



WELCOME

***THE MEETING WILL
START AT 7.30 PM***

2021 ANNUAL GENERAL MEETING
November 23, 2021

AGENDA

- Welcome
- 2021 Board and volunteer recognition
- Treasurers Report/2022 Board of Directors
- Surveys
- Development Activity
- Crime Update
- Events
- Special guest speaker Councillor Colle
- Q&A
- Join!



2021 BOARD OF DIRECTORS

- France Rochette* Director, Chair
- Matthew Cole* Director
- Jodie Katz* Director
- Mary Carrier Director
- Peter Kostas Director
- Pam Main Director
- Debbie Pila Director
- Deborah Ylanko Director

*Officer and Director

Thank You!



CONTRIBUTING VOLUNTEERS

- Charles Bostock
- Bill Cronau
- Donna McCandlish
- Marie Truitt–Alper
- Brian Stendel
- Paul Freer
- Gail Agensky
- John Balderston
- Ella Burakowski–Cohen
- Sharon Miller
- Isabel Cronin
- Michelle Mizrahi



FINANCIAL UPDATE

Year Ended October 31, 2021

- Revenue total: \$4,268
- Expenses total: \$2,087
- October 31, 2021 bank balance: \$4,347

Year Ended October 31, 2020:

- Revenue total: \$2,675
- Expenses total: \$1,206
- October 31, 2020 bank balance: \$2,422



MOTION

Motion to accept the Treasurer's Report and the Minutes of the 2021 AGM

First by Matthew Cole

Seconded by Pamela Main



2022 BOARD OF DIRECTORS

- France Rochette * Director
- Matthew Cole* Director
- Jodie Katz* Director
- Mary Carrier Director
- Deborah Ylanko Director
- Debbie Pila Director
- Peter Kostas Director
- Pam Main Director
- Ella Burakowski–Cohen Director

* Officer and Director



MOTION

Motion to approve the proposed Board of Directors

First by France Rochette

Seconded by Jodie Katz



SURVEYS

- To ensure our first core value of “Objective Representation” is met, we conducted two surveys:
 - ▶ Garden Suites,
 - ▶ Roe Loop Market & Park
 - ▶ Traffic calming
- We communicated the results to our City officials
- Future surveys:
 - ▶ Basement Flooding
 - ▶ Membership
- How best to seek your input?



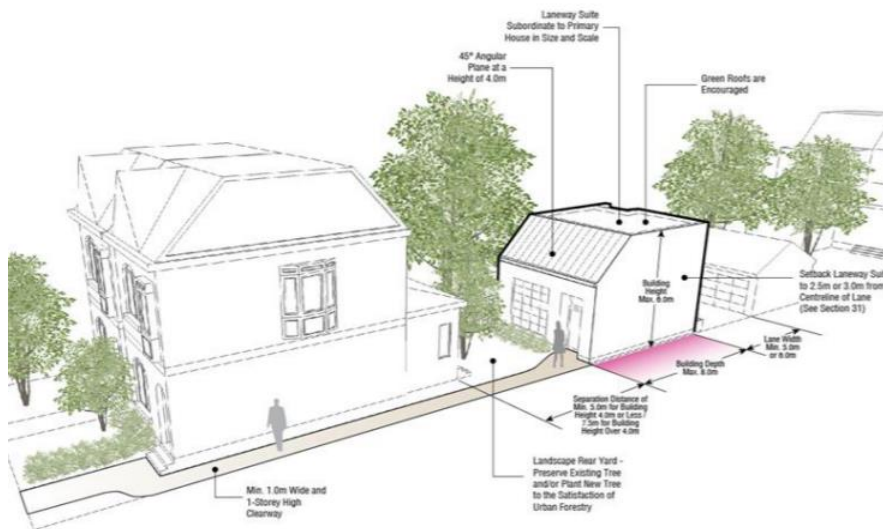
DEVELOPMENT ACTIVITY

- City intensification efforts
- Laneway suites/garden suites/Multi-tenant housing
- Active developments
- Traffic Calming
- Roe Park



NEIGHBOURHOOD INTENSIFICATION

- Toronto has a goal to increase density to accommodate 700,000 new people (to 2050)
- Densification of Avenues, particularly on TTC routes
- Laneway suites & Garden suites
- Multi Tenant Housing



