In July 2022, First Capital submitted revised plans. With the acquisition of adjacent 272 Lawrence Avenue W, the developer was able to reconfigure the proposed site access. The project consists of a 10-storey and a 14-storey building with 532 residential units.

190 Ridley Blvd.

At the start of 2023, a new set of plans was submitted for a 4-storey condominium comprised of 20 residential units plus a rooftop amenity area.

Cannabis shops & more

Since 2020, 7 cannabis outlets were approved for opening. Some never opened; some had to close. Currently there are 3 active outlets on Avenue Rd. In 2023 we are seeing several new (non-cannabis) shops, offering a variety of services, preparing to open! Business diversity is a good thing for our community!

Subscribe to SAHRA's eBlasts

SAHRA releases eBlasts every Saturday night to Subscribers within and adjacent to our neighbourhood.

They provide information on development, crime, traffic/transportation, and City issues impacting us. It is a fast way to let you know about upcoming neighbourhood events, special presentations, social events, and public meetings. Please be assured – SAHRA will never disclose your personal information to any third party.

Scan this QR code to go to the Subscribe Webpage or go to <https://sahratoronto.com/subscribe/>.



sahratoronto.com

Looking for past eBlasts or Newsletters? Neighbourhood history? Development info, planning issues, or how to contact city staff? It's all on our website! Take a moment to explore our site. If you have suggestions, please drop us a note at info@sahratoronto.com.

The South Armour Heights Residents' Association

Everything you wanted to know about SAHRA in 2022 (but were afraid to ask)

2022 was another busy year for your residents' association.

Community Safety: Please refer to the article on Community Safety, Crime Prevention and Neighbourhood Watch Online on Page 3.

Traffic continues to be an issue in our area, with concerns of pedestrian safety front and centre, along with vehicular safety. In 2019, Councillor Colle initiated a **traffic study** with the objective of traffic calming in the area between Yonge Boulevard and Kelso, from Highway 401 south to Brooke. The study was completed in 2022 and we continue to have discussions with the City's study team. In general terms, the study found that traffic density was within the City's standards for "local" (i.e. residential) roads and that speeds were not at a level which required traffic engineering action. It was felt that because we don't have sidewalks on most of our local roads, traffic speed is perceived as being more of a threat than similar speeds where sidewalks exist. Study recommendations include painting of "stop bars" on the street at each intersection with a stop sign, which SAHRA supports. Another recommendation is the installation of a sidewalk when each street needs to be rebuilt because the roadway is at end of life. (The City's standard is to have at least one sidewalk on each local road.) All our roads are at least 15 years from end of life. SAHRA's position is that the suitability for a sidewalk will be decided at the time the street is rebuilt.

As a result of a previous City-wide traffic decision, all "local" roads will have **speed limits reduced** to 30 km/h, hopefully in 2023. "Local" includes all roads in SAHRA's area except Wilson and Avenue Road, which are "arterials," and Yonge Boulevard and Brooke which are "collectors." We are requesting that Brooke also have its speed reduced to 30 km/h.

SAHRA advocates for the **greening of Avenue Road** between Lawrence and Highway 401. In 2023, we will be working with Councillor Colle, the Bedford Park Residents Organization (BPRO) and the Upper Avenue Community Association (UACA) on this issue. The TTC bus turnaround loop at Avenue Road and Old Orchard Grove may eventually be turned into a park. For this coming summer, UACA will again be organising a **Farmers' Market** in part of the bus loop. More details will be available through our weekly eBlasts.

SAHRA supported Lytton Park Residents' Organization hosting of an **all candidates virtual meeting** for last fall's municipal election.

EHON: Multiplexes, Garden Suites and more ... oh my!

Expanded Housing Options in Neighbourhoods (EHON) began as a request by Council in July 2019 to explore housing options and planning permissions in areas of Toronto designated as Neighbourhoods. The City focused on expanding opportunities for "missing middle" housing forms in Toronto, ranging from duplexes to low-rise walk-up apartments. All these housing types can be found in many parts of Toronto, but they were limited in where they could be newly built. In addition, the City also expanded opportunities for new small-scale retail, service and office uses in Neighbourhoods.

