



South Armour Heights Residents' Association



Annual Meeting

April 28, 2026

Social Gathering 6:30 - 7:00 pm

Meeting 7:00

Social Gathering following meeting until 8:50 pm

Notes appear on some of the slides.



Agenda

Welcome and Introductions	Jim Sadler
Territory Acknowledgement	Jim Sadler
Approval of minutes of 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
Business Improvement Area (BIA) Update	Stephen Lokash
Question & Answer Session for Ward Updates	All
EHON: Toronto to Get a Massive Facelift	Stephen MilliĆ, Broker, Harvey Kalles Real Estate
Question & Answer Session for EHON	All



Agenda

Approval of Agenda

Bob Williams

- Only residents within SAHRA's boundaries should second or vote on any motion
- Just one vote per household, please!

**Be it resolved that the agenda is approved.
Moved by *Ron Johnson* and seconded by**

Any questions related to the resolution?

It was moved by Ron Johnson and seconded by Tim Higgins that the agenda for the Annual Meeting be approved. The resolution carried.



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 30, 2025

Bob Williams

Be it resolved that the minutes of the April 20, 2025 meeting are approved.

Moved by *Ron Johnson* and seconded by

Any questions related to the resolution?

It was moved by Ron Johnson and seconded by Wendy Yeates that the minutes of the previous annual meeting are approved. The resolution carried.



Agenda – Contributors % of Households 2022 - 2026

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026 (ytd 4/23)</u>
Total Number of Households	825	825	825	825	825
New Contributors	17	14	9	7	5
<u>Regular Contributors</u>	<u>121</u>	<u>144</u>	<u>142</u>	<u>138</u>	<u>88</u>
TOTAL Contributors	138	158	151	145	93
% of Households	17%	19%	18%	18%	11%

Gary Langdon presented a summary of contributors. For 2026 to April 23, of the total number of Households in our area (825), there are 93 contributors (11%). This compares to 145 at the end of last year. SAHRA is working to minimize the drop off by regular follow-ups with lapsed contributors.



Agenda – Thank You to 2025 Contributors

Acton, D.	Budish, D.	Dunbar, R.	Holloway, L.	Loftus, K.	Oliver, S.	Strang, M.
Alter, J.	Callaghan, B.	Dunkel, M.	Howat, I.	Lyon, G.	Pearson, L.	Sutton, K.
Anglin, R.	Calvin, D.	Eccles, J.	Ilkiw, J.	MacCarthy, N.	Pellegrini, E.	Taheri, M.
Anonymous (3)	Cancellara, A.	Elliot, B.	Jenkins, L.	Magee, M.	Pilon, R.	Taylor, C.
Armbrorst, A.	Chisholm, R.	Ellis, M.	Johnson, R.	Makepeace, S.	Poole, C.	Tranquada, D.
Awrey, B.	Chu, L.	Emerson, S.	Joynt, L.	Marshall, S.	Powell, G.	Vagners, Z.
Axelsson, R.	Clemens, D.	Fahie, T.	Karr, R.	Martin, S.	Rance, C.	Van Dalen, E.
Balfour, W.	Contway, M.	Ferguson, P.	Kelly, A.	McCarthy, C.	Rannala, K.	Vanstone, A.
Ball, M.	Craig, P.	Ford, D.	King, D.	McGillivray, D.	Ringo, M.	Walker, J.
Ballard, J.	Crawford, H.	French, C.	King, R.	McLean, M.	Roberts, D.	Warden, R.
Beck, P.	Cross, R.	Galloway, B.	Kinlin, G.	Messier, B.	Ruttonsha, Z.	Westlake, J.
Bodack, N.	Danis, D.	Gernie, E.	Knapp, C.	Metaxas, A.	Ryan, R.	Whiteside, P.
Bolme, G.	Derathay, P.	Gifford, T.	Kuutan, D.	Moolenburgh, E.	Sadler, J.	Williams, B.
Bondy, S.	Deveale, I.	Giroux/Davis, P.	Lacey, V.	Morrow, M.	Schmid, D.	Wood, D.
Borland, M.	Di Nunno, M.	Grover, L.	Lai, J.	MuirheadGould, B.	Seeger, M.	Wotherspoon, S.
Boscarino, M.	Dickinson, L.	Guilfoyle, K.	Lang, T.	Murray, C.	Shievitz, A.	Wright, C.
Bovaird, T.	Dixon, F.	Haar, M.	Langdon, G.	Myers, M.	Singer, C.	Wyett, G.
Boynton, M.	Dolan, B.	Heinz, P.	Langill, B.	Myler, D.	Sisley, P.	Yeates, W.
Britton, M.	Douglas, D.	Higgins, T.	Lewtas, J.	Nelson, A.	Smith, B.	Yim, D.
Brook, C.	Duckett, I.	Hisey, V.	Loewenberg, M.	O'Brien, L.	Snip, E.	Zive, G.
Budd, K.	Duker, J.					

