



SAHRA's Annual General Meeting

Tuesday, April 28, 2026, 6:30-9:00 pm

Armour Heights Presbyterian Church, 105 Wilson Ave

Agenda

6:30: Social gathering: Free refreshments

7:00: Meeting start with Welcome and Introductions

Approval of Minutes of 2025 AGM

Treasurer's Report of 2025

Waiver of Audit and Review Engagement

Call for Nominations / Election of SAHRA Directors and Officers

SAHRA's Report of 2025

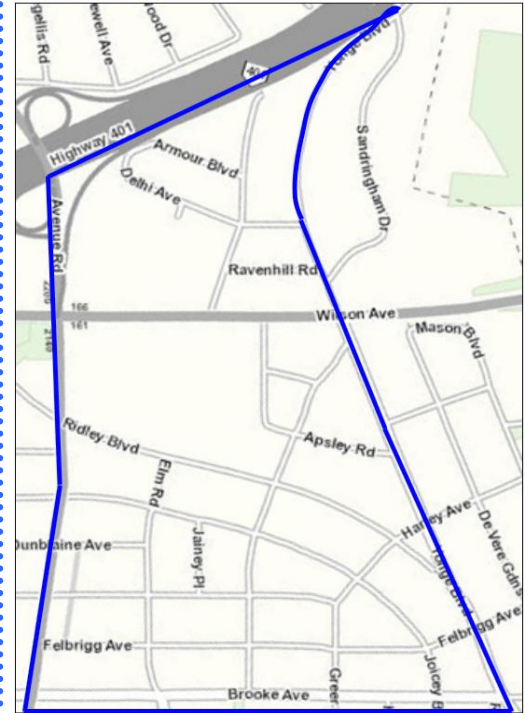
Ward Updates: Deputy Mayor and Councillor Mike Colle

E.H.O.N: Toronto to Get a Massive Facelift: Stephen Milić

*(Broker, Harvey Kalles Real Estate,
current SAHRA member & former Board member)*

E.H.O.N. (Expanding Housing Options in Neighbourhoods): "With limited public consultation, the City approved a motion to allow for development across the city the likes of which we have never seen including the post World War II building boom. Like it or not, hold onto your hats because Toronto is about to change."

Our Neighbourhood



Boundaries:

North: Highway 401

East: West side of Yonge Blvd

South: South side of Brooke Ave

West: East side of Avenue Road

Development

3180 - 3202 Yonge St.

This development (The Aston) 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 two 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 which was denied. This was appealed to OLT and approved based on proximity to transit, Ontario Government mandated housing policy, absence of a City staff report objecting to it, and a construction management agreement with the local school board (school adjacent to property). The Aston is now in pre-sell mode, with estimated occupancy in 2029. Ground has not been broken. SAHRA had supported the Bedford Park Residents' Organization (BPRO) in its objection to the extra 3 storeys.

4050 Yonge St (NW corner Yonge & Wilson)

Work is well underway on the 2 towers (28 & 14 storeys totalling 700 residential units) plus ground floor retail and commercial. The original completion date is 2028.



Neighbours' Night Out! Coming in June
Ice Cream, Balloons and Door Prizes!!
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 2025 (but were afraid to ask)

Sidewalk and road safety: We believe that snow removal, both from sidewalks and roads, improved in the 2025 – 2026 winter from previous years. However, there remains a sidewalk that runs between the western end of Delhi Avenue and Avenue Road, north of the apartment buildings, which is not cleared by the City. We've been in touch with the Councillor's office and hear that the City will be clearing snow and ice from the sidewalk in the future.

Yonge Boulevard U-turns: Several motorists are performing illegal U-turns on Yonge Boulevard during the morning rush period. Typically, they wish to travel from Wilson westbound to Yonge Boulevard southbound. Rather than wait to make a left turn, they turn north on Yonge Boulevard, make a U-turn in an area where U-turns are prohibited as marked by signs, and then proceed southbound. These U-turns are hazardous to pedestrians, including schoolchildren, and other vehicles. SAHRA has been in touch with Toronto Police but they have yet to send officers to enforce the illegal U-turns.

Noise: SAHRA worked with residents near Avenue Road to address excessive noise emanating from some businesses and apartments. After many months of discussions between the affected parties, the noise has abated.