During 2022, the Province also introduced significant changes with the adoption of Bill 3 (*Strong Mayors, Building Homes Act*), Bill 23 (*More Homes Faster Act*) and Bill 39 (*Better Municipal Governance Act*). In particular, Bill 23 affected development charges, public engagement, third party appeals, heritage preservation and environmental protection.

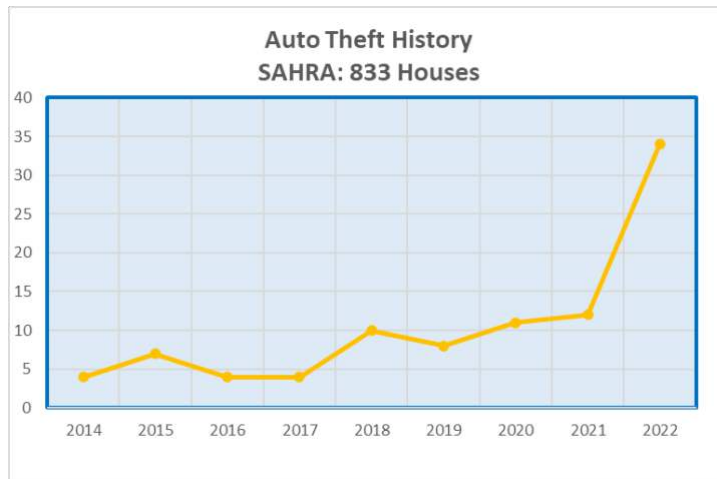
It remains unclear whether these homes will be affordable and how our neighbourhoods will change. While these changes may result in more homes being built, new homes do not exist on their own. By removing many of the development charges, the required infrastructure (improved sewers, roads, transit, parks, etc.) to support this growth will likely need to be funded by increased taxes!

The impact of these complex changes remains to be seen. At the **SAHRA Annual General Meeting** we have invited Geoff Kettel, Co-Chair of the Federation of North Toronto Residents' Associations, to help us better understand how our community, the city, and the environment may be affected. We anticipate Councillor Colle will also address these changes. Please join us by Zoom **on April 25th** to learn more.

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Community Safety, Crime Prevention and Neighbourhood Watch Online

Auto theft continued to accelerate in SAHRA's area in 2022, as it did across the GTA. The total thefts for the year was 34, an increase of 183% over the 12 experienced in 2021. The graph shows the trend since 2014.



In most cases, organised crime is responsible for the auto thefts. Canada is considered a source nation of stolen vehicles, which are then loaded into shipping containers and sent overseas through ports in Montreal, Halifax and Saint John. Vehicles like Land Rovers which might cost \$Cdn100,00 here are being sold for \$US250-300,000 at their destinations.

Near the beginning of 2022, SAHRA supported a motion by Councillor Colle for a tri-level government task force to address the issue. We also supported the Toronto Police Service's formation of a team dedicated to fighting organised crime. This team is focusing its efforts on auto theft. The organised crime element adds a level of complexity to their investigation: it is much easier to find the thieves than it is to build a case against the masterminds. Due to this, we do not expect a reduction in auto thefts in the next several months and maybe not this year.



One of the most effective ways of reducing crime is to know your neighbours and watch out for each other. Criminals are much less likely to strike if they know that there is a network of neighbours who recognize each other and question when something appears to be amiss. To this end, SAHRA supports **Neighbourhood Watch Online**. Several Neighbourhood Watch Online Groups were established a few years ago. If you are not covered by one of these groups, we are looking for a volunteer Group Captain in your area!! We estimate the time commitment as a few hours to set up the group and then minimally after that to co-ordinate one or two communications per month. We provide training and documentation. Interested? Please contact us at info@sahratoronto.com and help us make Neighbourhood Watch Online a reality throughout SAHRA's neighbourhood.

