**SWANSEA AREA RATEPAYERS’ ASSOCIATION**

**MINUTES of MEETING of September 15, 2020**

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST**

***N.B. The meetings of March 23, April 28, May 25, June 16*, *July 14, and August 18, 2020, were virtual meetings. Due to the Novo Corona virus (COVID 19) pandemic and resulting universal shutdown the Executive meetings for these months were conducted on-line with President Veronica as host and chair of the meetings. The September 15th meeting returned to the Town Hall.***

***The meeting of September 15, 2020 was called to order by Veronica Wynne at 7:33 PM. There were no declared conflicts of interest.***

***Present: Veronica Wynne, Nick Singh, William Roberts and Janice Kaldor.***

***Regrets: John Meijer, Sybil Wilkinson, Sydney Reimer and Brian O'Rourke.***

***Guests: We had three community residents who asked not to be publicly identified.***

**2. AGENDA AMENDMENTS and** **APPROVAL**

***September 15, 2020:*** *It was Moved by William Roberts, seconded by Janice Kaldor, and CARRIED to accept the agenda and deal with the priority items as follows*

* **EXECUTIVE REPORTS**:
  1. Membership and Report (5 mins) – John
  2. Fund Raising & Report (5 mins) – John
  3. Treasurer’s Report (5 mins) – John
  4. Expenses’ Approvals & Payment (5-10 mins)-Executive
  5. Riverside Drive Group Sub-Group Report
* **NEW MEMBERS and GUESTS (10-15 minutes each including Q & A)**

Guest **presentation re Sidewalk on Mayfield at 8 pm (We will interrupt the meeting to allow for this presentation at 8 pm.)**

* **IMMEDIATE ACTION ITEMS**

1. SARA Website Upgrade Presentation and Next Steps – Janice & John
2. BWV Avenue Study/HCD Update and Next Steps – Veronica Nick Bill
3. 1978 Lakeshore Blvd Project Report– Veronica Nick and Bill
4. C of A/TLAB issues: 272 Windermere, 118 Windermere, 10 Armadale
5. 16 Waller Avenue Project and Community Action Update - Veronica, Nick, Bill
6. South Kingsway Traffic issue Update and Report – Executive discussion
7. AGM Speaker/Presentation and Organization Nov 5 – Veronica
8. CORRA Report on 569-2013 Appeal – Veronica Bill
9. Insurance Policy:Investigating Better Insurance Rates – John
10. SARA Membership, Fundraising and Activities/Sub-Committees of Mission Statement Update
11. Calendar and Events 2020 - SARA Mtg Dates, AGM, YIMBY, Sidewalk Sales, AGM, C of Adjustment dates – Veronica & Executive
12. Update, Monitor or Close: Veronica & Executive

* Land Use Items in Section 10 from the Minutes/Agenda of August 18, 2020
* Other Matters that Need attention from the Minutes/Agenda of July 18, 2020
* **COUNCILLOR ITEMS**
* **NEW BUSINESS:**

Next Meeting: Tuesday, October 20, 2020 at 7:30 pm Virtual

1. **MINUTES AMENDMENTS and** **APPROVAL March, April, May, July and August Meetings 2020**

***September 15, 2020:*** *It was Moved by William Roberts, seconded by Nick Singh, and CARRIED to approve the minutes of the July and August 2020 Executive Meetings as circulated.* *The minutes for the March, April, and May Meetings were 2020 Deferred.*

August 18, 2020: The minutes for the March, April, May and July Meetings were 2020 Deferred.

July 14, 2020: The minutes for March, April, May Meetings 2020 Deferred.

July 14, 2020: It was Moved by John Meijer, seconded by Sydney Reimer, and CARRIED to approve the minutes of June 16 as amended.

1. **EXECUTIVE REPORTS**:
   1. **Membership and Report** (5 mins) – John

***September 15, 2020:*** *Report deferred.*

August 18, 2020: Report deferred.

July 14, 2020: It was reported that there was no change to membership since the last report.