Night Economy: The City has been working to address the Night Economy over the last couple of years. While it wishes to encourage Night Economy activities, resident associations have been working to mitigate any potential downside effects. New zoning and licensing by-laws are now in effect. Currently the City is looking at processes for granting temporary licences for serving liquor along with extensions of hours and premises. The City has published a "Good Neighbour Guide for Late-Night Businesses." The Night Economy will be extraordinarily active during the World Cup this summer: games are hosted in Toronto on June 12, 17, 20, 23, 26 and July 2.

Retail and Services Study: For over a year, the City has been working on a Neighbourhood Retail and Services Study. Resident associations joined to address issues. SAHRA wrote a letter of our concerns to Councillor and Deputy Mayor Colle, the Planning and Housing Committee, and City Council. Council partially relented, allowing commercial uses on Major Streets (Wilson and Avenue Road in SAHRA's catchment area), and allowing several more home-based businesses throughout the City. They also decided to allow commercial uses on corner lots of Community Streets and beside schools and parks in eight mostly downtown wards, not including SAHRA's.

Icebergs: The City is looking at ways to limit the size of "iceberg" houses i.e. houses which have a larger footprint underground than above ground. The concern has primarily to do with reduced soil around the larger basements which can affect tree health. Managing storm water run-off is also a concern.

Fall Festival: SAHRA was pleased to participate in the Upper Avenue Fall Festival last October. Many thanks to our residents who dropped by our table outside Shoppers Drug Mart. This coming fall, we will be moving our table south, outside of Eyes on Avenue Optical, where we expect to interact with a greater number of members.

Committee of Adjustment (CofA): Each year, SAHRA assesses both commercial and residential developments taking place in our neighbourhood. We review the proposals coming to CofA hearings, which occur about every two weeks. In 2025, there were only six proposals at the CofA which pertained to properties within our boundaries. In two applications, requested variances of the City's by-laws were very minor in nature; we objected only in the four remaining cases. In each case we were successful inasmuch as the CofA required the applicant to make changes or the applicant made changes proactively.

By-law update: Finally, at last year's AGM, SAHRA's constitution was replaced with a new by-law. Minimum changes were made but the by-law is compliant with the relatively new Ontario Not-for-Profit Corporations Act (ONCA).

Upper Avenue Business Improvement Area

SAHRA is happy to report that the Upper Avenue Business Improvement Area (BIA) is now active, largely thanks to the leadership of Councillor Mike Colle and his office. After businesses on the Upper Avenue showed strong support, 2025 saw the City approve the BIA, followed by its members voting to establish a Board of Management. The first budget has been established; the funds come from the City and from the businesses and landlords along Upper Avenue. Parking and transit are considered key issues. The Councillor's office will be asking the Toronto Parking Authority to conduct a parking survey amongst businesses and residents.

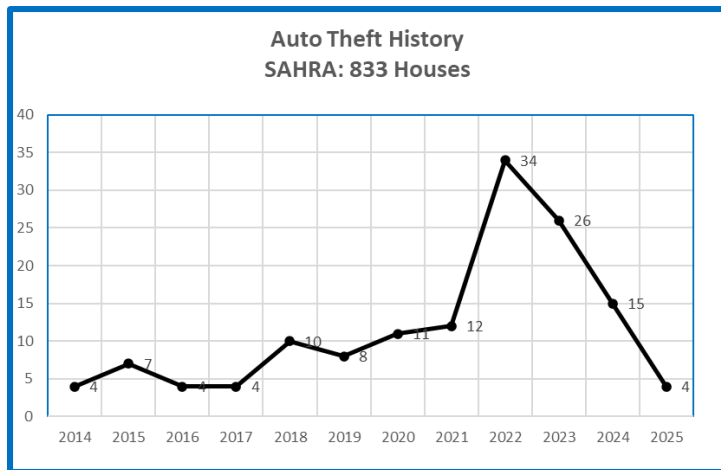
The South Armour Heights Residents' Association

Community Safety, Crime Prevention and Neighbourhood Watch

Generally good news all around!

