



South Armour Heights Residents' Association



Annual General Meeting

April 29, 2024

7:00-8:30 pm



Agenda

Welcome and Introductions	Jim Sadler
Territory Acknowledgement	Jim Sadler
Approval of minutes from last year's AGM	Jim Sadler
Treasurer's report	Gary Langdon
Waiver of Audit and Review Engagement	Bob Williams
Nominations / Election of SAHRA Directors and Officers	Jim Sadler
Annual Report – General	Jim Sadler
Annual Report – Development	Gary Langdon
Volunteer: Thank you and opportunities	Bob Williams
New business	All
Business Meeting Question & Answer Session	All
Business meeting termination	Bob Williams
Guest speakers	
Ward Updates	Deputy Mayor & Councillor Mike Colle
Local City Planning Issues	Eli Aaron, Urban Planner
Question & Answer Session	All



Agenda – Territory Acknowledgement

The South Armour Heights Residents' Association wishes to acknowledge that Indigenous Peoples, including the Huron-Wendat, the Anishnabeg, the Chippewa, the Haudenosaunee, and most recently, the Mississaugas of the Credit, are the original caretakers and stewards over the lands and waters where we live and work. It is now home to many diverse First Nations, Inuit, and Métis peoples. We also recognize that Toronto is covered by Treaty 13 with the Mississaugas of the Credit. We are grateful to have the opportunity to be present in this territory and will endeavour to be good custodians.



Agenda

Approval of Minutes of AGM on April 25, 2023

Bob Williams

- Only residents within SAHRA's boundaries should second or vote on any motion

It is moved by *Ron Johnson* and seconded by that the minutes of the April 25, 2023 meeting be approved.

Any questions related to the motion?



Agenda – Contributors % of Households 2021 - 2024

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024 (YTD 4/20)</u>
Total Number of Households	820	820	820	820
Total Subscribers (E-Blasts)	539	535	554	561
New Contributors	12	17	14	7
Regular Contributors	126	121	144	108
TOTAL Contributors	138	138	158	115 *86% of YAG
% of Households	17%	17%	19%	14%

*2023 thru 4/20 had
133 contributions



Agenda – Thank You to 2023 Contributors

Acton, D.	Calvin, D.	Douglas, D.	Hisey, V.	Loewenberg, M.	Oliver, S.	Seger, M.
Alter, J.	Cancellara, A.	Duckett, I.	Holloway, L.	Loftus, K.	Pearson, L.	Shievitz, A.
Anglin, R.	Chiovitti, S.	Dunbar, R.	Howat, I.	Logue, L.	Pellegrini, E.	Simpson, P.
Anonymous (3)	Chisholm, R.	Dunkel, M.	Ilkiw, J.	Lyon, G.	Petrungaro, R.	Singer, C.
Armborst, A.	Chu, L.	Eccles, J.	Jenkins, L.	MacCarthy, N.	Pilon, R.	Sisley, P.
Awrey, B.	Chung, T.	Edwards, K.	Johnson, R.	Magee, M.	Plecash, P.	Smith, B.
Axelson, R.	Clark, T.	Elliot, B.	Joynt, L.	Makepeace, S.	Poole, C.	Sutton, K.
Balfour, W.	Clemens, D.	Ellis, M.	Kelly, A.	Marshall, S.	Powell, G.	Taheri, M.
Ball, M.	Contway, M.	Fahie, T.	King, D.	Martin, S.	Pratt, R.	Taylor, C.
Ballard, J.	Craig, P.	Ferguson, B.	King, R.	McCarthy, C.	Principe, L.	Vagners, Z.
Bock, C.	Crawford, H.	Ford, D.	Kinlin, G.	McGill, P.	Rance, C.	Van Dalen, E.
Bodack, N.	Cross, R.	French, C.	Knapp, C.	McGillivray, D.	Rannala, K.	Vanstone, A.
Bolme, G.	Danis, D.	Galloway, B.	Kuhn, O.	Mei Yu Wang, B.	Rasmussen, M.	Walker, A.
Bondy, S.	Davidson, K.	Gerrie, E.	Kuutan, D.	Messier, B.	Rehak, G.	Whiteside, P.
Bonner, M.	DeCaria, B.	Gifford, T.	Lacey, V.	Metaxas, A.	Reinsborough, L.	Williams, B.
Boscarino, M.	Deveale, I.	Green, T.	Lai, J.	Mincer, S.	Ringo, M.	Williams, W.
Bovaird, T.	Di Nunno, M.	Guilfoyle, K.	Lang, T.	Moolenburgh, E.	Roberts, D.	Wood, D.
Boynton, M.	Dickinson, L.	Haar, M.	Langdon, G.	MuirheadGould, B.	Rottapel, R.	Wotherspoon, S.
Britton, M.	Dignan, A.	Hastings, M.	Langill, B.	Murray, C.	Ruttonsha, Z.	Wright, C.
Budd, K.	Dixon, F.	Hawryliw, W.	Lewtas, J.	Mylar, D.	Sadler, J.	Wyett, G.
Budish, D.	Dodson, M.	Heinz, P.	Libby, D.	Nelson, A.	Schleining, P.	Yeates, W.
Callaghan, B.	Dolan, B.	Higgins, T.	Lockwood, L.	O'Brien, L.	Schmid, D.	Zive, G.
Calvert, M.						