Garden Suites have the most potential to alter the character of the neighbourhood



DENSIFICATION:

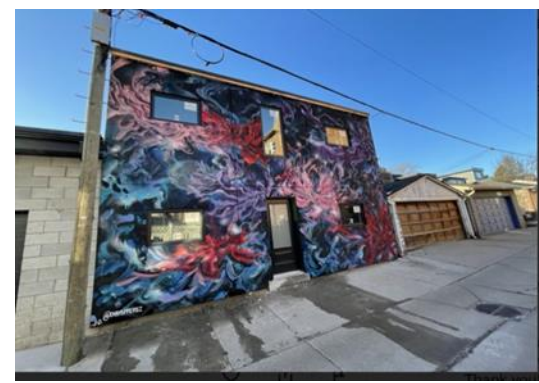
Goal is to increase Neighbourhoods

New Housing Options, Similar Building Scale



For demonstration purposes only

LANEWAY SUITES



- Laneway Suites were approved in 2019:
 - ▶ Separate dwelling built on a residential lot
 - ▶ Suite would be a rental unit with its own amenities
 - ▶ Maximum height of 6M or 20' (proposal to increase to 6.3M)
 - ▶ Defined setbacks from side property lot lines to a minimum of Zero
 - ▶ Distance from the house pertains to height – 5M to 7.5M
 - ▶ Cannot be severed from the main property
 - ▶ No parking is required, 2 bicycle only
 - ▶ We have 4 laneways in our neighbourhood



GARDEN SUITES

- Garden suites are an extension of laneway suites
- Garden Suites Working Group formed to provide feedback to the City
- Second City consultation currently underway
- Key aspects considered by the working group
 - ▶ Height: 6m considered too high
 - ▶ Lot size, set-backs and coverage
 - ▶ Impact on permeable soil & flooding, tree protection

Guiding Principles



GARDEN

- maintain landscaped open space
- support mature trees & vegetation
- preserve private amenity

+



SUITES

- increase housing supply & choices
- provide high-quality living environments
- promote sustainability, accessibility & affordability



MULTI-TENANT HOUSING

- Shared amenities such as kitchen and bathrooms
- Proposed now City wide (currently only in former Toronto, York, Etobicoke) licensing.
- The City has held an initial Public Consultation. Key concerns are:
 - ▶ experiencing “unlicensed rooming houses”
 - ▶ ability of the City’s By-Law Officers to enforce compliance with licensing requirements
 - ▶ Parking
 - ▶ Property maintenance



