



South Armour Heights Residents' Association



Annual General Meeting

April 27, 2022 7:00-8:00 pm

Report for 2021

Jim Sadler



Communications

- Recent printed newsletter in April 2022
- Due to COVID-19, relied completely on eBlasts in 2021
 - Subscribe at info@sahratoronto.com or click on Subscribe on our website
- Website
 - COVID-19-related pages

A screenshot of the South Armour Heights Residents' Association (SAHRA) website. The header features the SAHRA logo and a row of colorful house icons. Below the header is a navigation menu with links: HOME, WHO WE ARE, OUR NEIGHBOURHOOD, INFORMATION, PLANNING, DEVELOPMENT, NEWS, EVENTS, and MEMBERSHIP. The main content area is titled "COVID-19 Information" and "Ontario COVID-19 Information", dated November 3, 2021. A large banner reads "COVID-19 VACCINES" with an image of vaccine bottles. Below the banner, text describes Phase 2 of Ontario's vaccination plan, starting in late March, and mentions a booking portal. A "Continue Reading" link is provided. On the right side, there is a search bar, a link to the "April 2022 Newsletter", a "Join Our Email List" section with a "Subscribe" button, and links to "COVID-19 Information", "COVID-19", "2020 Survey Results", and "Surveys". At the bottom right, there is a "Recent SAHRA eBlasts" section listing "SAHRA eBlast - April 6 2022", "Multiplexes", "Garden Suites Call to Action", "SAHRA eBlast - Community Consultation", and "eBlast ARCHIVE...".

Report for 2021

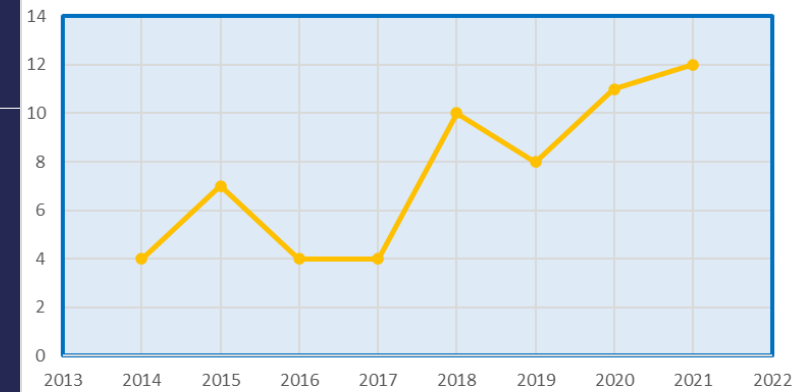
Community safety

◦ Crime

- Primary concern: Auto theft
- 32 Division Auto Theft Suppression Team established
- Auto theft prevention techniques
 1. Park in the garage, if possible
 2. Strategically park vehicles in the driveway (less valuable vehicle blocking more valuable)
 3. Use a Faraday box/pouch to store your key fob – even when shopping
 4. Never leave your vehicle running and unattended
 5. Install an anti-theft system (such as a steering wheel locking device)
 6. Install a device which blocks access to the vehicle's Onboard Diagnostic Port
 7. Cover your VIN (Vehicle Identification Number) so it isn't viewable through the windshield
 8. Install a flood light to brighten your driveway
 9. Point cameras in the direction of your driveway
 10. Avoid leaving valuables in the vehicle
 11. Avoid leaving garage door remotes in your vehicle overnight



Auto Theft History
SAHRA: 833 Houses



Toronto Auto Thefts YTD to April 10, 2022 (2,160 thefts)





