

An aerial photograph of Teddington Park, showing a dense forest of green trees. In the background, a city skyline with various skyscrapers is visible under a cloudy sky. The foreground shows several large, multi-story houses with red roofs and white walls, surrounded by lush greenery and a golf course.

# Teddington Park Residents Association

TPRA: Accomplishments, Needs  
and Future Direction

2024 AGM  
Rosedale Golf Club  
February 15, 2024





## AGM Agenda

1. Introduction and Administrative Matters
2. Election of Directors
3. Treasurer's Report
4. Guest Speaker: Councilor Jaye Robinson [Remote]
  - Members Questions and Answers
5. Guest Speaker: Ian A.R. Graham, Millward Associates (Live)
  - Members Questions and Answers
6. TPRA: Accomplishments, Needs and Future Directions
  - Members Questions and Answers
7. Other Business?

# TPRA Activities and Accomplishments

1. Residential Development - Monitor, assess members issues of concern and assist or lead member's participation in Committee of Adjustment (C of A) or Toronto Local Appeals Board (TLAB) hearings
2. TPRA web site: [www.tpra.ca](http://www.tpra.ca) – Design, update and manage
3. TPRA email account: [tpratoronto@gmail.com](mailto:tpratoronto@gmail.com) - Monitor emails and respond to requests
4. Send out eblasts as required to communicate with entire membership
5. Host Zoom Series pod casts on topics relevant to members
6. Attracting new memberships and raising funds for development cases
  - Filling out contact information to all residents within the TPRA
7. Assign Block Captains for every block in the TPRA
8. Maintain membership in FoNTRA
  - Keep abreast of changes to provincial and City planning policies and regulations
  - Provide letters of support for FoNTRA activities
9. Maintain a productive relationship with Councilor Jaye Robinson's office
10. Organize social functions for entire membership



# Development Committee - C of A and TLAB Cases

Development Files Supported by Development Committee (2019-2023)		
Address	Year	Submissions/Events
20 Glen Echo	2019	C of A, Letter of Objection
191 Golfdale Rd	2020-2023	C of A (2), <b>TLAB (2)</b> , Planning Evidence
91 Snowdon	2021	C of A, Letter, Planning Evidence for all Snowdon
232 Snowdon	2021	C of A, Letter, Planning Evidence, <b>TLAB</b>
56 Teddington Pk	2021	C of A, Letter of Objection
3182 Yonge/Woburn Condo	2021-2022	Letter, Public Meeting (approved at 11 stories)
186 Snowdon	2022	Letter of Objection
165 Golfdale Rd	2022	C of A
160 Teddington Pk	2022	C of A, Letter of Support
165 Teddington Pk	2022	C of A, <b>TLAB</b> , Planning Evidence
104 Golfdale Rd	2023	C of A, Letter of Support, Planning Evidence
48 Teddington Pk	2022/2023	C of A, <b>TLAB</b> , Planning Evidence
59 Teddington Pk	2023	C of A, Letter of Objection, Planning Evidence, <b>TLAB</b> Settlement

# TPRA Participation in Hearings - Notable Lessons Learned

1. Adjacent/most impacted residents must lead opposition at C of A and TLAB
2. Professional planner must be retained to prepare planning evidence and deliver the case at C of A hearing
3. RAs can no longer appeal a lose to TLAB but can defend a win.
4. Planner and a lawyer essential for a TLAB hearings
5. TPRA has a list of planners and lawyers, if required
6. The cost born by the opposing residents is a major consideration
7. Our neighbouring RAs no longer directly participate in C of A and TLAB hearings (DWRA & YMVA)
8. The Multiplex Study/Bylaw has eliminated the FSI limits on the size of multiplex buildings
9. FSI has been our most commonly used regulation on building size to date
10. The TPRA advocates that every block of every street should designate a street captain
11. Teddington Park Avenue east of Mount Pleasant has done this with great success
12. Number one comment from members is inform residents of upcoming C of A hearing well in advance of the date.





# Need for and New Board Members and Committee Volunteers

- Two additional new board members
- Need new 15 volunteer positions:
  - Yonge Street Intensification Committee (2)
  - TPRA website Committee (2)
  - TPRA email account Committee (2)
  - New memberships and fundraising Committee(2)
  - Block Captains (3 new for Snowdon, 1 new for Glen Echo)
  - Zoom Lecture Series Committee (2)
  - Social Events committee (2)

# Status of Gathering TPRA Members Contact Information

Street & Block	Block Captain	# Residences	# Emails	# Outstanding	% Coverage
1st Snowdon	Jacky Leong	32	6	26	19%
2nd Snowdon	Fiona & Brian Press	42	6	36	14%
3rd Snowdon	TBD	53	5	48	9%
4th Snowdon	TBD	46	3	43	6%
1st Golfdale	Scott Stevens	22	11	11	50%
2nd Golfdale	David Stewart	24	15	9	62%
3rd Golfdale	Paul Conway	28	17	11	61%
4th Golfdale	Kevin Hutchings & Horst Hueniken	15	5	10	33%
1st Teddington	Brad Wilson	16	8	8	50%
2nd Teddington	Susan Marshall	17	15	2	88%
3rd Teddington	Robert Ting & Vicki Hand	23	21	2	91%
Glen Echo	Fred Peters	26	4	22	15%
Riverview	Philip Hampson	42	4	38	9.5%
Mount Pleasant	Stephen Bent	2	2	0	100%

- There are approximately 388 households in the TPRA area.
- TPRA currently has contact information for 122 households ~31%.
- Teddington and Golfdale have the greatest coverage ~ 79% and 54% respectively.
- Snowdon (11.5%), Glen Echo (15%) and Riverview (9.5%) could benefit from outreach.

# Future Yonge Street Development

- City Planning policies support/promote high rise development along transit corridors
- Woburn Ave condo approved for 11 storeys by Ontario Land Tribunal against strong local objection
- Loblaws expected to be re-developing their Yonge Street property
- Need joint effort by all residents' associations along Yonge Street (east and west sides) between Lawrence and Yonge Blvd to protect residential zoning
- Need to minimize the impact on first blocks both sides of Yonge. (+/- 16 blocks)
- How do we influence the province not to support/promote +40 storey condos?





# Draft Outline of Future Direction

- Do we need to change our involvement in C of A and TLAB hearings?
  - RAs can still object to harmful C of A applications
  - RAs can no longer appeal unsuccessful C of A decisions to the TLAB
  - RAs can still defend TLAB decisions that we win
- Highest priority will be protecting residential zoned properties from impacts of intensification and high rise on Yonge Street
  - Requires co-ordination of adjacent RAs
  - Requires assistance from Jaye's office and Toronto Planning
- Must fill two BOD positions and 15 volunteer positions
- Important to keep working with FoNTRA

