



# The South Armour Heights Residents' Association

## SAHRA's Annual General Meeting Monday, April 29, 2024, 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 2023 AGM
- Treasurer's Report 2023
- Waiver of Audit and Review Engagement
- Call for Nominations / Election of SAHRA Directors and Officers
- SAHRA's Report for 2023

**Ward Updates: Councillor Mike Colle**

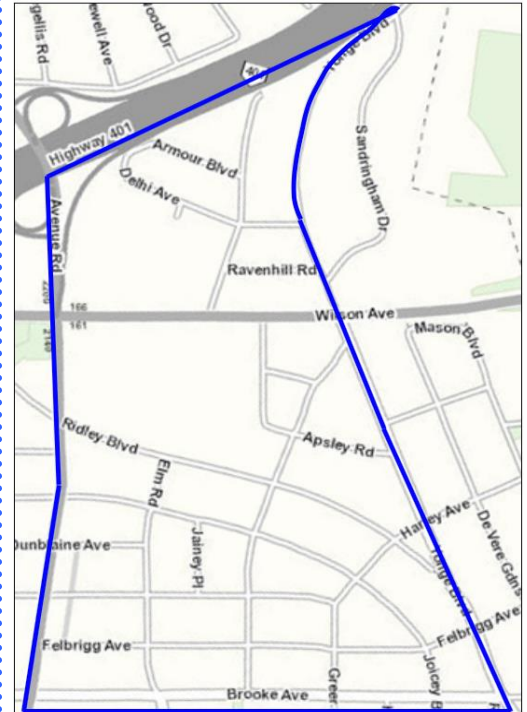
**Local City Planning Issues: Eli Aaron**

*(Urban Planner, volunteer with Lytton Park Residents' Organization)*

**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



**Neighbours' Night Out! Coming in June**  
**Ice Cream, Balloons, and a Raffle!!**  
**Fun for all. Stay tuned for details!**



### Avenue & Lawrence (NE corner)

First Capital re-submitted its application to the City of Toronto. First Capital also secured the site of Royal Lighting to further expand the development site.

#### Details of the proposal:

- Two condo towers - Tower B is proposed at 14 storeys and a height of 47 meters (closest to Lawrence). Tower A is proposed at 12 storeys and a height of 40 meters.
- 655 Units (this is an increase of 123 units from their initial application).
- A public park located next to Douglas and Avenue Road.
- March 27 case management conference at Ontario Land Tribunal (OLT) due to the City not making a timely zoning decision. Precedes a formal OLT hearing later this year.

### Subscribe to SAHRA's eBlasts

SAHRA releases eBlasts every Saturday night to Subscribers within and adjacent to our neighbourhood. The eBlasts 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](https://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](mailto:info@sahratoronto.com).

## The South Armour Heights Residents' Association

### Everything you wanted to know about SAHRA in 2023 (but were afraid to ask)

Each year, SAHRA tries to keep track of both commercial and residential developments taking place in our neighbourhood. We review the proposals coming to **Committee of Adjustment** (CofA) hearings which occur about every two weeks. In 2023, there were six hearings at the CofA which pertained to properties within our boundaries. Many of the variances of the by-laws were very minor in nature, so we objected in only one case. Interestingly, there had been 11 proposals which came to CofA hearings in 2022, so 2023 was a light year.

You may remember that there was a **traffic study** performed in 2022 which included Avenue Road from Brooke north to Highway 401 as well as SAHRA's area and extending a bit to the west of Avenue Road. The main study conclusion was that traffic volumes were well within design guidelines. 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 as the roadway approaches end of life. (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 2024. "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 collaborated with Councillor Colle, the Bedford Park Residents Organization (BPRO) and the Upper Avenue Community Association (UACA) on this issue. In 2024, we expect to come to an agreement on which areas to green and how. In several years time, the TTC bus turnaround loop at Avenue Road and Old Orchard Grove is expected to be turned into a park. For this coming summer, UACA will again be organising a **Community Market** in the Green P parking lot. More details will be available through our weekly eBlasts when the market is in swing.