KEY DEVELOPMENTS

1415-unit increase, 3806 new residents

228 Wilson Ave
17 storey
132 units
Parking reduction to 90
Traffic safety issues



1700 Avenue Road
58 Units



4050 Yonge, 38 & 26 storeys proposed
248 Hotel room & offices, 300 Condo units



1580 Avenue Road
36 units, 8 storeys
\$694,000 Section 37 monies



Avenue and Cranbrooke
Block, 9-storey mixed
used condo, 58 units



250 Lawrence
11 storeys, 174 suites
No school access
Public access to ravine



3101 Bathurst
178 Apartments and 132
parking (vs 179 required)
9 Storey



3111 Bathurst, 24 Townhouses



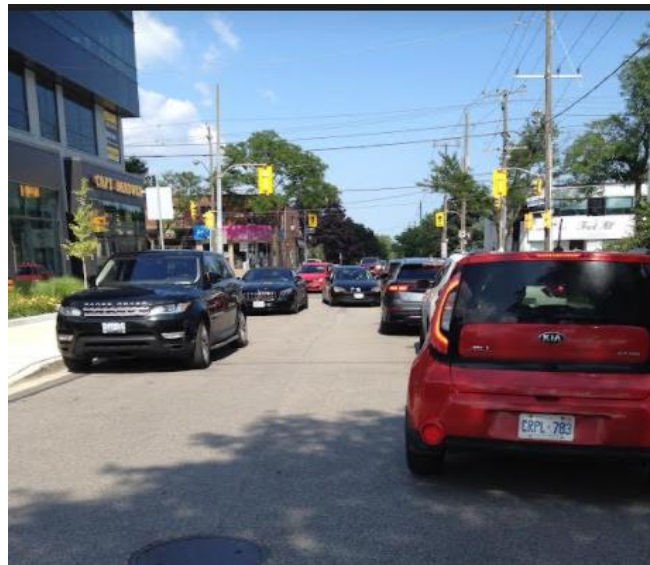
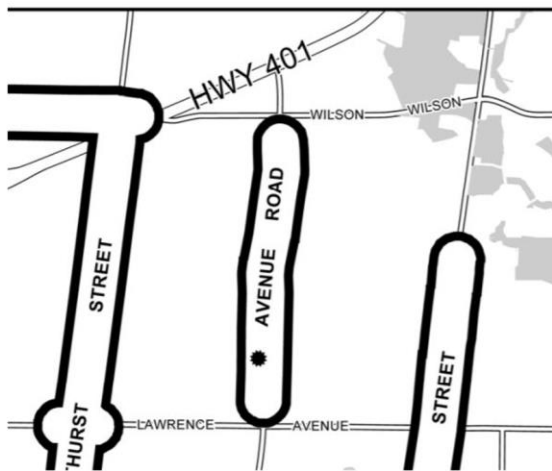
Avenue Road & Lawrence
455 units, angular plane issues
Park deficient
14 storey proposed vs 8 permitted



TRAFFIC CALMING

- 50m from Avenue Road and Bathurst Street, all side streets are zoned mixed use
- City has a plan to limit speed to 30 km/hour
- As Avenue Road densifies commercial vehicles on our streets will increase
- How will we best manage traffic safety?