What can you do to protect yourself? SAHRA continues to suggest using several layers of protection, such as:

1. Don't leave a vehicle running while unattended.
2. Park in a garage. This is absolutely the best solution. Park in a well-lit area if not in a garage.
3. Strategically park vehicles in a driveway (less valuable vehicle blocking the more valuable).
4. Use a Faraday box/pouch to store your key fob whenever you are not operating your vehicle – even when shopping. Small pouches can fit in a pocket or purse. They block the key fob signal, which thieves can intercept.
5. Use a steering wheel lock such as the Club.
6. Cover your VIN (Vehicle Identification Number) so it is not visible from outside. The VIN is located on the front driver's side corner of the dashboard and viewable through the windshield. Some newer vehicles have a QR code near the VIN – make sure it is covered too.
7. Install a device which blocks access to the vehicle's Onboard Diagnostic Port, located under the steering column.
8. Install a third-party fuel or ignition disabler.
9. Install a third-party GPS tracker.

If purchasing a vehicle, consider checking the [webpage](#) of Équité Association which lists the 10 most stolen vehicles for various provinces and the country as a whole. You might also want to discuss the risk of auto theft with the dealer.

Break and enters increased in 2022 to a total of nine. While this is an increase over the previous two years, it is less than 2019 when there were 15 B&E's. The numbers were significantly reduced during 2020 and 2021, presumably because so many people were staying at home due to the pandemic.

There have been many local sightings of coyotes, especially north of Wilson Avenue. The City has a [webpage](#) specific to coyotes and how to interact with them.

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Other Area Development Projects

Large developments rarely happen quickly. Planning priorities or economic conditions can change, making a project more or less feasible. In challenging new developments, SAHRA's goal is to ensure a development enhances our community, not overwhelms it! Changes resulting from our objections are not always major, but they are generally worth the effort! Below are updates on large projects that remain active in our area:

- **1648-1670 Avenue Rd.** – Seeking improved angular plane and a reduction in the overall height from 36.5m.
- **4050 Yonge St.** – 2022 settlement reached. Each tower was reduced by 7 storeys resulting in a 14-storey mixed-use building and a 28-storey residential building; improved 45-degree tiering from Yonge Street; increased setbacks; a \$1M community benefit fund.
- **3180 Yonge St.** – 2022 settlement reached. The 12th floor was eliminated, remaining height of each floor reduced, various setbacks achieved on each floor for acceptable shadowing.

Board of Directors

Gary Langdon, Treasurer
gary.langdon@sahratoronto.com

Jim Sadler, President
jim.sadler@sahratoronto.com

Bob Williams, Vice-President
bob.williams@sahratoronto.com

Volunteer

Join our volunteer contingent.
 Please email
info@sahratoronto.com.

Active in the community
 since 1988

2023 Membership Drive

The mandate of the South Armour Heights Residents' Association (SAHRA) is to promote safety and security in our Neighbourhood; to protect South Armour Heights residents from inappropriate planning and development from residential, commercial, transportation and any other sources; and to enhance the environment and social life in our community

Your financial support helps us fulfill SAHRA's mandate!

3 Ways to Join / Renew Your Membership

- By PayPal or credit/debit - scan the QR code or visit <https://sahratoronto.com/membership/>
- By Interac eTransfer to etransfer@sahratoronto.com (no security question req'd)
- By cheque (complete the form below and mail with your cheque)



2023 SAHRA MEMBERSHIP CONTRIBUTION

I would like to give my support to SAHRA. Please find attached my cheque for:

\$25 o \$75 o \$125 o Other \$ _____

Name _____

Email Address _____

SAHRA will never disclose your personal information to any third party.

Address _____ Postal Code _____

Daytime Telephone _____ Evening Telephone _____

- I am interested in volunteering my time for SAHRA. Please contact me to discuss how I can help.
- Optional: Please do not publish my name in the annual contributors list.

Please make your cheque payable to "SAHRA"
 You can mail it to SAHRA, 1500 Avenue Road, PO Box 1373, Toronto, ON M5M 0A1
 OR drop it off at 123 Felbrigg Avenue (side mailbox)