



SAHRA's Special & Annual General Meeting

Wednesday, April 30, 2025, 7:00-9:00 pm

Armour Heights Presbyterian Church, 105 Wilson Ave

Agenda

- Welcome and Introductions
- Approval of Minutes of 2024 AGM
- Treasurer's Report 2024
- Waiver of Audit and Review Engagement
- Call for Nominations / Election of SAHRA Directors and Officers
- SAHRA's Report for 2024
- Consideration of Replacement By-law compliant with Ontario Not-for-Profit Corporations Act

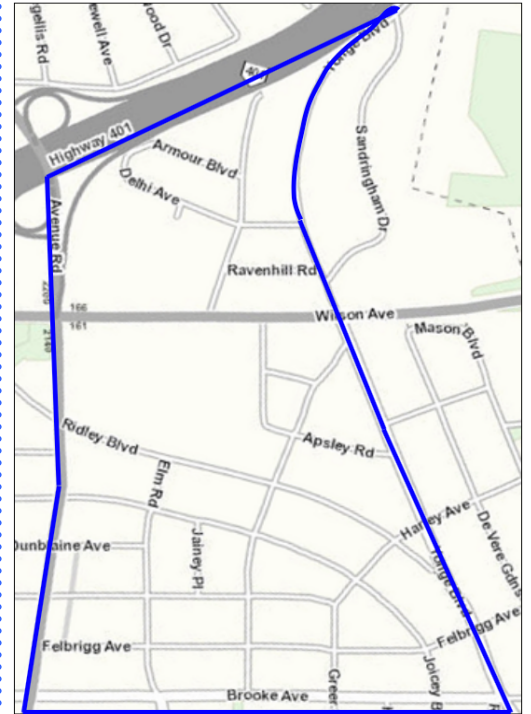
Ward Updates: Deputy Mayor and Councillor Mike Colle

Toronto's Emerging Waterfront: Meg Davis
(Chief Development Officer for Waterfront Toronto, current SAHRA member & former Board member)

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



3180-3202 Yonge St.

This development was originally approved as an 11-storey building, with setbacks to reduce shadowing, following lengthy mediation at the Ontario Land Tribunal (OLT) between the developer, the City and 2 local Resident Associations. The developer proceeded with hoarding around the site and start of teardown and then requested an additional 3 storeys at Committee of Adjustment (CoA), which was denied. The developer has since appealed this latest decision to OLT. Residents in the area have objected strongly to the increased height (the average along Yonge St in this area is 5 storeys), increased vehicle traffic and increased shadowing, and the unwillingness of the developer to accept the original agreement. SAHRA is supporting the Bedford Park Residents' Organization (BPRO) in its objection to the latest proposed changes.



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

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/>.

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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's activities in 2024 (but were afraid to ask)

We were saddened by the death of a pedestrian from a vehicle collision in the north crosswalk at Avenue Road and Wilson in early April 2024. The victim was known to many as an employee in several stores on the Upper Avenue.

In 2024, all "local" roads had **speed limits** reduced to 30 km/h. "Local" includes all roads in SAHRA's area except Wilson and Avenue Road, which are "arterials," and Yonge Boulevard and Brooke which are "collectors." Also, as a result of a recommendation in a traffic study performed in 2022, any missing "**stop bars**" were painted. (A stop bar is the wide white line on the pavement at each stop sign.) For pedestrian and driver safety, please ensure that you drive below the new speed limits and come to a full stop at each stop sign.

We have contacted Councillor Colle's office and asked for **snow clearance** from the sidewalk which runs behind the apartment buildings between the west end of Delhi Avenue and Avenue Road. They have passed the request to City staff.

Each year, SAHRA keeps 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 2024, there were ten hearings at the CofA which pertained to properties within our boundaries. Many variances of the by-laws were very minor in nature, so we objected in only two cases: in both cases we were successful inasmuch as the CofA required the applicant to make changes.