During 2023, SAHRA participated in the City's Night Economy Review. (The night economy describes the social, cultural and economic activities that take place between 6 p.m. and 6 a.m.) Night clubs will now be permitted City-wide although not near schools. While the City has identified Avenue Road between Lawrence and Wilson as an area which could be a cultural cluster and accommodate night life activities, SAHRA feels this is more likely to occur on Yonge Street due to transit access.

We held our first Neighbours' Night Out last September since the beginning of the pandemic. It was well attended and included a visit by the police (with their loud cruiser sirens – a real hit with the younger crowd!), ice cream, balloons and a raffle. Come to think of it, the kids loved the ice cream and balloons as well! We plan to hold this year's event in June.

### A Little Neighbourhood History



In 1838, John Armour was one of the first settlers in the area. His homestead was located where the Armour Heights Community Center and Library are located today. The Armour farm was sold to Col. F. B. Robins in 1911 who planned Armour Heights neighbourhood with five hundred lots. Included was to be a Polo Field and Bridle Path. Yonge Blvd. is the Bridle Path and the Polo Field was never built. In 1914, Col. Robins' stately manor was built. It is the present-day home of the Officer's Mess at the Canadian Forces College.

When WWI broke out, Col. Robins donated land to the Canadian Air Force to train Canadian and American pilots. Subdivision plans were put on hold. After World War I, Billy Bishop and William Barker founded a business venture at the airfield in 1919. It included charters, aircraft sales and service and arial photography but was abandoned in 1921. In 1929, Col. Robins and his partner W. P. Mulock sold the land which is now Armour Heights to a developer. At the time it was the largest real estate transaction in Toronto.

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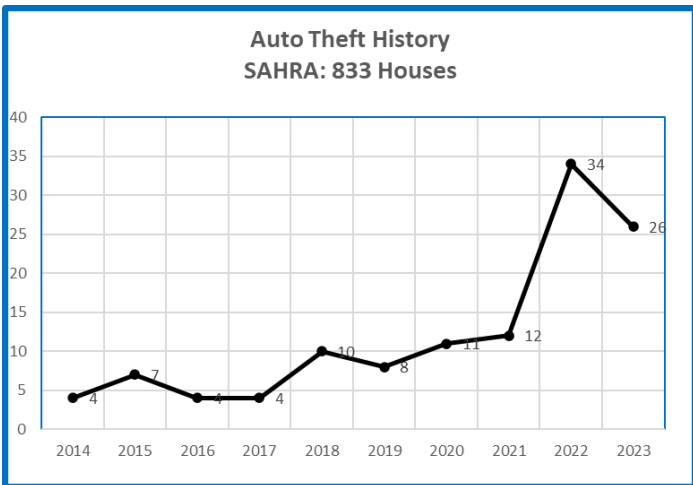
## Community Safety, Crime Prevention and Neighbourhood Watch Online

The two major crime categories that SAHRA monitors are auto theft, and break and enter. In 2023, these became connected.

### Auto theft:

Prior to 2023, auto thefts typically occurred without thieves entering homes looking for keys or fobs. There is a number of relatively high-tech ways for vehicles to be stolen without the keys. However, in 2023 a trend started whereby thieves would break into a home – even with residents at home – in order to steal keys for the owner’s vehicles. SAHRA is aware of two occurrences, one of which was unsuccessful, within our boundaries and several in UACA’s area to the west of Avenue Road. The Toronto Police estimate that half the Home B&E’s are auto theft related.

The accompanying graph shows a decline in the number of SAHRA area auto thefts during 2023, but there is still a significant increase over 2021. The City as a whole experienced a 25% increase in auto thefts from 2022 to 2023.

