

**Report for Annual General Meeting – June 2014**  
**VP Residential Planning, St. Andrews Heights Community Association**  
**Submitted by Julia Stadnyk**

This is my second term as VP of Residential Planning for St. Andrews Heights.

The community has been involved in the following development applications:

<b>Address</b>	<b>Development</b>	<b>Action</b>	<b>DP #</b>
2528 Toronto Crescent	Garage	Appealed re: setback and mass. Reached a compromise with neighbours and withdrew appeal.  Opposed mass/height relaxations re: garage. DP was approved by City.	DP2013-0518  DP2014-1968
2624 Toronto Crescent	Garage	SAH and neighbours submitted appeal re: height, mass and commercial use. Appeal successful.	DP2013-1969
1636 St. Andrews Place	Front Attached Garage	Opposed on the basis of front and projection setbacks. Reached a compromise with neighbours and withdrew appeal.	DP2013-3514
1334 Windsor	Detached Dwelling and garage	Opposed massing and height bylaw deviations.	DP2013-3459
1524 Windsor	Detached Dwelling	Opposed height and setback. Worked with designer and reached a compromise (1 cm over bylaw).	DP2013-4243
2556 Toronto	Detached Dwelling and garage	Opposed height and setback. Height relaxation granted by the city.	DP2013-5009
1407 Windsor	Detached garage	Opposed any height and massing relaxations, if any.	DP2014-2081
2518 12 Avenue	Amendment to property line	Neighbours were contacted and consented.	B2014-0072
2522 12th Ave	Relaxations related to setback.	No comments.	DP2014-1081
1203 Kingston St NW	Relaxation re: driveway	No comments.	DP2014-1347

SAH's General Stance: In principle, the community does not support any height/mass relaxations and will oppose any such requests.

Change to the DP Application Process. In the past, if a developer proposed a non-contextual development requiring bylaw relaxations, we received a comprehensive review of the proposed relaxations from City Planning. These bylaw checks are essential in helping us evaluate the potential impact of a proposed development on the surrounding neighbors and our community. These bylaw checks are now not being provided, which is an issue for several reasons. As volunteers, we do not have the time or the expertise to complete a detailed review of each DPA. Unless and until the bylaw checks are reinstated, the community's plan is to appeal every non compliant DP application. We have voiced our concerns to the City and will wait to see if anything changes.

Secondary Suites: A motion will be brought before City Council in September regarding secondary suites. If passed, the motion will allow secondary suites throughout wards 7, 8, 9 and 11, as well as within 600 m of primary transit nodes (LRT and Bus Rapid Transit) in all wards in the city.