



The South Armour Heights Residents' Association

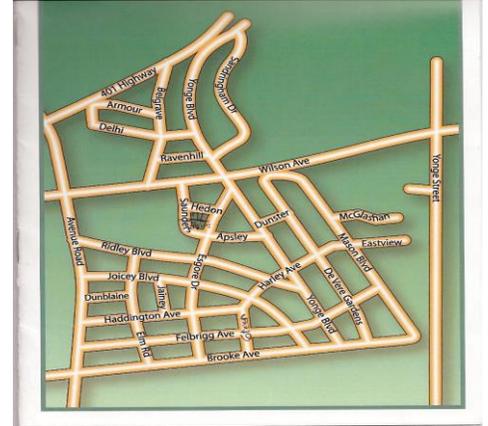
What SAHRA Does

The South Armour Heights Residents' Association (SAHRA) was created to protect our neighbourhood from inappropriate development, to act as an advocate for the residents of SAHRA, to promote safety and security in the neighbourhood and to enhance the environment and social life in our community.

The SAHRA Board meets on a regular basis to ensure we achieve the above. We actively review and submit concerns to the City of Toronto Committee of Adjustment (CofA). We have been involved with a number of OMB Appeals in the last year. We liaise on a regular basis with Councillor Christin Carmichael Greb's office on various constituency issues and with the Toronto police on safety and security issues. We maintain close working relationships with both FoNTRA which represents all North Toronto residents' associations and CORRA which represents all residents' associations in the GTA. For the past six years SAHRA has conducted Jane's Walks to introduce our residents to the history and architecture in our area. For the past ten years we have hosted Neighbours' Night Out as an opportunity for new and old neighbours to meet, with ice cream and balloons provided free to all comers.

All the above takes time, effort and money. If you have thoughts about how we can improve, please contact us. If you would like to help, we would love to hear from you. If you would like to support our efforts at keeping this the great neighbourhood it is, we hope you will mail-in or drop off your membership contribution

SAHRA's Boundaries



"The Cricket Club area"

401 down to south side of Brooke
East side of Avenue Road over to
west side of Yonge Blvd
Approximately 833 households

Your Board of Directors

Heather Crawford, Director
hcrawford@rogers.com
416-783-7324

Sheila Dunlop, Secretary
sheilakharrison@rogers.com
416-485-6718

Ron Johnson, Treasurer
Joh2399@bell.net
416-782-9213

Bob Williams, Director
rt.williams@outlook.com
416-483-8088

You are invited to attend the
Annual General Meeting
Wednesday, April 8, 2015 6:30 – 9:00 p.m.

Armour Heights Presbyterian Church, 105 Wilson Avenue

Agenda

Welcome and Introductions
Approval of Minutes of 2014 AGM
Treasurer's Report 2014
Waiver of Audit
Call for nominations / election of SAHRA Directors
Election of Officers
New Business

7:00 p.m.
Address by Councillor Carmichael Greb
Reviews with Building & Planning Staff

Please join us!

SAHRA wishes to thank
Debra Satok
for her research on
Basement Flooding and
the Downspout Disconnection
Program
which we have used in the
article on Page 3.

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SAHRA Survey

SAHRA needs your input...please take a moment to have your say/voice your concerns by responding to the following questions to sahratoronto@rogers.com.

1. What do you like/dislike about our neighbourhood?
2. Do you walk in the neighbourhood / patronize local merchants?
3. Have you participated in Jane's Walks and/or Neighbours' Night?
4. Have you reviewed information on our website sahratoronto.com?
5. What info on the website was of interest to you? Committee of Adjustment, OMB, Emergency Services, Flooding, Chimney Issues, the Avenue Road Study, Crime Prevention, Development and Construction Issues, other...
6. Do you have suggestions for additional info that should be available on the website?
6. Have you had to deal with (a) construction (b) traffic (c) snow removal or (d) flooding problems?
7. Are there any major issues or concerns you would like to tell us about?

Thank you for taking time to help us define priorities!

Thank You!

Our Neighbours' Night Out on Sept 2, 2014 was a great success! We extend our thanks to the sponsors.

Miller Tavern for providing the Raffle prize...\$150 dinner for two.

Party Rock for donating/supplying the balloons.

Baskin-Robbins for supplying the ice cream at cost.

National Bank for a cash donation to fund balloon and ice cream costs.



Issues Reviewing with Councillor

Since election as our new Ward 16 Councillor, Councillor Christin Carmichael Greb and her Staff have been discussing with SAHRA a list of issues that require their input and follow-up. Two working sessions have been held to date and we will continue to meet regularly to action these and new issues as they arise.