June 16, 2020:It was Moved by John Meijer, seconded by Sydney Reimer, and CARRIED to accept John’s report as circulated. It was agreed that a new newsletter should be sent out to the members. John will send a copy of the last one to Veronica.

* 1. **Fund Raising & Report** (5 mins) – John

***September 15, 2020:*** *Report deferred.*

August 18, 2020: Report deferred.

July 14, 2020: No Report.

June 16, 2020: Veronica Wynne reported that the Village Players have not confirmed their plans for dealing with the COVID 19 crises and their webpage says that news is coming soon.

* 1. **Treasurer’s Report** (5 mins) – John

***September 15, 2020:*** *Report deferred.*

August 18, 2020: Report deferred.

July 14, 2020: It was Moved by William Roberts, seconded by Sydney Reimer, and CARRIED to amend the circulated report to add “1978” to the title of the Save Swansea account line to distinguish it the previous use of the words “Save Swansea”. Veronica will update John.

June 16, 2020: It was Moved by John Meijer, seconded by William Roberts, and CARRIED to accept the treasurer’s report as circulated.

* 1. **Expenses’ Approvals & Payment** (5-10 mins)-Executive

***September 15, 2020:*** *There were no expenses.*

August 18, 2020: There were no expenses.

July 14, 2020: None.

June 16, 2020: There were no expenses.

* 1. **Riverside Drive Group Sub-Group Report** – Sydney

***September 15, 2020:*** *No report.* Veronica will write the group to confirm who is in leadership and who our lead contact is.

August 18, 2020: There was no report. Veronica will write the group to confirm who is in leadership and who our lead contact is.

July 14, 2020: There was no Report.

June 16, 2020: There was no report.

1. **NEW MEMBERS and GUESTS (10-15 minutes each including Q & A)**

***September 15, 2020:*** *There were three guests who asked not to be publicly identified****.*** *Their concerns center on councillor Perks’ decision to install a sidewalk on Mayfield between Willard Gardens Parkette and Armadale Ave. Our guests have issues with the procedure and believe the motion passed by Toronto East York Community Council on June 16th was improper, that there has been no justification for the installation, that the costs have not been considered. There is a steep slope and a manhole in the path of the proposed sidewalk as well as a row of established trees which create an exemption for sidewalk placement and adds costs including the need for a retaining wall. There has been no community consultation, no notification of the motion, and the Councillor has refused to meet with them to discuss their concerns. The Councillor’s office has stated that the sidewalk will be installed despite all objections.*

*Transportation Services has been charged with doing an in-depth study of the proposal and the possibility of a temporary sidewalk installation and will report in the Fall.*

*The concerns were presented to the Integrity Commissioner who said the matter was passed by Community Council so it is not an integrity matter.*

*It was recommended to the guests that if there are excessive costs the Auditor General may wish to get involved.*

*There are currently both a fence and some trees which have been planted (and replanted due to vandalism) for which the City gave permission. The Guest will provide the paperwork detailing the conditions of the permission so that we may advise further.*

*N.B. following the departure of the guests a COVID cleanup was performed over and above the STH requirements.*

August 18, 2020: There were no guests.

July 14, 2020: There were no guests.

June 16, 2020: There were no guests.

1. **IMMEDIATE ACTION ITEMS**
2. **AGM Speaker/Presentation and Organization Oct 29- Veronica**

***September 15, 2020:*** *The STH**expects to be open but will not be able to provide full broadcast capabilities. Options for balloting for a possible election are discussed. We discuss sending out invitations to the members to attend the meeting in person on a first come first served basis up to 35, the room’s COVID limit. The invitation would contain a ballot that could be left at the front desk or brought to the meeting if the member was ont of the 35 registered attendees. Veronica Wynne will check with Eventbrite to see if their service offers a voting option.*

July 14, 2020: Given the potential reopening of the STH in August it was Moved by William Roberts, seconded by Sydney Reimer, and CARRIED to set a tentative date of November 5th for our AGM.