Report for 2021

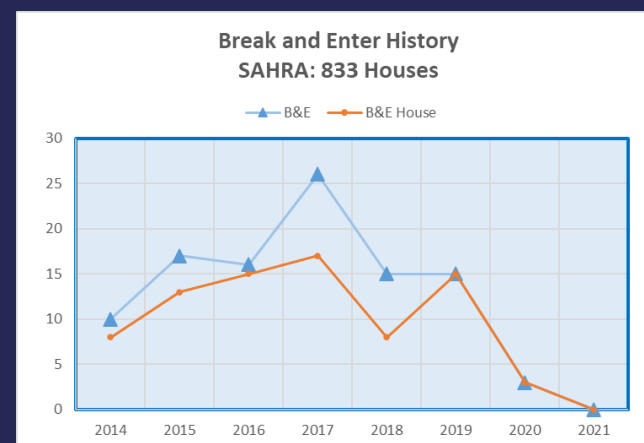
Community safety (cont'd)

- **Break and Enters**
 - House: long term reduction but 3 in 2022 YTD
 - Commercial (partial list)
 - 2021: Dickson Home Hardware
 - 2022: Shoppers Drug Mart beside Bruno's
- **Neighbourhood Watch Online**



Traffic and pedestrian safety

- **Avenue Road traffic study: Yonge Boulevard to Kelso; 401 to Brooke**
- **Reduced speed limit on local roads (30 km/h)**
- **Traffic calming sign missing in median at north end of Yonge Blvd**



Report for 2021

Enhancing the environment and social life

- Neighbours' Night Out: 2021 cancelled; 2022 Sept?
- Greening of Avenue Road
 - Trees: pruning & additional at 401
 - Planters, street lighting, banners, cleanliness
- Roe Bus Loop
 - Farmers' market
 - Parkette
- Don Valley Golf Course – path from Earl Bales to Yonge Street / Wilson
- All-candidates meetings
- Cannabis stores – 5 open, 1 pending approval, 1 uncertain



2019 Neighbours' Night Out

Report for 2021

Overdevelopment Fundraising Campaign

- 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%





Report for 2021

Overdevelopment Fundraising Campaign

- **Proposals beyond the by-laws require submission to Committee of Adjustment**
- **Decision can be appealed to Toronto Local Appeal Body (TLAB)**
 - **Requires Planner and Lawyer**



Report for 2021

Overdevelopment Fundraising Campaign

- **Toronto Local Appeal Body (TLAB)**
 - Since 2014, SAHRA has appealed 9 times on your behalf
 - 7 wins
 - 2 losses
 - 4Q2021: Overdevelopment Fundraising Campaign
 - Future: SAHRA to provide guidance and reduced financial support; neighbours to finance more



Report for 2021

Governance

- **Ontario Not-for-profit Corporations Act (ONCA)**
- **Will require changes to**
 - Articles of incorporation (currently letters patent)
 - By-laws (currently constitution)
 - Definition of member (Currently: "All residential property owners, residential tenants and residents living within [our boundaries] shall be considered members.")



Report for 2021

Development Policies

Garden Suites – approved by City Council but now under Appeal at the OLT (Ontario Land Tribunal)

EHON (Expanding Housing Options in Neighbourhoods) Multiplexes – rezoning all lots across the City to allow duplex, triplex, fourplex and low-rise apartments (2022 and 2023)

EHON Commercial Retail – allow certain occupations to be home-based; expanding to allow more commercial operations in Neighbourhoods (2022 and 2023)

EHON Major Streets – rezoning of Major Streets (bus service) for mid-rise buildings and additional commercial (2023)

Parking Regulations – minimum requirements eliminated

Toronto Building – multiple issues (Orders to Comply, old BP's, Inspections, Driveway Expansions, Artificial Turf, Zoning Examination errors)



Report for 2021

Development Reviews/Hearings

- 9 Committee of Adjustment (CofA) reviews – now virtual meetings – very challenging
- Toronto Local Appeal Body (TLAB) appeals
 - Jainey Pl (Participant)
 - Esgore Dr (Participant)
- 250 Lawrence Avenue West
 - Public park – design was reviewed
 - Still concerned with left turning exiting traffic
- 228 Wilson
 - 17-storey rental building will be proceeding; safe-crossing issue needs to be resolved

Report for 2021

Development

Avenue and Lawrence - 2 buildings

(NE corner of Avenue Road and Lawrence)