Some of the issues we are reviewing are:

- Avenue Road Study Recommendations that have not yet been acted on
- 4 to 5-storey building/renovations on Avenue Rd
- Committee of Adjustment (CofA) procedures
- Missed CofA variances / the Waiver process
- Driveway creep
- Tall Houses
- Traffic Issues
- The Chimney Issue
- Flooding / Downspout Disconnection Program
- 4050 Yonge St.

The Chimney Issue

Some homeowners across Toronto have been forced to replace their gas boiler/furnace and/or gas fireplaces because of the construction of a new house next door. There are also homeowners that may not even be aware that they are facing this same issue until a gas provider/servicer or Enbridge recognizes the situation and is forced to 'red-tag'. The homeowner has to 'correct' the situation within 45 days or their gas supply will be cut off.

The National and Ontario Building Codes need to be changed to make the developer responsible for funding the necessary work that an adjacent property would be forced to do to comply with Code and TSSA safety regulations. In 2012, FoNTRA, CORRA, their member associations, SAHRA and individuals submitted an Ontario Building Code Change Request form and there were meetings/discussions with the Ministry of Municipal Affairs & Housing. We were advised that the Requests were not received in time to be dealt with in the 2013 Code revisions. We will now restart the campaign for a change in 2015 Code. For details, go to <http://sahratoronto.com> and go to the Chimney Issue page.

We are also asking the City to participate by requiring that such a situation be identified when the developer is applying for a Building Permit. This should encourage negotiation between the developer and the adjacent homeowner to reach a financial settlement.

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Basement Flooding / Downspout Disconnection Program

Reoccurring basement flooding has plagued Toronto over the last two decades. The problem has intensified due to changing weather patterns, infill construction, an aging sewer system and more elaborately finished basements.

Flooding can occur from seepage or flow through the basement walls or foundation floor, from surface water sources like driveways, or by a Sanitary or Storm Sewer backup. Basements are the lowest level of a building, typically built below ground level. During spring melts and heavy rainstorms, the groundwater level can be above the level of the basement floor. In some locations where the water table is particularly high, groundwater can be above the level of the floor at all times. Sewers are also located in the ground. This includes all varieties – Storm, Sanitary and combined. While in most cases, sewers are below the level of the basement, the water level in the sewers can be, at times, above the level of the basement floor.



Gravity does it best to move water from high to low as it follows the path of least resistance. If either the groundwater level or sewer level around a home is above the basement floor, gravity will try to move that water into the basement. A crack in the foundation floor, for example, provides gravity with a perfect path for water to be pushed into the basement. There are many reasons a basement can flood including sewer backup, seepage, weeping tile failure, sump pump failure and reverse driveway infiltration. Sanitary Sewers always have a path to the home, by design, and it is called the Sanitary Sewer lateral. While under normal conditions, the lateral allows wastewater to flow away from a home to the sewer; there is the potential for water to move backwards from the sewer toward an individual home. During heavy storms, infiltration of ground water can cause the Sanitary Sewers to be full and the sewage level may rise above the top of the pipe and above that of some basements. When this occurs, the wastewater may enter basements through basement floor drains, sinks and toilets. Sanitary Sewers were not designed for excessive groundwater, as they are usually at least half the diameter of Storm Sewers. However, during heavy rains groundwater can come from leaks in sewer-mains and sewer laterals, inflow from manhole covers as well as illegally-connected, private-side sources including foundation drains, sump pumps and downspouts.

Following severe flooding in August 2005, The City of Toronto engaged the services of Stantec Consultants to evaluate the causes and make recommendations for basement flooding in 34 areas of Toronto that have been subject to chronic flooding. The Study of Area 18 (Highway 401 to Lawrence Avenue, Avenue Road to the Allen Expressway) was completed in 2014. The estimated cost of implementation for this area is \$107.8 million dollars.

On July 8, 2013, severe thunderstorms and heavy rains flooded many parts of the City. More than 4,700 basement flooding complaints were received by the City. Many of the impacted properties were located outside of the existing Basement Flooding Protection Program's 34 priority study areas resulting in the need to reconsider how basement flooding risks are assessed and addressed city wide. In Oct, 2013, the City expanded the program to include 7 additional areas to be assessed starting in 2014 and 2015. **The Environmental Assessment (EA) for Area 40, which encompasses the SAHRA area, should begin in 2015.** The EA will take 2 years to complete...the result of this phase is a Study Report (with recommendations) in **late 2016**. Public meetings will then take place. The study would then be sequenced in the **5 year project list** for the next step which is a **2 year engineering design period** before construction would commence. **2017** (if slotted in the project list) **plus 2 years** (design) **plus 1 to 3 years of construction** would call for completion between **2020 to 2022**.