A list of 2025 contributors was displayed (see this slide) and Gary expressed the Board's appreciation of their contributions in support of SAHRA's activities.



Agenda – Waiver of Audit and Review Engagement

Extraordinary Resolution

Bob Williams

**Be it resolved that the Association is exempt from any requirement
to have an audit or a review engagement for the financial
year ending December 31, 2025.**

Moved by *Bob Williams* and seconded by

Any questions related to the resolution?

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

It was moved by Bob Williams and seconded by Rick King that the Association is exempt from any requirement to have an audit or a review engagement for the financial year ending December 31, 2025. The resolution carried by greater than 80% of votes cast by eligible voters.



Agenda – Nominations/elections

Call for nomination/election of SAHRA Directors for 2026

Jim Sadler

The following people have agreed to stand as Directors
of SAHRA for the 2025 year

Gary Langdon

Jim Sadler

Bob Williams

Additional nominations from the floor

Be it resolved that this slate of Directors for 2026 is approved.

Moved by Ron Johnson and seconded by

Any questions related to the resolution?

Jim Sadler asked if there were any additional nominations from the floor. There being no additional nominations, it was moved by Ron Johnson and seconded by Yohan Duker that this slate of Directors for 2026 is approved. The resolution carried.



Agenda – Election of Officers

Election of Officers for 2026

Jim Sadler

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

Chair & President – Jim Sadler

Vice-chair & Vice-President – Bob Williams

Treasurer – Gary Langdon

Be it resolved that this slate of Officers for 2026 is approved.

Moved by *Ron Johnson* and seconded by

Any questions related to the resolution?

It was moved by Ron Johnson and seconded by Carolynn Ford that this slate of Officers for 2026 is approved. The resolution carried.

Agenda – Annual Report

Jim Sadler



Communications

- Recent printed newsletter in April 2026
- 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



2025 was another busy year for your residents' association. We have a very small volunteer corps, all of whom are very committed, but because of our small number, we are limited in what we can accomplish. We need other volunteers to help us. (Bob will address this later.) Because of our small number, we have delegated some items to other organisations such as the Federation of North Toronto Residents Associations or FoNTRA.

We normally publish one paper newsletter each year, and you should have received one in your mailbox in the last few weeks. Apart from those, all mass communication has been by email for the last many years. It is much less expensive and more timely. If you aren't receiving our weekly eBlasts, please contact us at info@sahratoronto.com or click on "[Subscribe](#)" on our website or register using the QR code on this slide.

We are constantly updating our website so check it frequently.



Agenda – Annual Report

Community safety

- **Gunshots at Jewish-owned Old Avenue Restaurant** (east side of Avenue Road between Brooke and Felbrigg)
 - Multiple gunshots at 1:26 am on Friday, April 3
 - Undercover TPS officers in the area as part of “enhanced deployment” following shootings at synagogues and Jewish-owned businesses
 - Tracked escape vehicle and read licence plate
 - Search warrant carried out on Sunday, April 5; arrest followed
- **SAHRA condemns any actions which disrupt safety and security**
- **SAHRA requested bail be withheld**

We were very upset to hear of gunshots being fired into Old Avenue Restaurant on the east side of Avenue Road, between Brooke and Felbrigg. Apparently, there were 14 shots fired into the restaurant at 1:26 am, well after the business had closed for the day. No one was hurt. Toronto police had plainclothes officers in the area who were able to react quickly and obtain the licence plate of the get-away vehicle. This led to a search warrant which in turn led to the arrest of a 35-year-old Brampton man just a few days later.

In our opinion, this antisemitic crime was meant to terrorise the owner, employees and patrons of the restaurant as well as the neighbourhood and especially the Jewish community.

