

## North York Community Council

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**From:** SAHRA Toronto <sahratoronto@rogers.com>  
**Sent:** Monday, October 16, 2017 8:46 AM  
**To:** North York Community Council  
**Cc:** joh2399@bell.net; rt.williams@outlook.com; jim.sadler@rogers.com; Langdon, Gary Krystyna; france.rochette@gmail.com; Pam Main; Debra Satok; Old Orchard Grove Resident Association; Jess Hungate; Councillor Carmichael Greb; Joe Nanos; Al Rezoski; Diane Silver  
**Subject:** NYCC Oct 17, 2017 Agenda Item NY25.3 - Final Report - Zoning Amendment Application - 1580 Avenue Road  
**Attachments:** SAHRA 1580 Avenue Road NYCC Oct 17 2017.pdf

A letter from the South Armour Heights Residents' Association (SAHRA) regarding Agenda Item NY25.3 (1580 Avenue Road) is attached.

Sheila Dunlop (Secretary)

# SAHRA



South Armour Heights Residents' Association

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October 14, 2017

North York Community Council ([nycc@toronto.ca](mailto:nycc@toronto.ca))

Agenda Item NY25.3 Oct 17, 2017: Final Report - Zoning Amendment Application - 1580 Avenue Road

## Members of the North York Community Council

The South Armour Heights Ratepayers Association ("SAHRA") is an incorporated non-profit association founded in 1988 that represents residents in an area of close proximity to this development. SAHRA has been a longstanding advocate for the goals of the Avenue Road Avenue Study (2009) which were formally enshrined in the City's Zoning By-laws.

In general, we believe the Owner and City Planning Staff have brought forward a project that is largely consistent with the spirit of the Avenue Road Avenue Study.

However, we agree with Planning's assessment requiring "the owner for 1580 Avenue Road, to revise the project plans to the satisfaction of the Director of Community Planning, North York District, to be contained within a 45 degree angular plane projected over the entire lot from the surface of the centre-point of the Avenue Road Right-of-Way, to be in general compliance as required in Zoning By-law 107-2010, Section 2(c)(iv)."

We encourage all ongoing efforts to meet this requirement and look forward to an improved solution.

We understand that the development, as per the Staff Report recommendations, will be making contributions to the Neighbourhood in the form of:

- Section 37 monies in the amount of \$694,000 to be used towards park and streetscape improvements in the area.
- In accordance with Chapter 415, Article III of the Toronto Municipal Code the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu.
- The owner is required to install and maintain at no cost to the City a publicly-accessible parkette located adjacent and to the south of the site on the City's public-right-of-way land.

As there are other significant development projects currently underway along Avenue Road, SAHRA trusts that all parties will make a concerted effort to develop and communicate an effective Construction Mitigation Plan to minimize traffic congestion and ensure community safety when this project moves into the construction phase.

Yours truly

Sheila Dunlop, Secretary

Email: Ron Johnson, Bob Williams, Jim Sadler, Gary Langdon (SAHRA)  
France Rochette, Pam Main, Debra Satok (OOGRA)  
Jess Hungate (Bedford Glen YCC 494)  
Councillor C. Carmichael Greb  
Joe Nanos, Al Rezoski, Diane Silver

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