Agenda – Waiver of Audit and Review Engagement

Extraordinary Resolution

Bob Williams

**It is moved by *Bob Williams* and seconded by
that the Association be exempt from any requirement
to have an audit or a review engagement for the financial
year ending December 31, 2023.**

Any questions related to the motion?

Note: Extraordinary resolutions require 80% of votes cast to pass



Agenda – Nominations/elections

Call for nomination/election of SAHRA Directors for 2024 Jim Sadler

The following people have agreed to stand as Directors
of SAHRA for the 2024 year

Gary Langdon

Jim Sadler

Bob Williams

Additional nominations from the floor

It is moved by *Ron Johnson* and seconded by

that this slate of Directors for 2024 be approved.

Any questions related to the motion?



Agenda – Election of Officers

Election of Officers for 2024

Jim Sadler

The following people have agreed to stand for the following positions:

President – Jim Sadler

Vice-President – Bob Williams

Treasurer – Gary Langdon

It is moved by *Heather Crawford* and seconded by

that this slate of Officers for 2024 be approved.

Any questions related to the motion?

Agenda – Report for 2023

Jim Sadler



Communications

- Recent printed newsletter in April 2024
- Otherwise communications via eBlasts
 - Inexpensive and timely
 - Subscribe at info@sahratoronto.com or click on Subscribe on our website at www.sahratoronto.com
- Frequent website updates



A screenshot of the SAHRA website homepage. The header features the SAHRA logo and the title "South Armour Heights Residents' Association" above a row of colorful house icons. A navigation menu includes links for HOME, WHO WE ARE, OUR NEIGHBOURHOOD, INFORMATION, PLANNING, DEVELOPMENT, NEWS, EVENTS, and MEMBERSHIP. The main content area is titled "Welcome to the SAHRA website" and features a central box for the "2024 Annual General Meeting" on Monday, April 29, 2024, at 7 P.M. Below this, there are links for "Click to Register", "Agenda", "Welcome and Introductions", "SAHRA's Report for 2023", "Ward Updates: Councillor Mike Colle", and "Local City Planning Issues: Eli Aaron". A footer banner at the bottom states "2024 Membership Campaign is Underway !!". On the right side, there is a search bar and a sidebar with sections for "!! New !!", "April 2024 Newsletter", "Join our email list", "2020 Survey Results", "Latest News", and "Recent eBlasts".