SAHRA broadly condemns any actions which disrupt safety and security, particularly in our South Armour Heights neighbourhood. Additionally, we have requested that bail be withheld. If anyone here can help us get that message across to the authorities, please approach me after the meeting.

Agenda – Annual Report

Community safety

- **Auto theft**
 - SAHRA's area: 2025 was as good as any year we've recorded; 2026 is continuing the trend
 - City as a whole peaked in May 2023
 - Complex multi-jurisdictional issue
 - Officer hirings (540 in 2026) & significant arrests
 - Year to end of March 2026 vs 2025: up 4.3%
 - Auto theft prevention techniques available on our [website](#); [police brochures](#)
 - Équité provides list of Top 10 most stolen vehicles on their [website](#)



Your community safety team includes Ron Johnson and Jim Sadler from SAHRA and two members of the Upper Avenue Community Association or UACA.

The good news is that 2025 saw a large decline in auto theft and break and enters, the two crimes on which we concentrate. Unfortunately, these two crimes are ticking up a bit in 2026.

Now, specifically for auto thefts, the number in SAHRA's area dropped precipitously over the last three years, and we were at the lowest levels since we started tracking this metric. The historical trends can be seen in the top right graph, from 2014 to last year. On a monthly basis, the greatest number of auto thefts, five, occurred in May 2021, December 2022 and May 2023, and there has been a downward trend since. In my opinion, there are a number of reasons why auto theft is dropping:

- Prior to 2024, law enforcement organisations were working in silos. This started to change in February 2024 when 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, multiple jurisdictions started better communication.
- At the same time, more resources were brought to bear on the auto theft issue and better technology started being implemented.
- Finally, in the last two years, some significant arrests have been made.

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.

The City as a whole (see the bottom right graph) peaked in May 2023 and there has been a substantial decrease since. However, this year to the end of March versus the same time period last year saw an increase of 4%. We will be monitoring to see if this is the start of a trend.

Some auto theft prevention techniques are available on our website. Équité, which works with Canadian insurers, publishes the Top 10 most stolen vehicles on their website so you may want to check this you before buying a vehicle.

Agenda – Anti

Community safety

- Home invasions: City rate decreased in 2025 but peaked in Jan/Feb 2026
- Severe auto theft crimes:
 - Home invasions with auto theft
 - Two in SAHRA's area: late 2023 (unsuccessful); March 2024 (successful)
 - Vehicle Jackings: Peaked in 2024
 - Mostly on main streets

All Home Invasions – City-wide
2014 – 2025 and Jan - Mar 2026



Vehicle Jackings – City-wide
2014 – 2025 and Jan - Mar 2026



Biggest concerns

- Home invasions, often for auto thefts
- Vehicle jackings
- Cause significant stress and mental health issues to the victims.

City-wide all home invasions less in 2025 but peaked again in early 2026 (top graph – 2014 - date)

In SAHRA's neighbourhood, we are aware of a home invasion in December 2023 where the auto theft was foiled. However, there was a successful auto theft in March 2024 – we don't have a lot of details but we believe it was a home invasion with a weapon.

Home invasions take the severity of auto thefts to the next level. In response, police increased their patrol cars in our area and added undercover officers during the night hours. More officers have been added to 32 Division's roster.

Carjackings continue to occur, mostly on main streets. The number, City-wide, peaked on 2024. We aren't aware of any within our catchment area.

- Lower graph is vehicle jackings 2014 - date

Agenda – Annual Report

Community safety (cont'd)

- **Break and Enters**
 - **House: Outside of pandemic, 2025 was as good as any year we've recorded**
 - Increase in 3-minute in & out rear window entry: police addressing
 - **Commercial B&E on Upper Avenue**
 - Thanks to Deputy Mayor Colle for his summit in March 2024
 - 23 in 2023
 - 15 in 2024 (9 before April)
 - 4 in 2025
 - 1 to end March 2026
 - **Attempted B&E near Greer/Deloraine thwarted by alarm system**
 - **Overnight thefts from unlocked vehicles**



As for Break and Enters, house B&E's peaked in 2017 as shown on the graph. They reduced to zero during the depths of the pandemic when so many people were at home but came back through 2024. But 2025 was the best year since we started recording the data outside of the pandemic. However, we have had two B&E's so far in 2026 so there may be an increase happening. We will monitor as time goes on.