June 16, 2020: It was suggested that a larger venue might facilitate spacing sufficient for COVID 19 requirements to host an in person AGM. It was pointed out that October 29th clashes with the potential Villagers Players fundraiser and Oct22nd is the potential Swansea Town Hall Board of Management meeting and Oct. 28th is the Horticultural meeting. It was agreed that we should explore the ability of the STH to broadcast a virtual meeting.

1. **16 Waller Avenue Project and Community Action Update - Veronica**

***September 15, 2020:*** *Veronica Wynne reported that the settlement was signed with the developer and accepted by the COA, but not without considerable effort. The COA initially would not entertain the revised application that was submitted to agree with our settlement with the developer. However the COA passed a motion to accept the revised application and it was approved with the agreed conditions. The Committee commended the Association for its involvement and constructive contribution.*

August 18, 2020: Veronica Wynne reported that there was a meeting with the neighbours on August 11th of which the developer had been notified. Soon after we were notified that the developer had filed a COA application and we also received a letter of complaint from a Ms. Katarina Simons who said she was a friend of the developer. The developer also submitted a prejudicial letter to the COA. In preparation for the COA meeting the neighbours and SARA submitted letters to the COA detailing their concerns. In an effort to reach a settlement with the developer SARA submitted a letter on a without prejudice basis to the developer.

August 18, 2020: It was Moved by Nick Singh, seconded by William Roberts, and CARRIED for Nick to respond to Ms. Simons.

August 18, 2020: It was Moved by William Roberts, seconded by John Meijer, and CARRIED to approve the without prejudice letter, and offer therein, that was sent by SARA to the developer.

August 18, 2020: It was Moved by William Roberts, seconded by Janice Kaldor, and CARRIED to approve Veronica Wynne to write the COA with our objections if there is no settlement with the developer.

August 18, 2020: It was Moved by William Roberts, seconded by John Meijer, and CARRIED to approve Veronica Wynne to write a response to the COA to correct the prejudicial letter sent by the developer to the COA.

July 14, 2020: Veronica reported that we met with the residents on June 13th and the agreed upon issues are: the driveway, building height, depth, shadowing and the decks. John Matheson at 11 Lavinia will seek an expert opinion and contact us for further discussion.

July 14, 2020: It was Moved by William Roberts, seconded by Nick Singh, and CARRIED to continue to work with the neighbours to support their concerns.

June 16, 2020: Veronica Wynne reported that she has sent the updated variances and application to the concerned residents. Veronica will ask them for a response.

1. **Swansea Community Street Signs Project – John, Sydney, Bill**

June 16, 2020: John Meijer reported that an email was sent to the City but no response as yet.

1. **2271-73 Bloor West Update from Architect – Nick, Veronica, Bill**

August 18, 2020: Veronica Wynne reported that we have a signed agreement with Orest (King Edward Investments Inc.), see Appendix A, which limits the impact of variance #5. William Roberts pointed out that commitment #3 requires the owner to apply to sever the property in 9 months and commitment #4 requires severance to be conditional on keeping the ground floor commercial for both properties. We monitor this development for follow through.

July 14, 2020: Veronica Wynne reported that at the Committee of Adjustment hearing we objected to the height of the fence and to a variance (variance #5) that would allow residential uses at the ground level but the Committee approved all the variances with conditions. Following the hearings Veronica had a discussion with the owner, Orest, to explore an appeal regarding the variance for residential use on the ground floor. Orest recognised that the variance was at odds with a “revitalised main street”, a concept he supports and he agreed to consider a settlement. Veronica Wynne will work on a proposal for settlement.

June 16, 2020:Veronica has received and circulated the answers to the questions we submitted. She will resend it to anyone who did not receive it and will be gathering feedback to update position.

1. **South Kingsway Traffic issue E-mail from Resident – Executive discussion**

***September 15, 2020:*** *Veronica will ask Brian and Sydney to give us five top recommendations to present to the councillor.*

August 18, 2020: Veronica Wynne that a speed gun was used to backup the results of Sydney Reimer’s report, i.e. that sight lines are the issue not speed. The speed gun showed that speeds were within an acceptable 10K of the limit.