Attachment 11: Official Plan Urban Structure Map

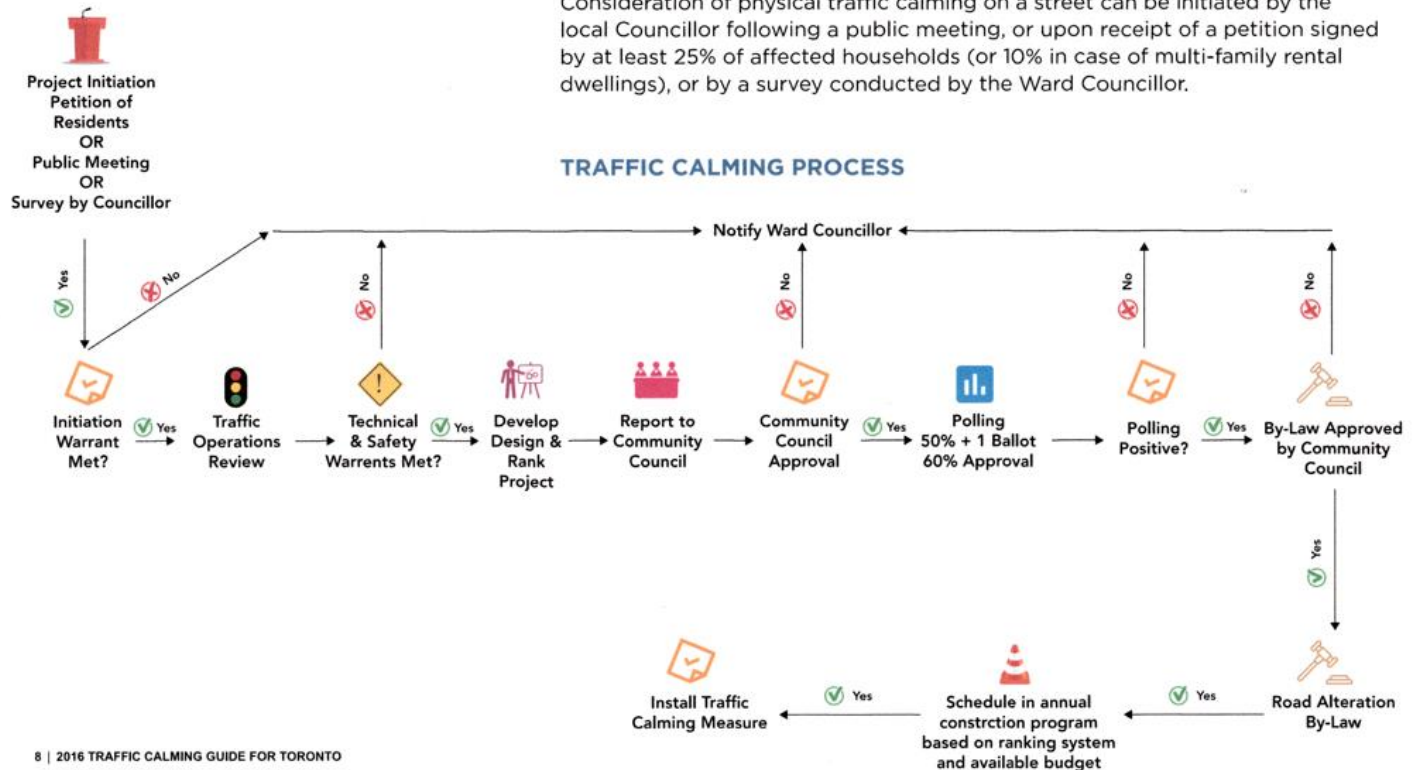


CITY PROCESS FOR TRAFFIC SAFETY



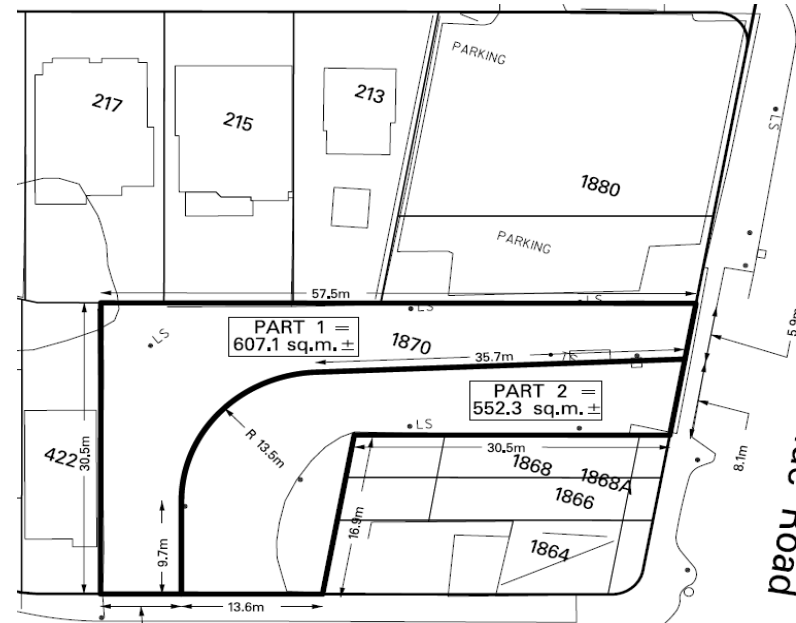
HOW TO REQUEST TRAFFIC CALMING MEASURES

Consideration of physical traffic calming on a street can be initiated by the local Councillor following a public meeting, or upon receipt of a petition signed by at least 25% of affected households (or 10% in case of multi-family rental dwellings), or by a survey conducted by the Ward Councillor.



ROE LOOP PARK

- Key recommendation from Avenue Road Study (2007 & 2017)
- Support from Councillor Colle to have TTC release the loop for a City Park
- Community support is important – write to Councillor Jaye Robinson and TTC CEO Rick Leary to express your support
- 2022 Farmers Market & proposal for a pop-up park in collaboration with Ryerson



ROE LOOP PARK

Thank You Councillor Colle!