The police have reported that there has been an increase in 3-minute in-and-out break and enters, usually by a rear window. The thieves are after vehicle keys. The police have raised a project to address the issue.

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, Deputy Mayor Colle held a "Summit on Stopping Small Business Break-Ins" to address the situation. Since then, the number of B&E's has dropped dramatically. There were 23 B&E's in 2023 and 15 in 2024, with 60% of them were before the summit. There were only 4 in 2025 and one has occurred in the first quarter of this year. Thanks to Deputy Mayor Colle for putting the spotlight on this issue.

We are aware of an attempted break and enter at night near Greer and Deloraine, which is outside our catchment area. However, the important point is that the thieves left when the

alarm system sounded. Moral of the story: if you have an alarm system, enable it when going to bed.

There have been several reports of thefts from vehicles. In each case that I am aware of, the vehicles were unlocked. It is not uncommon for an individual to roam the streets, pulling on car door handles to check if they are locked. Please ensure that you lock your vehicles when parking them, and especially overnight. And don't leave valuables in them.



Agenda – Annual Report

Community safety (cont'd)

- Reasons for improved crime stats
 - More patrol cars
 - Difficult when covering so many protests in the City
 - Undercover officers
 - Private security firm hired by some residents
- Police cameras near 401 ramps at Avenue Road
 - Never installed; repurposed to Lawrence Heights
- Crime Stoppers
- Neighbourhood Watch Online



We are continuing to support Neighbourhood Watch Online and have several areas represented within our boundaries. However, we are still looking for others to step forward to be Group Captains in order to provide wider coverage. Many thanks to the two residents who volunteered to do in 2025. Please consider volunteering for this role, which doesn't take a lot of time or effort. We'll provide training and ongoing support.



Agenda — Annual Report

Traffic and pedestrian safety

- Snow clearance: seems to have improved in 2025 – 2026 winter
 - Better sidewalk snow clearance
 - Sidewalk from west end of Delhi, north of apartment buildings: added to list
- Illegal U-turns on Yonge Boulevard, north of Wilson
 - November: 23 in 33 minutes; March: 59 in 41 minutes
 - Requested enforcement from police
 - Councillor's office referred issue to Traffic Services
- Avenue Road street parking during snow alerts

Enhancing the environment and social life

- [illegible]



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Agenda – Annual Report



Enhancing the environment and social life (cont'd)

- **Community Market at Roe Bus Loop & Green P parking lot**
 - Returning Saturdays, May 30 to Thanksgiving weekend
 - Future parkette in the bus loop
- **Upper Avenue Business Improvement Area (BIA)**
 - Upper Avenue Fall Festival, Saturday, October 3: New location for SAHRA in 2026 – Eyes on Avenue Optical
- **Night Economy**
 - FIFA World Cup: Games in Toronto on June 12, 17, 20, 23, 26 and July 2



We are happy to report that the farmers' market will return for another year this summer to the Roe Bus Loop and the adjacent Green P parking lot. Bring your friends and neighbours: this is a use it or lose it initiative. UACA is the prime moving force organising the market so many thanks to them. More details will follow in our eBlasts and on our website.

We expect that the bus loop will be replaced by a parkette in the next few years, providing needed green space along the Upper Avenue.

A Business Improvement Area, or BIA, is now established on the Upper Avenue. Stephen Lokash from the Councillor's office will fill you in later on more details, but enough to say that SAHRA is excited that the businesses and the City have come together in this initiative and we are looking forward to a more attractive and vibrant Upper Avenue.

We were happy to participate in the Upper Avenue Fall Festival last October. SAHRA had a table in front of Shoppers Drug Mart where we greeted residents and others. Always good to talk with our residents. The Fall Festival has been organised by Councillor Colle's office, but starting this year, it will be organised by the BIA. The date has been set for Saturday, October 3. Our table this year will be further south, in front of Eyes on Avenue Optical. We hope to see you there!

The City is organising and boosting the Night Economy. This June and July, the FIFA World Cup is coming to Toronto. Game dates in Toronto are listed on this slide. If you've been paying attention, you'll notice that we've nestled SAHRA's Neighbour's Night Out in between the games, on June 16.