August 18, 2020: It was Moved by Nick Singh, seconded by Janice Kaldor, and CARRIED to ask Sydney and Brian if they would like to prioritise 5 proposals to address the safety issue. William Roberts abstained from the vote.

July 14, 2020: Sydney Reimer circulated a report, see Appendix A, which pointed to the volume of traffic, the width of the road, and sight lines as being the cause of the problems at the crosswalk.

July 14, 2020: It was Moved by William Roberts, seconded by Sydney Reimer, and CARRIED that Bill and Sydney will prepare a report in consultation with members of the Board and community recommending a preferred soulution to be presented in October.

June 16, 2020: We have received a message from Melanie Fernandez regarding speeding on the South Kingsway and her efforts with the Councillor’s office. It is agreed by consensus that Bill and Brian will update their message from SARA which was intended for the Councillor and get it sent, as well, Ms. Fernandez should be asked if she would like to follow up with us on the matter.

1. **Riverside request of ActiveTo/Councillor as Covid-19 Quiet Street – Sydney & Executive**

June 16, 2020: It was reported that we have received an acknowledgement from ActiveTO of our request for a Quiet Street to be installed on Riverside Dr.. Veronica Wynne will follow up.

1. **Swansea Public School Graduation Awards Update- Bill and Executive**

July 14, 2020: William Roberts reported that the school Principal is hoping to hold an in-person graduation at the end of September.

June 16, 2020: No News. William Roberts will follow up.

1. **SARA TLAB Appeal Decision re JC Salon Application – Bill**

July 14, 2020: No news.

June 16, 2020: William Roberts reported that our appeal to the TLAB of the 2326 Bloor JC Salon application was resolved with an agreed to settlement which will ensure the maintenance of the 200msq maximum for Restaurants on Bloor St. W. The settlement requires that the salon and the restaurant remain separated and the door between the two operations will be kept closed. (See Appendix 1)

1. **Neighbourhood Housing Survey Chief Planner Response – Veronica & Executive**

July 14, 2020: Veronica Wynne reported that a developer group has been appointed to manage the so called “missing middle” as it applies to housing development and we will need to be attentive to what proposals are suggested.

June 16, 2020: The Chief Planner has responded to the joint submission from SARA and CORRA regarding the shortcomings of the City’s housing survey, thanking us for our comments.

1. **STH Board of Management Board Report on possible opening etc. – Bill**

August 18, 2020: Veronica Wynne reported that the Swansea Town Hall asked for renewed space requests and issued a COVID user agreement. Veronica resubmitted our regular dates and was asked if we were going to use them. It was agreed that there was enough space in our regular room (Evergreen Room) for distancing and it would be safe to go back to using the STH. It was agreed by consensus that our regular September meeting will be at the town Hall. To support the STH and help facilitate the Avenue Study meetings Veronica will offer the STH to Greg Byrne for meetings.

July 14, 2020: William Roberts reported that there was a special meeting of the STH Board and it looks like the STH will be opening in August pending the resolution of the details of how it will be managed.

June 16, 2020: No News.

1. **Park Lawn Lake Shore Transportation Master Plan (PLLS TMP) Response July 1 -Nick & Executive**

July 14, 2020: Nick Singh reported that he had submitted our response as circulated, see Appendix B. The response was critical of the process as it seemed to lack transparency and was following some un-discussed outline and there were proposals that did not contribute to net gains for commuters.

June 16, 2020: On June 3rd the City sent out an online version of its presentation intended for the next Public Meeting for the PLLS TMP to the invited stakeholders. The City has asked for comments to be submitted by July 1st. Nick Singh will review the material and send a draft submission to the Board Members for review. For reference Veronica Wynne will send out a link to the City’s presentation.