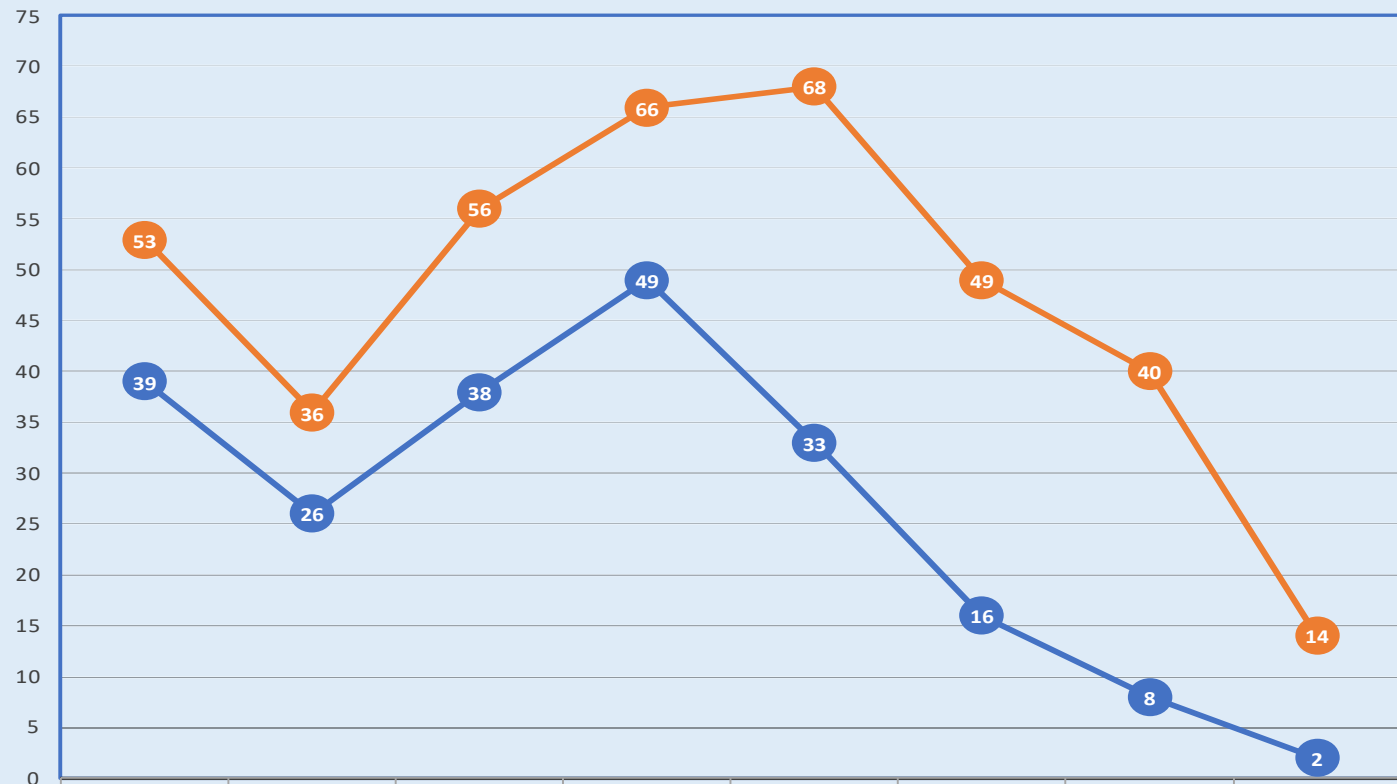


CRIME UPDATE

- Break and Enter
- Auto Theft
- Prevention



BREAK & ENTER - UACA AREA



House Only

39