Agenda – Annual Report

Development

Gary Langdon

Avenue Road and Lawrence - 2 buildings (NE corner of Avenue Road and Lawrence)

- Final agreement approved at Ontario Land Tribunal (OLT)
- 2 towers of 14 & 12 storeys
- New public park on current Royal Lighting site
- New connecting road on east side, Lawrence to Douglas
- New private east-west road into site close to current "Pusateris" road
 - No left turns into property from Avenue Rd southbound
 - No left turns out of property onto Avenue Rd southbound
- Construction starts in "2 – 3" years (2025 estimate)





Agenda – Annual Report

Development (cont'd)

190 Ridley – Condo development

- North side of Ridley, near Avenue Rd – currently a “green” area
- Approved circa 2015 at OMB for 3 storeys (30 units) + rooftop terrace
- Developer Starlight applied to City in Jan 2023 for amendment to change site plan approval to 4 storeys (20 units) + rooftop terrace
- Starlight appealed 2024 to OLT based on City “not rendering a decision within the stipulated time”
- City & Starlight requested March 2025 that application be put on hold (source: OLT)





Agenda – Annual Report

Development (cont'd)

Committee of Adjustment (CoA) - Residential Single Detached – 2025

- 116 Felbrigg: Applicant changed plans to meet neighbours' & SAHRA's objections that house would be set too far back, impacting neighbours' privacy
- 45 Esgore: Neighbours & SAHRA objected at CoA. Application approved with condition that covered deck remain unenclosed
- 177 Joicey: Neighbours & SAHRA objected at CoA to house height, lot coverage, platform size 2nd floor. Application REFUSED
- 9 Hedon: Neighbours & SAHRA wrote CoA that that planned variances were **major**. Just prior to CoA hearing, applicant reduced proposed lot coverage and eliminated 2nd floor platform



Agenda – Thank You to our Volunteers

Bob Williams

2025 Volunteers

- Heather Crawford (Membership)
- Ron Johnson (Membership / Volunteers)
- Fatima Crerar (Membership)
- Neighbours' Night Out
 - Joanne Alter
 - Heather Crawford
 - Peter Heinz
 - Ron Johnson
 - Wendy Johnson
 - James LeNoury
 - Lauren Milić
 - Cam Murray
 - George Powell
 - Roby Sadler
 - Eileen Su
 - Ken Sutton
 - Rob Warden
 - Jane Westlake
 - Ainslee Williams
 - Toronto Fire Service employees

- 2025 & 2026 newsletter delivery
 - Heather Crawford
 - Fatima Crerar
 - Peter Ferguson
 - Lynda Holloway
 - Lynne Jenkins
 - Ron Johnson
 - Elaine Moolenburgh
 - Cam Murray
 - Paul Plecash
 - Ken Sutton
 - Christina Turner
 - Beryl Wang
 - Gail Whiteside
 - Pat Whiteside



Bob Williams extended a Thank You to multiple Member volunteers who provided support to SAHRA's activities by dedicating their time and knowledge to supporting our ongoing initiatives in 2025 and early 2026. These volunteers assisted with membership, volunteer recruitment, our Neighbours' Night Out event, delivery of the 2026 newsletter and helping other volunteers.



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

Bob Williams outlined the various roles that one could play as a Volunteer to help with our efforts for the neighbourhood. Please contact us at info@sahratoronto.com if you are interested.

Jim Sadler identified an acute need for additional volunteers, mentioning that SAHRA is providing less than a few years ago and this trend may continue without additional help.

Agenda – New Business



New Business

Jim Sadler

Jim Sadler asked the attendees if they had any items to raise as New Business. There was none.



South Armour Heights Residents' Association



Question and Answer Session

Only questions related to SAHRA business meeting, please.
(Opportunity to question DM & Councillor Colle, and Stephen Milić later)

We will review pre-submitted questions and take questions from the floor.

Jim Sadler asked if there were any questions related to the business portion of the meeting. There was none.



Agenda – Termination of Business Meeting

Termination

Jim Sadler

Be it resolved that the annual meeting is terminated atpm.

Moved by *Bob Williams* and seconded by

It was moved by Bob Williams and seconded by Yohan Duker that the meeting be terminated at 8:07 pm. The resolution carried.