- Has now purchased 272 Lawrence Ave (east of site)
- Currently revising plans
- Now includes a public road, with entrance and exit via Lawrence at a proposed traffic light lining up with Rosewell
- 15 storeys (46.4 metres) at the corner/higher in new plan
- 10 storeys (34.8 metres) north on Avenue Road
- Parkland dedication but now between the two buildings



Report for 2021

Development (cont'd)

4050 Yonge St

(NW corner of Yonge Street and Wilson)

- Developer appealed to LPAT on Sep 25, 2020
- City of Toronto opposed; YMHRA and YMVRA were Parties
- SAHRA, UACA, Yonge Ridge and St. Andrews were Participants
- Settlement reached:
 - Reduction of each tower by 7 storeys (now 14 and 28 storeys)
 - 45 degree angular tiering back from Yonge Street
 - Increased setbacks from Yonge St and Wilson Avenue
 - \$1M community benefit fund for trails and park improvements



Report for 2021

Development (cont'd)

3180 Yonge St

(Woburn/Bedford Park block, West side)

- Tall Building condo, 12 storeys (41m), 109 units with 5 ground floor retail units
- Neighbourhood transition and step-back issues
- Height and massing issues; traffic issues; no parkland dedication
- Applicant appealed to OLT (Ontario Land Tribunal);
- City opposing; LPRO and BPRO are Parties



Report for 2021

Development (cont'd)

1648-1660 Avenue Road

(Cranbrooke to Brookdale block, west side)

- 58 units (26 2-BR and 32 3-BR) on 9 floors with roof top amenity area; 87 parking spots (75 residential/12 visitor)
- 9 storeys/32.5m (vs the tallest yet of 25m)
- Stepbacks are not at the top of the second floor
- Angular plane requirements are not met
- SAHRA, UACA, BPRO discussing with the applicant, Planning and the Councillor





Thank You to 2021 Contributors

Acton, L.	Chu, L.	Hastings, M.	MacCarthy, N.	Schleining, P.
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Chow, S.	Harrison, S.	Lyon, G.	Sadler, J.	Yeung, D.
Chow, B.				



Thank You to Overdevelopment Campaign donors

Thank you to our 39 Overdevelopment Campaign donors!

Ball, M.	Edwards, K.	Knapp, C.	Plecash, P.
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Borland, M.	French, C.	Langill, B.	Sadler, J.
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Dixon, D.	Jenkins, R.	Pearson, L.	Yeates, D.
Duckett, I.	Johnson, R.	Pellegrini, E.	



Thank You to our Volunteers

2021 Volunteers in the COVID Year

- Judy Ballard (MLS)
- Michael Borland (TLAB)
- Carolyn Ford (Fundraising)
- Ron Johnson (Fundraising / Volunteers)
- Ingrid Perry (Fundraising)
- Heather Simpson (Communications)
- Ken Sutton (Communications)
- Barry Smith (Traffic)
- Frank Turco (Traffic)

Bob Williams





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



Councillor Mike Colle Questions



Questions asked to Councillor Colle

1. **Motions to create a Park from the Roe Bus Loop, perhaps by 2024; use of S37 funds; and “alternative routing of buses”.**

Why were these motions made when the local Residents' Associations have clearly stated their opposition to these issues?



Questions asked to Councillor Colle

2. Condo developments to date and anticipated; plans are not respecting Avenue Road Avenue Study built form bylaws, more so with each additional application.

Is the Avenue Road Avenue Study going to be abandoned as the 'plan' for Upper Avenue? If so, what is the new 'vision' or 'controlling plan' for Upper Avenue?



Questions asked to Councillor Colle

3. **Upper Avenue suffering as a vibrant 'main street' before and since COVID. More services than retail. Little interest in a BIA.**

What is your vision and plan for helping Upper Avenue revitalize to be the 'main street' for our Neighbourhood?



South Armour Heights Residents' Association



Thank You for Attending the SAHRA 2022 AGM

Contact us: info@sahratoronto.com

Website: sahratoronto.com

Volunteers and Contributions always welcome!