SAHRA is excited that a **Business Improvement Area (BIA)** has been formed on Upper Avenue. Essentially a BIA is an association of business owners in a geographical area which works in partnership with the City to create thriving, competitive, and safe business areas that attract shoppers, diners, tourists, and new businesses. We look forward to an even better Upper Avenue: one more reason to support our local businesses!

SAHRA advocates for the **greening of Avenue Road** between Lawrence and Highway 401. Since 2023, we have collaborated with Councillor Colle, the Bedford Park Residents Organization (BPRO) and the Upper Avenue Community Association (UACA) on this issue. In 2024, there were discussions about improving the tree inventory as well as greening the northeast and southeast corners of Avenue Road at Felbrigg. We are awaiting the full implementation of the Upper Avenue BIA such that we can work together with the merchants along the strip.

In a few 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 active.

We held a very successful **Neighbours' Night Out** last June, the second since the beginning of the pandemic. It was well attended and included a visit by the police and the fire department with their vehicles, always a hit with the younger crowd. We celebrated with ice cream, balloons and a raffle. We plan to hold this year's event in June at the corner of Armour and Belgrave. More info via our eBlasts as the time approaches.

Upper Avenue Business Improvement Area

This past fall, Upper Avenue business owners voted overwhelmingly in favour of forming a Business Improvement Area (BIA). A BIA is a designated commercial district where local businesses collaborate to improve and promote their area. First introduced in 1970, Toronto is now home to 85 thriving BIAs. These organizations are established by City Council and funded by a contribution from each business within the area. The goal is to enhance economic development, beautify the neighborhood, and attract customers.

Upper Avenue residents will soon enjoy beautification initiatives and capital improvements that will see the Avenue Road streetscape develop into a more enjoyable, walkable and inclusive destination. The Upper Avenue Fall Festival will be back for another day of family fun and exciting, new community events are now in the planning stages. BIAs further enhance their communities by overseeing clean-up work, weed removal, public realm maintenance and graffiti removal. Furthermore, everyone will benefit from enhanced neighbourhood security through improved liaison with local police.

Many local businesspeople have worked tirelessly alongside Deputy Mayor Colle to help make the Upper Avenue Business Improvement Area a reality. These committed individuals are looking forward to collaborating with local residents to transform Upper Avenue into an enhanced destination that will be enjoyed by all.

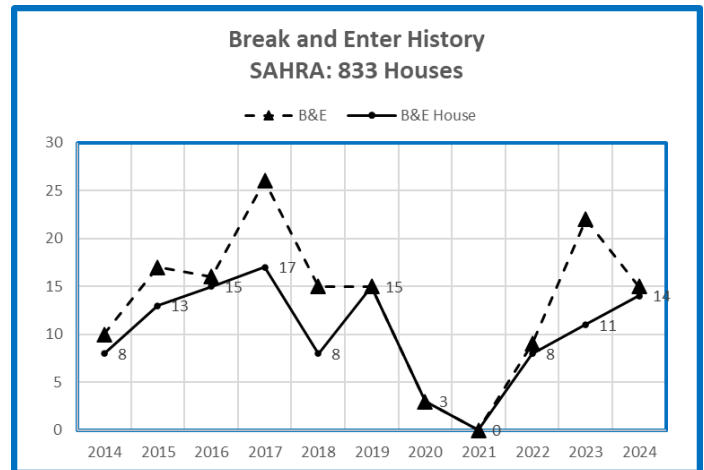
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Community Safety, Crime Prevention and Neighbourhood Watch Online

Auto theft: First the good news! The number of auto thefts in SAHRA's area has dropped precipitously over the last two years, although we are still slightly above the levels before the spike began in 2022. On a monthly basis, the greatest number of auto thefts was near the end of 2022 and there has been a downward trend since. The City as a whole peaked in May 2023; by December 2024, there had been a reduction of 49.6%.

In February 2024, the federal government held a National Summit on Combatting Auto Theft in Ottawa, and Peel Region followed up with one in March 2024. As a result, more resources were brought to bear on the auto theft issue and at the same time multiple jurisdictions commenced better communication. SAHRA's take away is that as the risk of being caught rises, organised crime rings and independent thieves are driven away. Our message to elected officials: be nimble and attack issues quickly. We have communicated this MP Marco Mendicino.