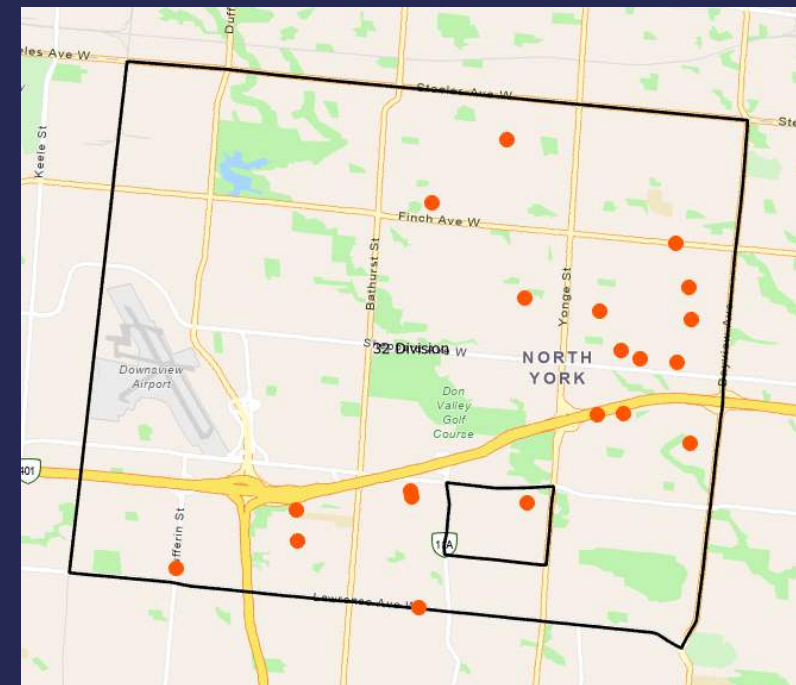


Agenda – Report for 2023

Community safety

- **Primary concern: Severe auto theft crimes**
- Home invasions
 - Combination B&E and auto theft
 - Extra patrol cars
 - Undercover officers
- Carjackings
- Police officer injuries
- All levels of government and other stakeholders are engaged: No longer “just a property crime”

32 Division 1Q2024 B&E for Auto Theft
(One Incident in SAHRA's area)

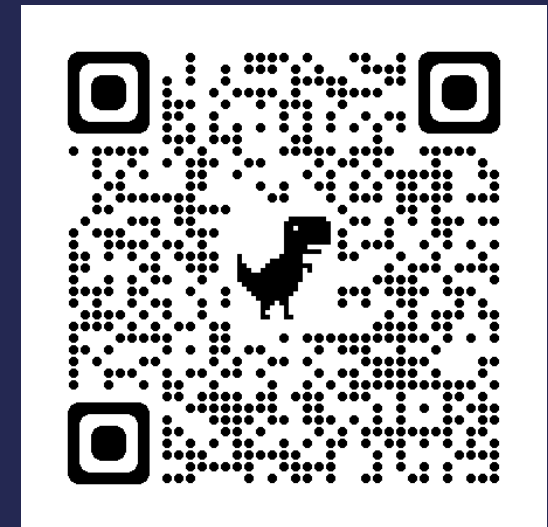


TPS: Home Invasion Automobile Theft Prevention Tips



While Toronto Police have always advised the public to prioritize your safety over your vehicle, here are some ways members of the public can protect themselves, their homes and their vehicles:

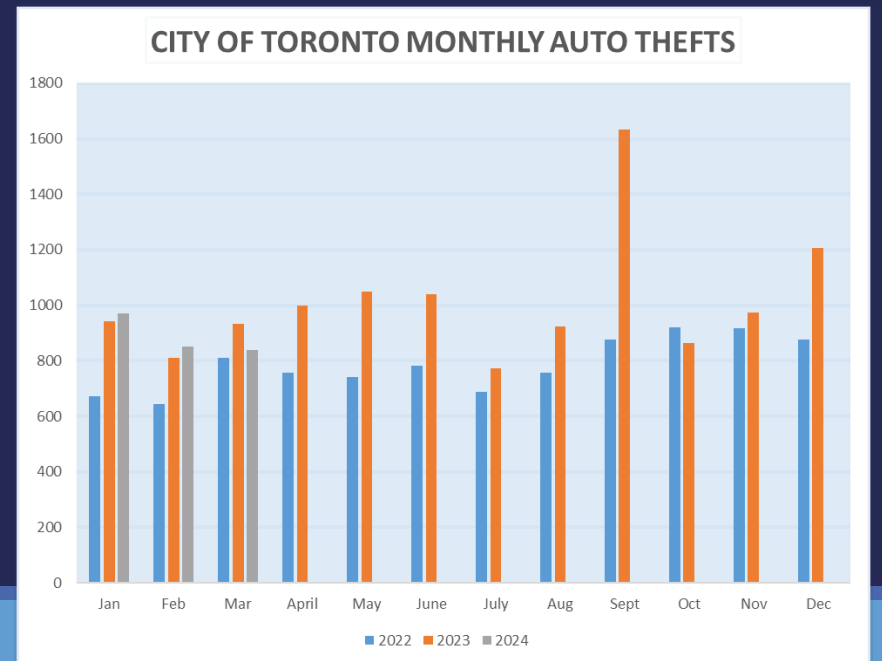
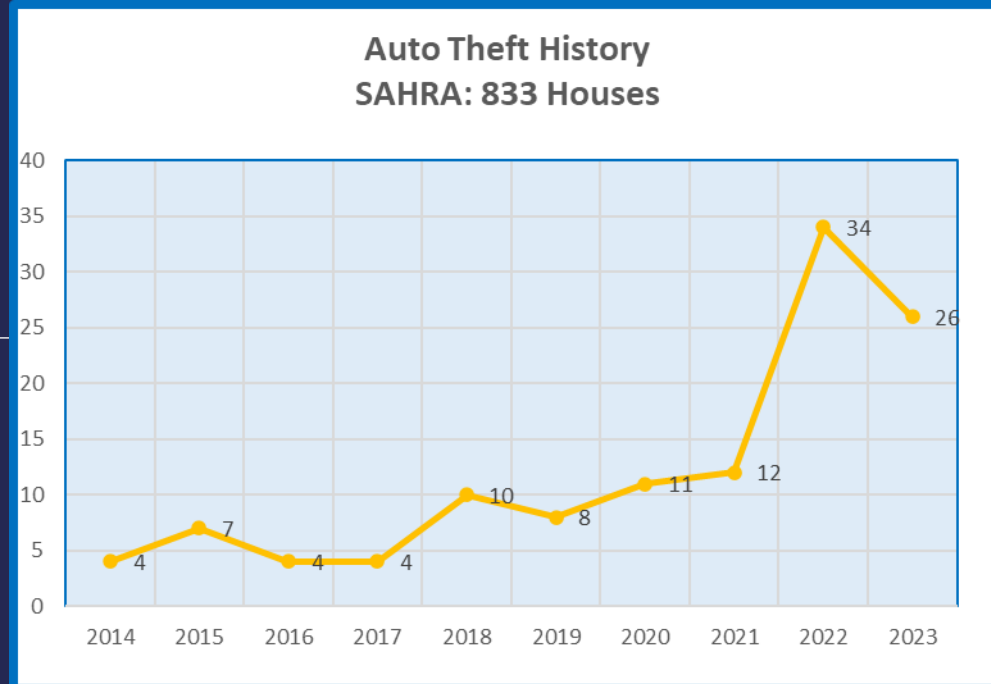
- Park vehicles in garage, if possible
- Ensure your driveway is well lit and keep exterior lights on all night
- Security cameras are an asset
- If possible, install a home security system
- Consider having a motion detection alarm connected to your cell phone
- Put security film on glass windows and doors
- Have multipoint door locks on your doors
- Keep backyard gates locked and ground-level windows secured
- Do not post on social media when you will be away (you or your kids)
- Report suspicious vehicles/persons to police (Emerg 9-1-1; Non-emerg 416-808-2222)
- More safety tips can be found on our website



Agenda – Report for 2023

Community safety

- **Auto theft**
 - SAHRA's area better in 2023
 - City's increase is decelerating
 - Complex multi-jurisdictional issue
 - Takes time to build case around the organisers
 - Auto theft prevention techniques available on our [website](#)
 - Équité provides list of Top 10 most stolen vehicles on their [website](#)
 - Some insurance companies providing tag trackers for vehicles more likely to be stolen

