

SAHRA Information – February 15, 2016

Seminar on “Construction in our Neighbourhood”

The South Eglinton Ratepayers’ & Residents’ Association has organized a free seminar on “Construction in our neighbourhood: Planning & legal considerations you need to know. See the attached flyer.

Worried about residential construction next door?
Planning to build and want to avoid conflicts?
Attend this free seminar to learn about your right!

An urban planner, a construction lawyer, and SERRA will answer questions about Toronto city planning, Committee of Adjustment and OMB.

RSVP to construction@southeglinton.ca

Wednesday, March 9, 2016

6:45 – 9:00 p.m.

Greenwood College School

443 Mt. Pleasant Rd. Toronto

2100 Avenue Road re-zoning and development application

This application proposes to maintain the conversion of the existing one-storey mixed use building converted from residential to office/residential uses and to construct a two-storey addition atop the existing building in order to accommodate a two-storey residential unit on the second and third floor of the building at 2100 Avenue Road. The proposed 2 storey addition would result in a building height of 11.2 metres and a gross floor area of 355.15 square metres.

The Planning Department has published a Preliminary Report (attached) which will be presented at the Feb 23, 2016 meeting of the North York Community Council.

A Community Consultation meeting will likely be scheduled for the end of March, 2016.

The application seeks to amend Zoning By-law 7625 to permit the proposed dwelling unit, as the By-law currently only allows for single family detached dwellings, to decrease the required parking spaces to provide 3 spaces from 5 spaces and to increase the building length to 19.04 meters. **The Avenue Road Avenue Study (2009) specifically states that the area north of Joicey should remain residential although home-based occupations (where the owner lives in the unit) were to be permitted.**

The application also seeks to amend Zoning By-law No. 7625 and the City wide Zoning By-law No. 569-2013 to permit the proposed office use, to increase the permitted building height from 8.8 metres (By-law 7625) or 10.0 metres (by-law 569-2013) to 11.2 metres, to increase the permitted number of storeys from 2 storeys to 3 storeys and to increase the lot coverage from 30% to 35.9%.

SAHRA will be submitting a Position Letter on this request to Planning and the North York Community Council prior to the Feb 23, 2016 meeting. The letter will be filed on the SAHRA website once published.

SAHRA Annual General Meeting

Advance notice that the SAHRA's 2016 Annual General Meeting has been scheduled for

Wednesday, April 6, 2016

6:30 – 7:30 p.m.

Armour Heights Presbyterian Church (Basement)

We hope you will be able to join us.

Area Study Area 40 Basement Flooding & Water Quality Improvements Study

Study Newsletter #1 has recently been delivered to houses within Study Area 40 (generally Highway 401 down to just above St. Clair and from Bayview over to Bathurst). SAHRA boundaries are within Study Area 40. The Study is also being advertised in local papers such as The Mirror on Jan 28, 2016.

The Study Process will consist of four phases – Data Collection, Identify Problem + Opportunities (expected to be completed by Fall 2016) and then Evaluate Alternative Solutions (by 2017) and then Select Preferred Solutions.

Two Public Information Centres are planned – the first to take place in late 2016.

The City is asking residents to take part in a short online survey: <http://tinyurl.com/qbw5uuv>

Visit the project website for more information or contact the City if you want to be placed on the mailing list for updates.

Email: rmlee@toronto.ca

Website: toronto.ca/bfea

Review of Noise Bylaw

The City of Toronto Municipal Licensing and Standards Division has undertaken a review of the City's Noise Bylaw, which provides standards for noise and applies to all properties in Toronto. The bylaw exists to prevent noise that is likely to disturb residents' enjoyment and comfort.

The goal of the review is to create a noise bylaw that balances the interests of all stakeholders, is up-to-date and easy for residents, property owners and businesses to understand.

Key recommendations include:

- specific time periods when noise is prohibited
- limits for amplified sound
- proactive noise mitigation requirements

- increased fines and penalties
- removal of automatic exemptions for pouring of concrete and large crane work

Staff will present the changes being considered at a consultation session on **Wednesday, February 17 from 6 to 8 p.m.** at Toronto City Hall in Committee Room 1.

More information about the review and current regulations can be found at <http://www.toronto.ca/mlshaveyoursay>.

Staff will report to the Licensing and Standards Committee on Tuesday, March 8 with recommended bylaw changes.

SAHRA's Website

Visit the SAHRA website at <http://sahrotoronto.com/> for information on SAHRA's activities as well as Planning and Development issues.