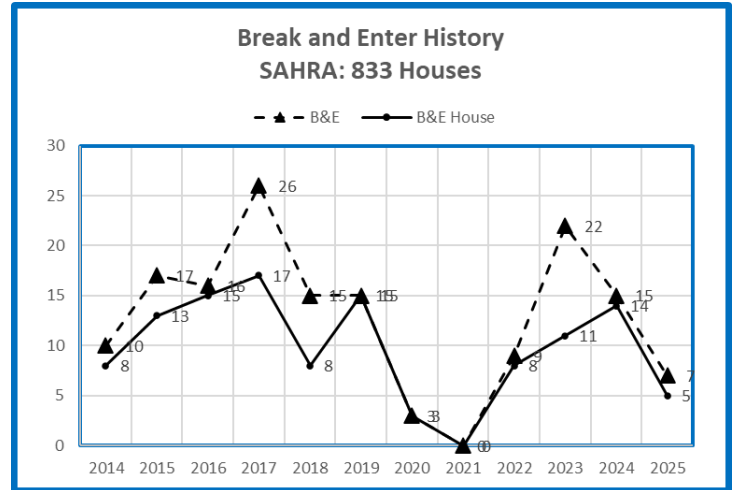
Auto theft: The number of auto thefts in SAHRA's area has dropped precipitously over the last three years: we are now equal to the lowest levels since we started tracking data in 2014. On a monthly basis, the greatest number of auto thefts was near the end of 2022 and there has been a downward trend since. City-wide auto thefts peaked in May 2023; 2025 saw a reduction of 42% from 2023.

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. The province also stepped in. As a result, more resources were brought to bear on the auto theft issue and at the same time multiple jurisdictions commenced better inter-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 nimbler and attack issues quickly.



Break and Enters: Apart from the low levels observed during the pandemic when so many residents were at home, B&E's are at their lowest level since we started recording stats in 2014. House B&E's reduced to 5 in 2025 versus 14 in 2024; all B&E's reduced to 7 from 15. The solid line in the following graph shows B&E's for houses while the dashed line is for all B&E's.

However, in the City there has been an increase in 3-minute in-and-out rear-entry B&E's. Toronto police are mounting a special project to address the issue.



Overnight thefts from unlocked autos continues to be an issue. This can range from petty theft to a few thousand dollars, depending on what has been left in the vehicle. Please remember to lock your vehicles overnight.

Similarly, if you have a home security system, please arm it when retiring for the night. There are several examples, even in our neighbourhood, where thieves entering the home have been scared away by the alarm sounding upon entry. Garages and sheds should also be locked. And consider other home security measures such as those found on our website.

The **reduction in overall crime** may be due to the police hiring more officers. Their goal is to have 540 more police recruits by the end of 2026, this also at a time when many police resources are being allocated to protests related to the situation in the Middle East and associated hate crimes.

Home invasions and **carjackings** take crime to a different level due to the violence involved. In the broader community, comprising the catchment areas for SAHRA and the Upper Avenue Community Association, there were 21 home invasions in 2024, down to 6 in 2025. For vehicle jackings, the number reduced from 7 in 2024 to 2 in 2025. Some residents have hired a private security firm to patrol overnight.



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**. Several organised Neighbourhood Watch Groups exist within SAHRA's catchment area. 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 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 a reality throughout SAHRA's neighbourhood.

The South Armour Heights Residents' Association

Other Developments of Interest

NE corner Avenue Rd & Lawrence: The developer (First Capital), the City and resident associations have a formal agreement for this site, approved at OLT. It provides for 2 towers of 14 & 12 storeys, a public park on the existing Royal Lighting site, and a connecting road on the east side, from Lawrence to Douglas. Timing of construction is uncertain, estimated a year ago to start 2027 - 2028.

190 Ridley Blvd: Owned by Starlight Developments, this sits on the north side of Ridley, close to Avenue Rd. Approx. 2015, the former Ontario Municipal Board approved a 3-storey condo development (30 units + rooftop terrace) for this site. Starlight subsequently applied to OLT in 2024 for a change to 4 storeys (20 units + rooftop terrace), with larger units. We understand that the City and Starlight requested in March 2025 that the revised application be put "on hold".

Loretto Abbey: Demolition of the Infirmary building has taken place at the north end of this property. There will be a new main entrance there, new on-site parking and a drop-off / pick-up area. The existing buildings will be renovated. Construction is to begin in spring 2026 and last 18-24 months. Increased truck traffic can be expected along Yonge Blvd and other local streets.

Former Avenue Nissan site: This site was emptied in late 2025 and occupies a full block on the east side of Avenue Rd, just north of RBC. At time of printing, we have no news on the plans for this location.

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

2026 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)



2026 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)