26

38

49

33

16

8

2

Total

53

36

56

66

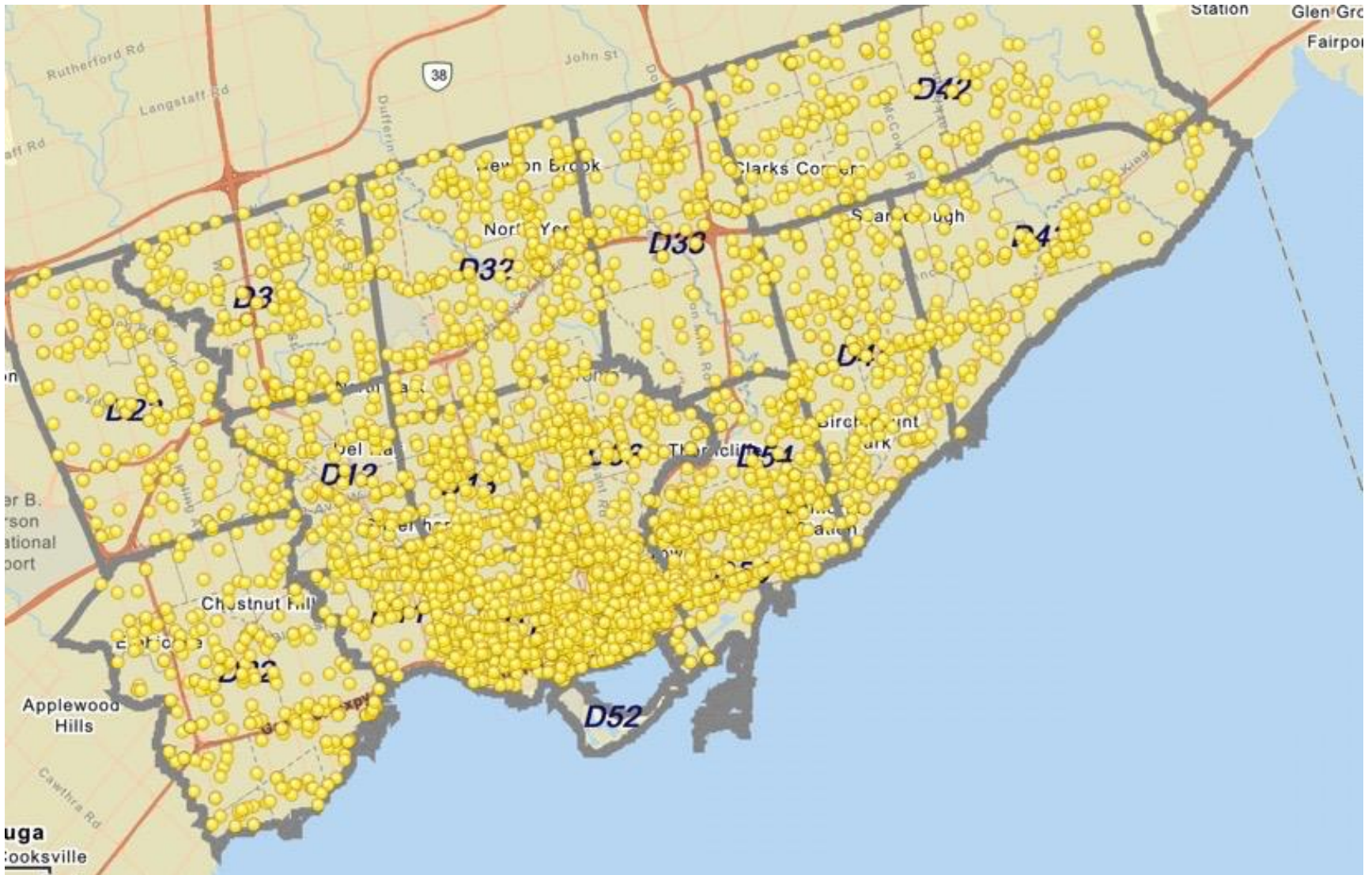
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