Break and Enters: While auto thefts decrease, B&E's continue to increase from the lows observed during the pandemic. We are back at a level observed before the lockdowns began. The solid line in the following graph shows B&E's for houses while the dashed line is for all B&E's.



In 2023, there was a huge increase of B&E's on the Upper Avenue, typically at small businesses. The thieves were looking for cash, and point-of-sale terminals such as the ones

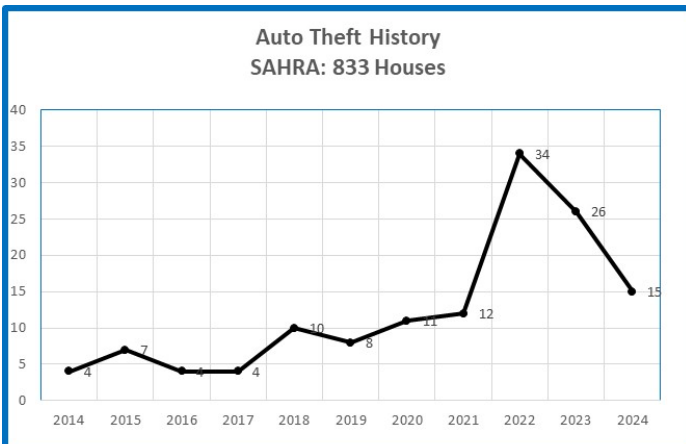
used for credit and debit cards. On March 1, 2024, Councillor Colle held a "Summit on Stopping Small Business Break-Ins" to address the situation. Since then, the number of B&E's has dropped off. The table shows the increase in 2023 and moderation in 2024.

Break and Enter Commercial and Other Avenue Road*	
Year	Count
2019	10
2020	17
2021	6
2022	7
2023	23
2024	15

* From Highway 401 to Lawrence

Nine of the fifteen B&E's for 2024 occurred prior to the Councillor's summit; only six occurred in the remaining ten months of the year.

Starting in December 2023, pro-Palestinian protesters often gathered on the Avenue Road bridge over Highway 401. We were pleased that police Chief Demkiw announced on January 11, 2024 that protests on the bridge were banned. Effectively no protests have taken place since.



SAHRA is aware of two home invasions in our area which were committed to steal vehicles, one in late 2023 and the other in March 2024. One was successful. Home invasions (and carjackings) take the crime to a different level due to the violence involved, and some residents have hired a private security firm to patrol overnight. It is harder to access data on home invasions and carjackings, but they seem to have been reducing since March 2024.



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 amiss. To this end, SAHRA supports **Neighbourhood Watch Online**. Several Neighbourhood Watch Online Groups have been established. 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.

The South Armour Heights Residents' Association

Other Developments of Interest

4050 Yonge St: This is the Gupta Group's condo project at the NW corner of Yonge & York Mills, connected to the York Mills subway station. There will be 2 towers (28 & 14 storeys) with 700 residential units + ground floor retail and commercial. Work has begun with a 2028 projected completion.

NE corner of Avenue Rd & Lawrence: The developer (First Capital), the City and local Resident Associations have a formal agreement for this site, approved at OLT. This provides for 2 towers of 14 and 12 storeys, a public park on the existing Royal Lighting site, and a connecting road on the east side running from Lawrence to Douglas. There will be no left turns onto the property from Avenue Rd southbound, nor left turns out of the property onto Avenue Rd, for safety reasons. Construction is estimated to begin in 2-3 years.

190 Ridley Blvd: This property, owned by Starlight Developments, sits on the north side of Ridley, close to Avenue Rd. The Ontario Municipal Board (OMB) approved, approx. 2015, a 3 storey condo development (30 units + rooftop terrace) for this site. Starlight has subsequently applied to OLT for a change to 4 storeys (20 units + rooftop terrace), with the size of the units being increased. The OLT Hearing is expected to be later in 2025 or 2026. SAHRA is awaiting details, which may not be imminent.

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

2025 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)



2025 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)