1. **Bloor West Village Avenue Study & HCD Study. – Bill, Veronica & Nick**

August 18, 2020: Veronica Wynn reported that the virtual meeting of July 29th was used to announce the shutdown of the Heritage Conservation District Study and add the HCD community participants to the Avenue Study group. There was a commitment to incorporate the findings of the HCD into all aspects of the Design Guidelines and to work with the individual building owners to try to get the buildings identified as being of heritage value onto the “listed” index of protected buildings. The meeting was also used to announce dates for the release and completion of the Study. The community expressed concern over the shutdown of the HCD and over the barriers to our participation that are baked into the timeline for completing the study and especially the proposed OPA amendments and the by-laws. The BIA members expressed no concerns and all said they would submit comments later. Bill, Veronica and Nick submitted comments on behalf of SARA see Appendix B and C. Nick will forward his letter to Councillor Perks.

August 18, 2020: It was Moved by William Roberts, seconded by John Meijer, and CARRIED to approve and support the letter by Bill and Veronica regarding the Avenue Study.

August 18, 2020: It was Moved by Nick Singh, seconded by Janice Kaldor, and CARRIED to approve and support Nick`s letter regarding the HCD and Avenue study.

August 18, 2020: It was Moved by William Roberts, seconded by Janice Kaldor, and CARRIED to approve Nick Singh writing to Greg Byrne in support of Allan Killin’s recommendation to add 117 and 111 Runnymede Ave to the list of recommended buildings for protection.

July 14, 2020: Veronica Wynne reported that a virtual meeting is scheduled for July 29th and that her recommendation that the meeting be postponed due to technical limitations of virtual meetings which preclude full participation was not effected.

June 16, 2020: No News.

1. **229 Riverside Drive Appeal Decision Pending July 1 – Sydney, Veronica and Bill**

June 16, 2020: A decision is expected on July 1st.

1. **569-2013 Update Report and CORRA fees & fundraising - Bill, Veronica**

July 14, 2020: William Roberts reported that there are no current hearing dates due to the COVID 19 shutdown and he does not expect a resumption of hearings until 2021.

June 16, 2020: Veronica Wynne reported that CORRA members have contributed some funds but the fund is still short $3,000.

1. **SARA Membership, Fundraising and Activities/Sub-Committees of Mission Statement**

***September 15, 2020:*** *Janice sent the links and some feedback was provided at the meeting. It was agreed that all executive members would send Janice their suggestions to Janice by the 22nd and Janice would circulate a draft on the 29th for action at our next meeting.*

***September 15, 2020:*** *It was Moved by Janice Kaldor, seconded by Nick Singh, and CARRIED to approve up to $500 to hire help with redesigning our website.*

August 18, 2020: Janice Kaldor reported findings from her review of 14 website to help improve our site. She looked at common headings such as Home, About Us, History, Heritage, Development, Architecture, and President’s Message. She also looked at site styles such as dropdown options. Her favorites sites were SAHRA, Leaside, FONTRA, and Bedford Park. Janice will send us the links to these sites in the first week in September. Nick will investigate getting a web design student to work on our site.

July 14, 2020: Sydney Reimer circulated a wide ranging overview of the website, planning and development, transportation, the environment, current issues and activities see Appendix A. It was agreed that Sydney will convene a meeting including John Meijer, Nick Singh, Janice Kaldor and Veronica Wynne and this subcommittee will review Sydney’s report and develop an action plan.

June 16, 2020: There was extensive discussion about how we are making our presence in the community known. It was decided that we are failing to involve our residents and ther are a number of actions that should be taken. It was decided to take a look at revising our website which has been described as a brick wall. It was agreed by consent that Nick, Sydney and John will form a Communications Committee. Veronica will send Sydney a set of example RA websites to sift through for good ideas. John will also look at what improvements can be made to our site. Our Vision and Mandate Statement was also suggested for review as a source of guidance.

1. **Calendar and Events 2020 - SARA Mtg Dates, AGM, YIMBY, Sidewalk Sales, AGM, C of Adjustment dates – Veronica & Executive**
2. **Insurance Policy: Investigating Better Insurance Rates – John**
3. **272 Windermere - Veronica and Executive**

***September 15, 2020:*** *It was agreed that we need to organise the residents to**prepare for**the TLAB appeal.*

July 14, 2020: Nick Singh reported that he participated in the COA virtual hearing for 272Windermere Ave. and was successful in supporting the many neighbours who also participated in getting the application refused. The neighbours are willing to fight an appeal if and when one is filed.