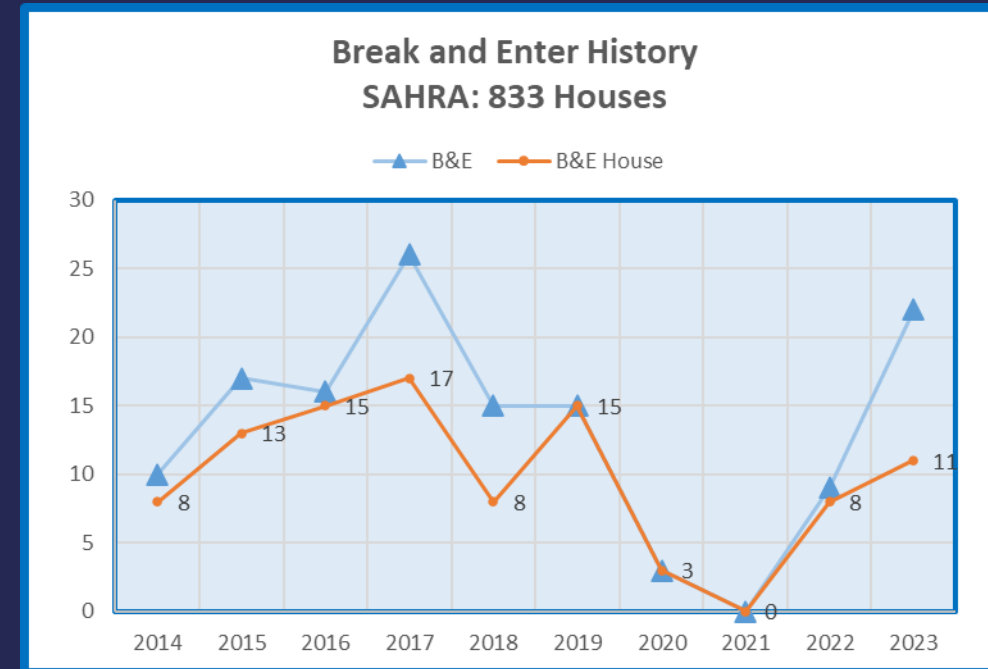




Agenda – Report for 2023

Community safety (cont'd)

- **Break and Enters**
 - **House: returning since pandemic; 11 in 2023**
 - **Commercial B&E on Upper Avenue**
 - 23 in 2023
 - 9 in 1Q2024
 - Thanks to Deputy Mayor Colle for his summit
- **Neighbourhood Watch Online**



Agenda – Report for 2023

Community safety (cont'd)

- Protests on Avenue Road bridge re war in Gaza
- Vandalism of Canada Post mailboxes
- Rusted light standards at the school



Agenda – Report for 2023

Traffic and pedestrian safety

- Avenue Road traffic study: Yonge Boulevard to Kelso; 401 to Brooke
 - Study results
 - Traffic volume well within design standards
 - Perhaps pedestrians feel more at risk due to lack of sidewalks on local roads
 - Study recommendations
 - Reduced speed limit on local roads (30 km/h): Rollout started
 - Stop bar pavement markings: SAHRA supports
 - When road is rebuilt, one sidewalk: SAHRA's position is to decide at the time
- Traffic calming signs replaced in median of Yonge Blvd

Example of Stop Bar (top photo)



Agenda – Report for 2023

Traffic and pedestrian safety

- Pedestrian death from vehicle collision, north crosswalk at Avenue Road and Wilson



Agenda – Report for 2023

Enhancing the environment and social life

- **Neighbours' Night Out**
 - September 2023: Hedon Avenue
 - June 2024: Haddington and Harley
- **Community Market at Roe Bus Loop & Green P parking lot**
 - Saturdays Victoria Day weekend to Thanksgiving
- **Upper Avenue Fall Festival, October 2023**
- **Upper Avenue Streetscape Improvements Working Group**
- **Night Economy**