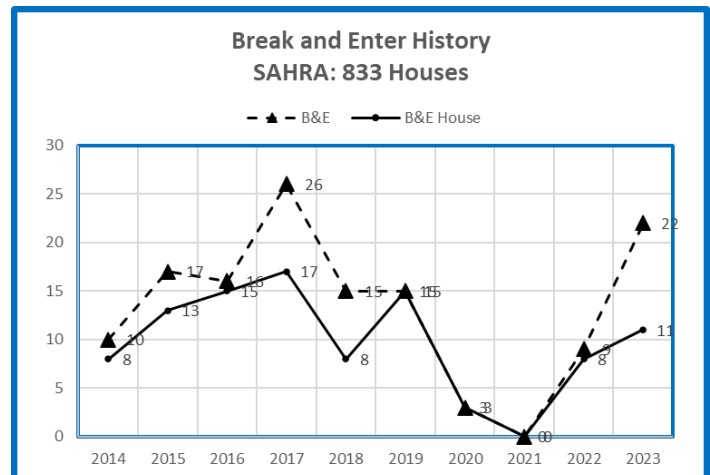


Organised crime rings are involved in auto theft and offer around \$10,000 per stolen vehicle to the on-the-ground thieves. The vehicles are typically shipped out of Canada in shipping containers via the ports of Montreal or Halifax. We are concerned that various enforcement agencies are working in silos and not collaborating enough. The federal government held an Auto Theft Summit on

February 8, 2024. We see this as the beginning of an increased multi-stakeholder effort but theft reductions will take time due to the complexity of dealing with organised crime.

### Break and Enters:

The following graph shows Break and Enters. The solid line is for houses and the dashed line is for all B&E’s. The difference is mostly B&E’s at commercial establishments. During the pandemic years of 2020 and 2021, B&E’s were at historic lows, but the numbers are increasing. The B&E’s associated with auto thefts are alarming as they are like home invasions, with the residents at home.



Also alarming is the increase in non-house B&E’s, which occurred mostly at small businesses on Avenue Road. On the Upper Avenue, there were 23 B&E’s in 2023, up from 7 in 2022. The thieves are looking for cash, and point-of-sale terminals such as the ones used for credit and debit cards. On March 1, 2024, Councillor Colle held a “Summit on Stopping Small Business Break-Ins” to address the situation.

Starting in December, pro-Palestinian protesters often gathered on the Avenue Road bridge over Highway 401. Toronto Police had a large presence in the community. We were pleased that police Chief Demkiw announced on January 11, 2024 that protests on the bridge were banned. The bridge has not been closed since the announcement.



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](mailto:info@sahratoronto.com) and

help us make Neighbourhood Watch Online a reality throughout SAHRA’s neighbourhood.

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## Other Initiatives of Interest

**Streetscape Improvements:** Bedford Park Resident Organization (BPRO), Upper Avenue Community Association (UACA) and SAHRA are working together with the Councillor's office to identify ways that Avenue Road could be improved using the approximately \$1.5 Million available in Section 37 development funds. Councillor Colle's office has also indicated, if a Business Improvement Area on Avenue Road were to be initiated, a wider range of options for enhancing the Upper Avenue would be available.

**Major Streets study** would allow up to 6-storey apartment buildings on Major Streets and is one component of the City's Expanding Housing Options in Neighbourhoods (EHON) initiative. This could include Wilson between Yonge Boulevard and Avenue Road.

**Development Review Process** changes, including significantly reduced decision-making and approval timelines under Bill 109, have made it harder for residents to feel included in the community planning and consultation process for new developments.

## Board of Directors

Gary Langdon, Treasurer  
[gary.langdon@sahratoronto.com](mailto:gary.langdon@sahratoronto.com)

Jim Sadler, President  
[jim.sadler@sahratoronto.com](mailto:jim.sadler@sahratoronto.com)

Bob Williams, Vice-President  
[bob.williams@sahratoronto.com](mailto:bob.williams@sahratoronto.com)

### Volunteer

Join our volunteer contingent.  
 Please email  
[info@sahratoronto.com](mailto:info@sahratoronto.com).

Active in the community  
 since 1988

## 2024 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](mailto:etransfer@sahratoronto.com) (no security question req'd)
- By cheque (complete the form below and mail with your cheque)



### 2024 SAHRA MEMBERSHIP CONTRIBUTION

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

\$25     
  \$75     
  \$125     
  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.

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)