June 16, 2020: Nick Singh submitted a letter of opposition to the COA in regards to the upcoming hearing for 272 Windermere. The letter had been circulated to the Board for approval. June 16, 2020: It was Moved by William Roberts, seconded by Nick Singh, and CARRIED to confirm approval for the letter of opposition regarding 272 Windermere Ave. and to approve the appearance of Nick Singh at the upcoming virtual hearing

1. **2436 Bloor St. W.**

July 14, 2020: Nick Singh reported that he participated in the COA virtual hearing for2436 Bloor St. W. The application was to vary the by-law requiring all residential uses to be above the retail uses. The reason for the variance was to allow residential storage in the basement. Our objection was based on the need for retail activity to be maintained at the street level so that the vital activity that provides an animated street level experience would be maintained. In support of the by-law and making allowance for the reason for the application we proposed that application be approved on condition that retail activity would be preserved at the street level. The applicant agreed and the Committee approved the application with the suggested condition.

1. **1978 Lake Shore Blvd. W.**

August 18, 2020: Veronica Wynne reported that the developer has filed a complete application for the development of the site. Save Swansea is reviewing the proposal and will develop a response and a notice to the residents. Save Swansea has collected a number of signatures and we are advising them that it would be better to direct the petition to the Councillor as opposed to the planning department. SARA is to develop a traffic survey for distribution in September. The results of the survey would be tabulated and presented in a report.

July 14, 2020: Veronica Wynne reported that the developer has filed 36 documents as part of their development application. The Save Swansea group is working on a critique of the application. In our discussion of the developer’s traffic report Sydney Reimer supported it citing the thoroughness of it and agreeing that the suggestion to reduce the northbound lane at the start of Windermere Ave. made good sense for the sightlines, pedestrians and cyclists. It was resolved to visit the area and gather information for a review of the plan in one week. We will meet with Save Swansea the following week.

1. **Update, Monitor or Close: Veronica & Executive**
2. **Land Use Items in Section 10 from the Minutes/Agenda of May 21 2020**
3. **Other Matters that Need attention from the Minutes/Agenda of May 21 2020**

June 16, 2020: The functioning of our COA Committee was discussed. It was clarified that the Chair of our Committee would be responsible for chairing meetings and sending the letters and the Committee as a whole would review the COA applications and make decisions.

1. **10 Armadale Ave.**

***September 15, 2020:*** *Nick Singh reported that this application has been appealed.**It was agreed that we need to organise the residents to**prepare for**the TLAB appeal.*

August 18, 2020: Nick Singh reported that there was once again strong opposition from the neighbours and the Committee refused the application.

July 14, 2020: William Roberts reported that there issues with this proposal due to the excessive size and that it could better conform to the by-laws.

July 14, 2020: It was Moved by William Roberts, seconded by Janice Kaldor, and CARRIED to object to the application and nick would write the letter to the COA in collaboration with Bill.

1. **118 Morningside Ave.**

***September 15, 2020:*** *Nick Singh reported that the COA approved the application with conditions. It was suggested that we should write to the Building Department detailing issues that need to be given attention.*

August 18, 2020: Nick Singh reported that this COA application was done under a waiver and has been reworked and now only has one variance for height whereas it previously had seven variances and the Site Plans seem to contain errors.

August 18, 2020: It was Moved by Nick Singh, seconded by Janice Kaldor, and CARRIED to authorise Nick to write the COA to oppose the height and other variances as necessary.

1. ***238 South Kingsway***

***September 15, 2020:*** *It was reported that we have missed the deadline for the submission of comments and participation on this application.*

1. **COUNCILLOR ITEMS**

***July 14*, *2020:*** *None*

June 16, 2020: None.

1. **NEW BUSINESS:**

Next Meeting: Tuesday, October 20, 2020 at 7:30 pm in the Swansea Town Hall

The meeting was adjourned at 9:30 PM