2023 Neighbours' Night Out



Agenda – Report for 2023

City Development Policies

- **GARDEN SUITES**
 - Approved by City Council spring 2022, RA's appealed at Ontario Land Tribunal (OLT), and lost, no applications to date within SAHRA
- **LANEWAY SUITES** – No applications to date within SAHRA
- **MULTIPLEXES** - City to rezone all residential lots to allow Duplex, Triplex, Fourplex on lots
- **MIDRISE on AVENUES** - Rear angular plane replacement, proposed 6 storey base adjacent to houses, at Planning & Housing Committee May 9 (tbc), SAHRA working within FoNTRA
- **MAJOR STREETS** - Proposing up to 6 storeys on Main Streets (outside Avenues) in Neighbourhoods
- **DEVELOPMENT REVIEW PROCESS** - Reduced decision deadlines, Committee of Adjustment issues > Community Consultation



Agenda – Report for 2023

Committee of Adjustment - Hearings 2023 > 2024

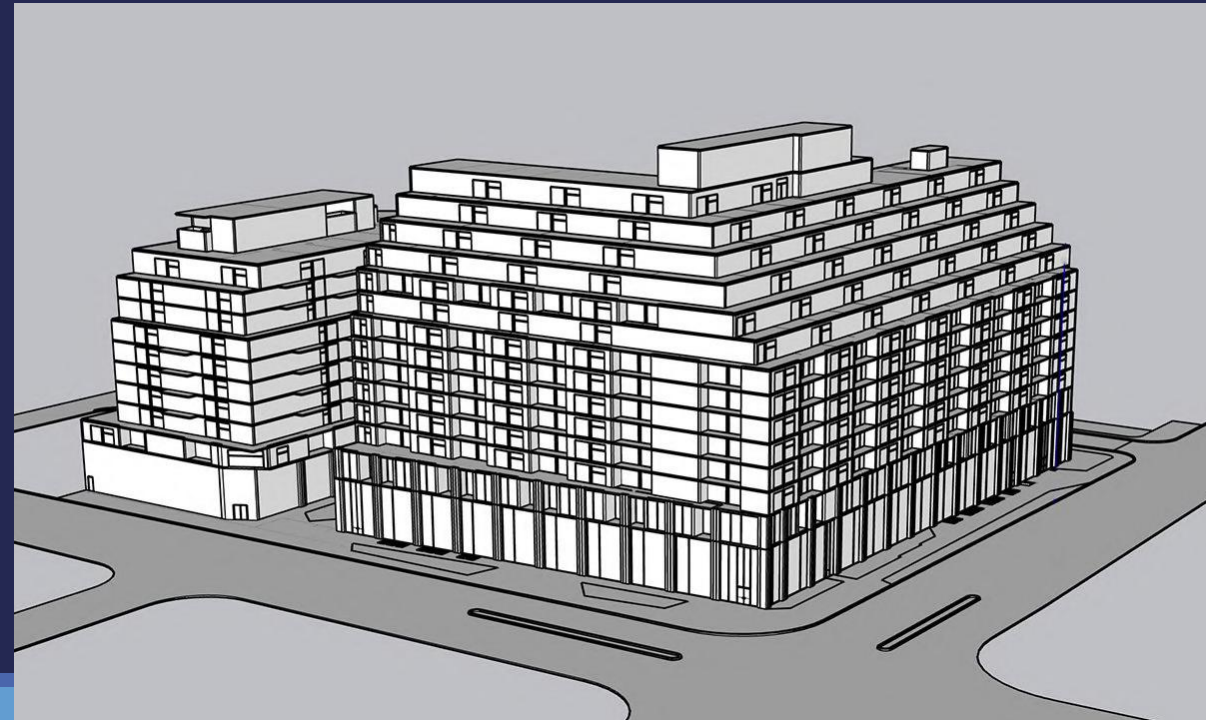
- **CoA is approving....**
 - Longer houses vs 17m permitted (> 20m)
 - Reduced setbacks vs property line, side setbacks OK'd at 0.6m vs 0.9m permitted
 - Greater heights for main walls
 - Platform (deck / balcony) variances
- **2023**
 - 6 Hearings involving properties within SAHRA
 - SAHRA objected in writing at 3 hearings, assisted adjacent neighbours in 2 more
 - Common issue of reduced side yard setbacks = EXCAVATION DAMAGES
- **2024**
 - Only 2 Hearings involving properties within SAHRA thru May 9 (of 8 total North York)
 - One property, no issues
 - Second property, issues of reduced soft landscaping and cabana built without a permit

