

SAHRA Information – May 1, 2015 – 2078 Avenue Road

Everyone has noticed the 5-storey building on the south-west corner of Avenue Road at Joicey (2078 Avenue Road)!

This is the first 5-storey development that is being implemented (as a 'renovation' by building on top of an existing 2-storey building) as a result of the Zoning By-law changes that were agreed to within the Avenue Road Study recommendations back in 2009. Unfortunately, the Building Department interpretation of the By-law has not been in keeping with the intent of the Avenue Road Study for a 45 degree angle plane which require step-backs of certain floor abutting Avenue Road, at the rear and, if on a side street, on the abutting side street. Also, the developer has not built according to the Permit causing a Stop Work Order to be issued in Nov, 2014 for seven Non-Compliant issues, the majority of them dealing with step-backs.

The developer is now applying to the Committee of Adjustment for a variance so that he will NOT have to do a step-back on the 3rd floor abutting Joicey.

SAHRA is objecting to this request as we feel that the Avenue Road Study guiding principles should be enforced as the existing one to three storey buildings are redeveloped or renovated to the now-allowed 5-storeys. If this variance is allowed, it will become a precedent for all future developments that follow.

We would ask for your support by submitting an email stating your objection to this variance request to the Committee of Adjustment at the May 7, 2015 Hearing. The Committee needs to understand that the residents in this area want the Avenue Road Study recommendations to be honoured for the developments on Avenue Road between Lawrence and Wilson.

A template is attached of an objection you can modify as you wish to state your opinions. Please modify it as you wish and then fax it to 416-395-7200 or email it to shong@toronto.ca by May 6, 2015. Please also copy Councillor Carmichael Greb (councillor_carmichaelgren@toronto.ca) and sahratoronto@rogers.com.