



TO: clerk@toronto.ca  
Phc@toronto.ca

July 3 2022

**Re: PH35.2 Expanding Housing Options in Neighbourhoods Major Streets – Interim Report  
SAHRA's Comments**

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 Post WWII area is currently zoned as RD with Commercial Zoning along our Avenue (the Upper Avenue portion of Avenue Road) and some site specific commercial uses from Joicey to Wilson on Avenue Road and along Wilson from Avenue Road over to Yonge Blvd. Map 3 defines Avenue Road, Wilson, Yonge Street and Lawrence to be Major Streets. Our residents have excellent access to stores and services on Avenue Road, Wilson Avenue, Yonge Street and Lawrence Avenue West, There is a high walkability ratio for many of our residents, especially for Avenue Road.

We do not see difficulties with the concepts presented in the Interim Report for changes to allow additional commercial uses as well as low-rise residential on Upper Avenue (our portion of Avenue Road) Avenue Road and our section of Wilson Avenue. The Interim Report states that "Each identified Avenue requires a separate planning study process to establish densities, built form, urban design,, transportation considerations and implementing policies." An Avenue Road Avenue Study was published in 2009. Additional condo development for possibly 6 additional sites is anticipated to occur possibly over the next 10 years.

We do not however want this additional development being inserted on our inner residential streets, even if they are considered a 'connector road' (i.e. Yonge Blvd and Brooke Avenue).

However, we would ask that attention first be paid to **REVIVING** our already existing development areas - Upper Avenue (Lawrence to the 401). 6 condos exist or are in progress but the shops and services are suffering badly. The mix of shops and services does not support the residents' needs. We have lost our 'village' on Upper Avenue! From a socio-economic perspective, this needs to be dealt with before considering venturing into new developments elsewhere in our area.

Thank you for reviewing/responding to our comments and requests.

Respectfully submitted

A handwritten signature in cursive script that reads "Sheila Dunlop".

Sheila Dunlop (Secretary)



## South Armour Heights Residents' Association



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### Copies:

Mayor John Tory  
Councillor Mike Colle, Linda McCarthy  
Councillor J. Robinson  
Councillor Ana Bailao, Chair, Planning and Housing Committee  
Gregg Lintern, City Planning  
Jim Sadler, Bob Williams, Gary Langdon, Ron Johnson (SAHRA)  
Geoff Kettel, Cathie Macdonald (FoNTRA)  
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Patrick Shiels (Bedford-Wanless Residents Association)  
Lytton Park Residents' Organization  
Bedford Park Residents Organization  
Upper Avenue Community Association