



TO: City Council ([councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca))

March 8, 2022

**Re: MM41.4 Conversion of TTC Roe Bus Loop into Much Needed Park**

Mayor Tory and Toronto City Councillors

The South Armour Heights Residents' Association ("SAHRA") represents approximately 850 households in the area between Yonge Blvd over to Avenue Road, from the 401 down to Brooke Avenue within Ward 8 (Eglinton-Lawrence).

Our main street is Upper Avenue from Lawrence up to the 401. South Armour Heights Residents' Association, Upper Avenue Community Association and Bedford Park Residents Organization are the residents' organizations involved in past and future plans for the maintenance of a healthy and vibrant main street to complement our Neighbourhoods. To add public realm amenities that will be beneficial to our shops and services as well as our residents, we look to Section 37 funds obtained from the development of condominiums in our areas.

Councillor Colle and Councillor Filion are addressing the possible conversion of the TTC's Roe Bus Loop into a Park by Parks, Forestry, and Recreation which we very much appreciate but Recommendation 2 is stating that "**all available Section 37 money**" be used for purchasing the property from TTC and/or from adjacent commercial properties. **SAHRA is against any significant portion of Section 37 funds being used for this purpose.** We do not want any available Section 37 funds depleted to the detriment of the overall public realm on Upper Avenue. The current value of available Section 37 funds from local developments is not significant and we would doubt that it could cover property purchases. We would suggest that cash-in-lieu parkland dedication funds, perhaps obtained from our condominium developments on Upper Avenue, should be looked at as a potential source of funding.

We do support of Recommendation 1 put forward by Councillors Colle and Filion that the TTC work with Parks, Forestry, and Recreation to transfer the entire Roe Bus Loop property located at 1870 Avenue Road to the Parks, Forestry, and Recreation Division.

SAHRA also wishes to state that the transfer of the property by the TTC must not result in bus routes being routed into internal residential streets within our Neighbourhoods.

We hope that City will support the Recommendation for the transfer of the entire Roe Bus Loop property but we would ask that alternative sources of funding be located for associated costs and that the available Section 37 funds be retained for public realm improvements along the Upper Avenue corridor.

A handwritten signature in black ink that reads "Sheila Dunlop".

Sheila Dunlop (Secretary)



*South Armour Heights Residents' Association*



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Councillor Mike Colle, Linda McCarthy, Councillor John Filion  
Jim Sadler, Bob Williams, Gary Langdon (SAHRA)  
Lytton Park Residents' Organization  
Bedford Park Residents Organization  
Upper Avenue Community Association