In the interim, the City of Toronto has implemented a number of programs designed to protect homeowners and limit damage. A **Downspout Disconnection** initiative has been in place for several years. It is being implemented across the city in three phases...the SAHRA area is within **Phase 3** which has a deadline date of **December 3, 2016**. However, the sooner homes are disconnected from the sewer system, the less strain on the system and therefore less flooding. Stantec estimates that this type of source control would cause a 10% reduction in annual volume. The City of Toronto website includes information on the Benefits, Frequently Asked Questions, Do-It-Yourself Instructions, Tips as well as the Exemption Application process. <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=d490ba32db7ce310VgnVCM10000071d60f89RCRD>

Rebates of up to \$3400 per household for a portion of the cost of installation of **sump pumps, back flow valves and downspout disconnections** are available. Awareness programs designed to educate homeowners regarding grading and home maintenance are also in place. Some Bylaw and Building Code changes have been executed in an attempt to design more weatherproof homes that are less taxing on the current infrastructure.

Though programs like these are positive, without change it is apparent that the aging and now inadequate design of Toronto's sewer system will continue to place many homes in harms way each and every time it rains. It is clear that infrastructure upgrades and redesign are imperative to prevent flooding.

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2015 SAHRA MEMBERSHIP DRIVE

Your membership fees and donations help fund SAHRA activities including:

- Addressing Committee of Adjustments and OMB notices and hearings
- Representing SAHRA interests at FoNTRA¹ and CORRA² meetings
- Communicating with our City Councillor on neighbourhood issues
- Updating residents on local issues via email and Newsletters and website (sahratoronto.com)
- Hosting community-building events
- Holding regular SAHRA meetings and the Annual Meeting (April), all open to interested residents

- I would like to give my support to SAHRA. Please find attached my cheque for:
- o \$25 o \$50 o \$75 o Other \$ ___

Name _____

Address: _____

Postal Code _____

Daytime Telephone _____ Evening Telephone _____

Email Address _____

Email is a fast way for us to let you know about upcoming neighbourhood events.... special presentations, social events, public forums organized by our Councillor, etc.

- I am interested in volunteering my time for SAHRA. Please contact me to discuss how I can help.
- Optional: Please do not publish my name in the annual membership list.

Please make your cheque payable to "SAHRA"
You can mail it to SAHRA, 1500 Avenue Road, P.O. Box 1373, Toronto, ON M5M 0A1
OR drop it off at 109 or 118 Felbrigg Avenue

South Armour Heights Residents' Association, Ontario Corporation Number 771757

¹ Federation of North Toronto Residents' Associations ² Confederation of Residents and Ratepayers Associations

*2014 contributions compared to
number of houses on each street*

We wish to thank the following for their contributions in 2014

Acton, L.	Dickinson, L.	Karrys, S.	Ruttonsha, S.
Armstrong, R.	Dodson, M.	Langdon, G.	Sadler, J.
Awrey, B.	Dolan, B.	Lapshina, O.	Schmid, D.
Baker, P.	Duic, D.	Lockwood, L.	Simpson, P.
Black, C.	Dunlop, W.	Mazin, B.	Sinclair, J.
Brown, P.	Eccles, J.	McGillivray, D.	Smith, B.
Callander, R.	Feinberg, J.	Messier, B.	Stager, P.
Calvert, J.	Ford, D.	Milic, S.	Stinson, T.
Calvin, D.	Garland, C.	Moolenburgh, E.	Sutton, K.
Cameron, D.	Guilfoyle, G.	Morrow, M.	Taylor, R.
Chu, L.	Hastings, M.	Murray, C.	Vagners, Z.
Clemens, D.	Hawryliw, W.	Neal, S.	Vice, B.
Cleveland, P.	Higgins, T.	Nitta, K.	Waddell, J.
Contway, M.	Holloway, L.	Nizet, B.	Wainwright, H.
Cooper, D.	Ilkiw, J.	O'Brien, L.	Wotherspoon, R.
Cowan, B.	Irvine, A.	Powell, G.	Yeates, D.
Craig, P.	Johnson, R.	Ronan, G.	Yeung, D.
Deeks, J.	Joynt, P.	Russell, M.	Young, A.

Apsley Road	0 of 19	Haddington Ave	6 of 59
Armour Blvd	1 of 21	Harley Ave	2 of 10
Avenue Road	0 of 8	Hedon Ave	2 of 5
Belgrave Ave	9 of 34	Jainey Place	0 of 14
Brooke Ave	6 of 104	Joicey Blvd	4 of 105
Delhi Ave	4 of 44	Ravenhill Road	3 of 15
Dunblaine Ave	1 of 20	Ridley Blvd	5 of 77
Elm Road	5 of 44	Saunders St	2 of 11
Esgore Drive	1 of 70	Wilson Ave	1 of 23
Felbrigg Ave	14 of 85	Yonge Blvd	4 of 57
Greer Road	4 of 8	Total:	74 of 833

Remember to check the SAHRA website from time to time for new information on community history and issues <http://sahratoronto.com>