South Armour Heights Residents' Association



Deputy Mayor and Councillor Mike Colle: Ward updates

Stephen Lokash, Special Events and BIA Support (DM Colle's office): BIA Update

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

Jim Sadler introduced Deputy Mayor / Councillor Colle, who spoke about the following issues:

- 190 Ridley development proposal: Nothing is expected to happen with this proposal. Most development proposals are on hold pending better economic conditions.
- Northeast corner on Lawrence and Avenue Road development proposal: Nothing is expected for a long time.
- Crime: Consider subscribing to mycommunitywatch.org to learn of crimes local to your home. Auto theft started coming down after the City reconstituted an auto theft task force, however, don't let your guard down. The Councillor worked with retailers on the Upper Avenue to protect their point-of-sale terminals. There is a lot of antisemitic violence in the city. "An attack on the Jewish community is an attack on us all", and the perpetrators will come after others afterwards. Bail: the suspect arrested for the gunshots at the Old Avenue Restaurant has three previous counts of suspected murder; many auto theft suspects have been arrested and released. Criminals out on bail and then re-arrested are an additional cost to the police force. There should be a tax write off for security costs at religious institutions, to help with the costs.
- Traffic: In response to a question regarding traffic, Councillor Colle decried the idea of building a tunnel under Highway 401 and would like to see trucks allowed on Highway 407. The Province has been asked but declined. Tunnelling would have a detrimental impact on SAHRA's area with blasting and many construction trucks on the roads.

Councillor Colle suggested contacting our MPP to support the City's resolution to allow trucks on the 407 and not to tunnel.

- Communications: The Councillor also suggested setting up a Facebook page for the community.

Jim Sadler committed that SAHRA would write a letter to our MPP opposing the project to build a tunnel under Highway 401.

Stephen spoke about the Business Improvement Area (BIA). The organisation includes business owners and landlords from Avenue Road between Lawrence and Joicey (Upper Avenue). There are nine business owners / landlords on the organisation's board. Expect to see banners and streetscape improvements. An Instagram account has been set up at @upperavenuebia and an email address of upperavenuebia@gmail.com. Concerns raised by SAHRA members:

- Businesses should keep the areas around their outlets clean and well lit.
- Traffic travels at high speeds, especially since the Provincial government eliminated the ability to have speed cameras.

SAHRA Questions for DM & Councillor Colle



- 1. 190 Ridley Blvd.** (north side of Ridley, just east of Avenue Rd.)

Starlight Developments received OMB approval approx. 2015 to build a 3-storey condo (30 units + rooftop terrace). In Feb. 2024, Starlight applied to OLT to change this to 4 storeys (20 larger units + rooftop terrace). In March 2025, SAHRA learned that Starlight and the City requested that the OLT put the application on hold. In Sept. 2025, OLT closed its file until such time as both parties are prepared to proceed.

There are houses across from 190 Ridley, and just east of the site; also a low-rise apartment building to the west.

What is the City's position on developing 190 Ridley? How soon might this move forward?
- 2.** During a Major Snowstorm declaration, it is illegal to park on specified streets such as Avenue Road. This extends even after the street has been cleared of snow. This results in expensive parking tickets and lack of parking for business patrons and the public, even after the reason for the declaration has passed on the snow-cleared street. What steps is the City taking to allow parking on streets during a declaration but after the street has been cleared of snow?
- 3.** What does the City know about the future of the former Avenue Nissan site?



South Armour Heights Residents' Association



Question and Answer Session

For Deputy Mayor and Councillor Colle
or Stephen Lokash, BIA Support

We will review pre-submitted questions from members and take questions from the floor.

See previous slide.



South Armour Heights Residents' Association



Stephen Milić

(Broker, Harvey Kalles Real Estate and SAHRA member)

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

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

*Expanding Housing Options in Neighbourhoods

Stephen spoke about the potential effects of by-law changes related what is now allowed in the City as of right, with regards to local development. The changes are described by the City as Expanding Housing Options in Neighbourhoods (E.H.O.N.).



South Armour Heights Residents' Association



Question and Answer Session

Attendees asked a few questions of Stephen Milić regarding his talk.



South Armour Heights Residents' Association



Thank You for Attending the SAHRA 2026 Annual Meeting

Feel free to socialise until about 8:50 pm

Contact us: info@sahratoronto.com

Website: sahratoronto.com

Volunteers and Contributions always welcome!

The meeting terminated at about 9:00 pm.