Agenda – Report for 2023

Major Developments

NE corner Avenue Rd & Lawrence (First Capital)

- Purchase of *Royal Lighting* property > new park
- Access / Egress
- 14 storeys and 12 storeys (was 10)
- Developer appealed to Ontario Land Tribunal (OLT) citing City delay in approving amended application
- OLT Case Management Conference March 27, prelude to OLT Hearing



Agenda – Report for 2023

Major Developments (cont'd)

4050 Yonge Street

- 2 towers at 14 & 28 floors (originally 21 & 35)
- 45-degree angular plane tiering back from Yonge Street
- Increased setbacks from Yonge & Wilson
- Trails & Park improvements

(NW corner of Yonge Street and Wilson)



Agenda – Report for 2023

Major Developments (cont'd)

190 Ridley (north side, near Avenue Rd)

- Approved 2015 at OMB for 3 storey condo (30 units) + rooftop terrace
- Amended proposal to City in Jan 2023 for 4 storeys (20 units) + terrace
- Developer (Starlight) appealed to OLT in Feb 2024, citing City delay
- Awaiting **timing** of Case Mgt Conference and subsequent Hearing





Agenda – Thank You to our Volunteers

2023 Volunteers

- Heather Crawford (Membership)
- Carolyn Ford (Communications)
- Ron Johnson (Fundraising / Volunteers)
- Neighbours' Night Out
 - Joanne Alter
 - Gail Bolme
 - Heather Crawford
 - Janet Hawryliw
 - Peter Heinz
 - Ron Johnson
 - Wendy Johnson
 - James LeNoury
 - Stephen Milic
 - Barb Schmid
 - Roby Sadler
 - Eileen Su
 - Toronto Police Special Constables

Bob Williams

- 2024 newsletter delivery
 - Heather Crawford
 - Lynne Jenkins
 - Ron Johnson
 - Sandra Oliver
 - Elaine Moolenburgh
 - Cam Murray
 - Paul Plecash
 - Ken Sutton
 - Gail Whiteside
 - Debbie Wood





Agenda – Volunteer Opportunities

- 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



Agenda – New Business

New Business

Jim Sadler



South Armour Heights Residents' Association



Question and Answer Session

Only questions related to SAHRA business meeting, please.
(Opportunity to question Councillor Colle and Eli Aaron later)

We will review submitted questions. If you have a question, please type it in the Chat window or unmute yourself and raise your hand and wait for the chair to recognise you.



Agenda – Termination of Business Meeting

Termination

Jim Sadler

**It is moved by *Bob Williams* and seconded by
that the meeting be terminated atpm.**



South Armour Heights Residents' Association



Councillor Mike Colle

Ward Updates

Questions may be put forward in the 2nd Q&A Session.



Questions for Councillor Colle

- 1. Practical answers to auto theft and / or B&E**
- 2. How do I request a no parking restriction on my block?**
- 3. Why would the Councillor like to see waste collection west of Yonge Street returned to city employees?**
- 4. Avenue Road Streetscape Improvements Working Group:**
 - Please advise how you would like to see Section 37 funds invested in the community. There are now about \$2M available.
 - We understand that there will be no greening improvements on the Upper Avenue unless there is a BIA. Is that your understanding?



South Armour Heights Residents' Association



Eli Aaron

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

Local City Planning Issues

Questions may be put forward in the 2nd Q&A Session.



South Armour Heights Residents' Association



Question and Answer Session

(only questions related to SAHRA issues please)

We will review submitted questions. If you have a question, please type it in the Chat window or unmute yourself and raise your hand and wait for the chair to recognise you.



South Armour Heights Residents' Association



Thank You for Attending the SAHRA 2024 AGM

Contact us: info@sahratoronto.com

Website: sahratoronto.com

Volunteers and Contributions always welcome!