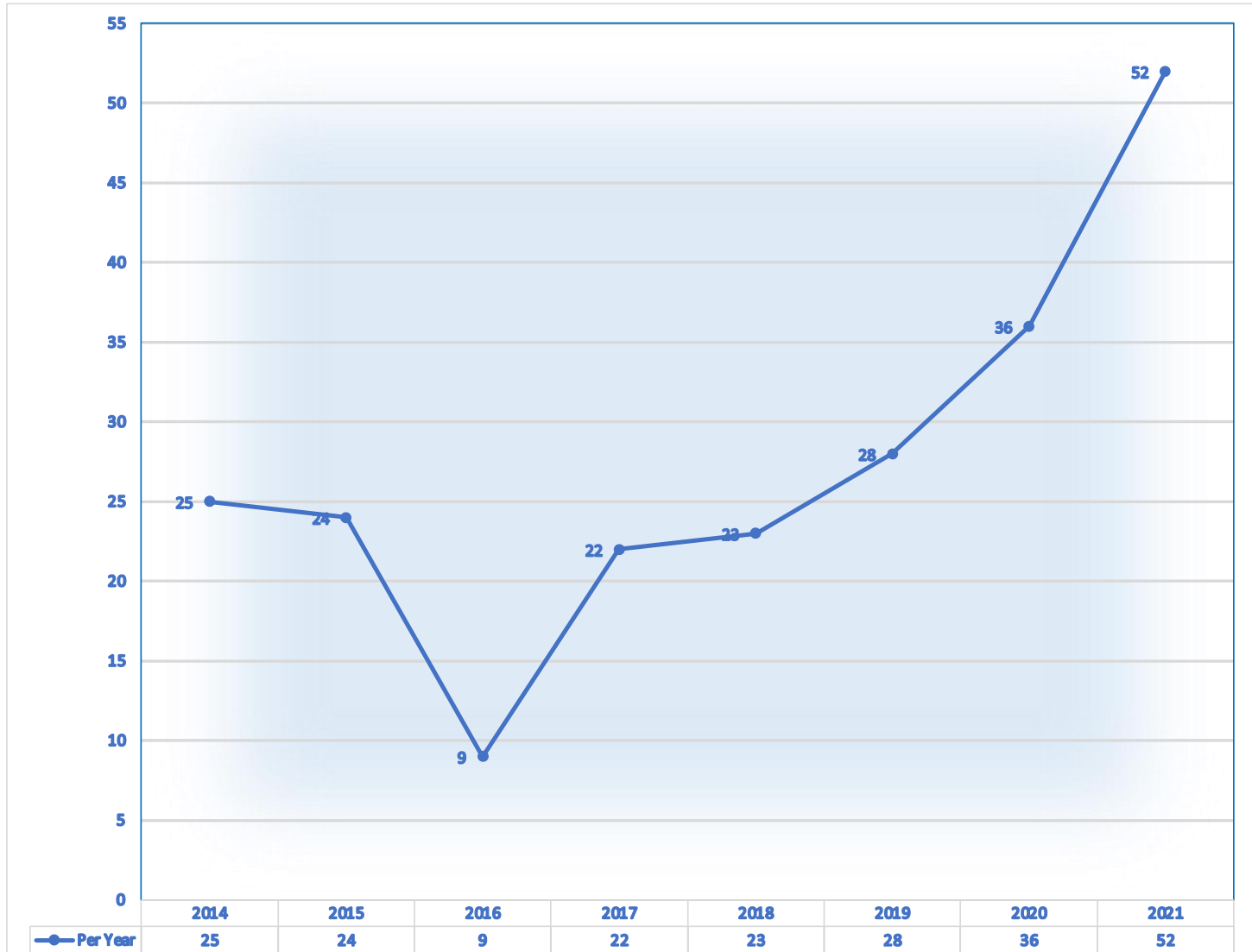
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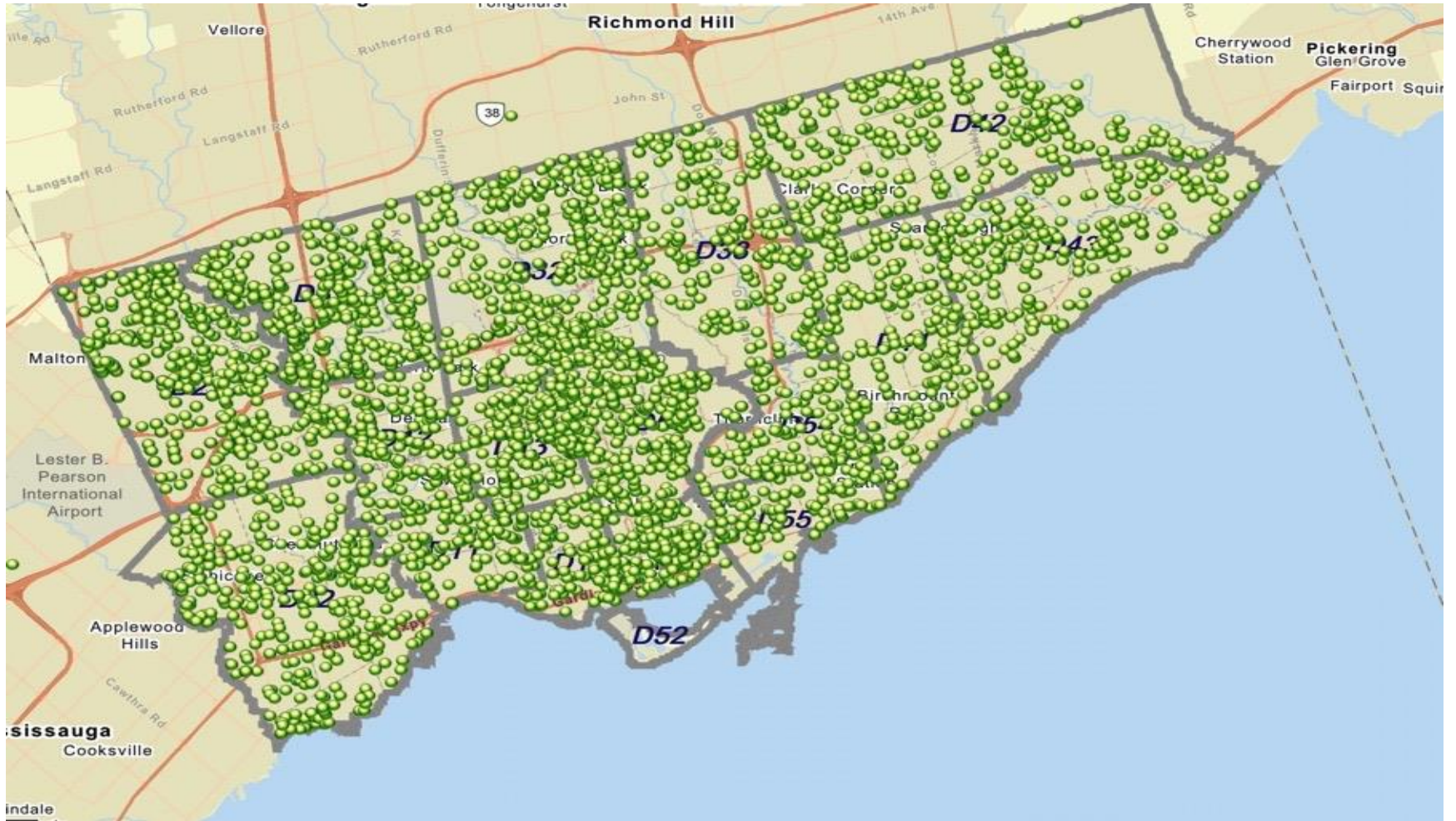
BREAK AND ENTER GTA



AUTO THEFT-UACA AREA



AUTO THEFT GTA



AUTO THEFT PREVENTION

Residents:

- Park in the garage, if possible.
- Strategically park vehicles in the driveway (less valuable vehicle blocking in the more valuable).
- Store your key fob in a signal-blocking container (faraday box/pouch).
- Install a secondary anti-theft system in your vehicle (such as a steering wheel locking device- The Club)

UACA Work:

- 32 Division sub-team focused on auto theft in area.
- Communication with adjacent NWO contacts
- CPLC.
- Communication of incidents through monthly eblasts/Social media.
- Share prevention techniques from TPS.



HOLIDAY REMINDER

- Porch Pirates/buddy system
- 32 Division “Buy and Sell Safe Zone” for Kijiji type purchases – Eglinton and Yonge



EVENTS



Appletree in partnership with the UACA presents

POP-UP FARMER'S MARKET & **HARVEST FEST**

WEDNESDAY 3PM TO 7PM SATURDAY 11AM TO 3PM

SEPT	SEPT	SEPT	OCT
15	22	29	2

LOCATION:
"THE LOOP" AT AVENUE RD AND OLD ORCHARD

appletree markets & events UACA UPPER AVENUE COMMUNITY ASSOCIATION

Appletree in partnership with the UACA presents...

HARVEST FEST

SATURDAY | OCTOBER 2 | 11AM TO 3PM
AT "THE LOOP" AT AVENUE RD AND OLD ORCHARD

- LIVE MUSIC
- BAKED TREATS
- FRESH PRODUCE
- ARTISAN PRODUCTS
- HONEY, JAMS & SALSA
- FREE PUMPKIN GIVEAWAY
- AND MUCH MORE!

COME BY AND GET A FRESH, DELICIOUS SAMOSA FROM COUNCILLOR MIKE COLLE!

appletree markets & events UACA UPPER AVENUE COMMUNITY ASSOCIATION





VISIT THE UACA WEBSITE AND FOLLOW US ON SOCIAL MEDIA



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www.UACAtoronto.ca



MEMBERSHIP

- Paid members provide 100% of our funding
- Membership is growing but only 10% of subscribers are paid members
- Memberships pricing is suggested at \$39 per household (\$99 for 3 years)
- Our email subscriber list has grown from 586 to 817 since last year at this time
- Visit our website (www.uaca.ca)
 - ▶ button on the home page and the membership page
 - ▶ secure form



COUNCILLOR MIKE COLLE



Q & A

Please enter any questions you have in the Q&A





www.UACA.ca

