**SWANSEA AREA RATEPAYERS’ ASSOCIATION**

**MINUTES FOR MEETING OF September 19, 2017**

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

***The meeting was called to order at 7:25 PM. there were no conflicts of interest.***

***Present: John Meijer, Veronica Wynne, Brian O'Rourke, Kate Lawson, Nick Singh and William Roberts,***

***Regrets: Sybil Wilkinson, Sydney Reimer and David Fleming.***

***Guests: Councillor Sarah Doucette, Chris Haskim, Russell Wells, Valery Cooper-Wells, Deirdre Slowey, John Malloy, Karren Allen-Chow, Gary Norris.***

1. **AGENDA AMENDMENTS and** **APPROVAL**

***Moved by Nick Singh and seconded by Brian O'Rourke and CARRIED to deal with the priority items as follows:***

**Priority Items:**

***a) AGM Review and Follow Up for Action Items – John and Executive***

***b) 1926 Lakeshore Update –Bill, Veronica and Nick***

***c) Windermere by the Lake Parkette - Bill***

***d) 34 Southport Plaza & ERB Update***

***e) Short Term Rental By-Law and Regulations City of Toronto – Veronica, Bill***

***f) 569-2013 (Harmonized By-law) Hearing Update – Bill and Veronica***

***g) Swansea Public School Graduation 2017 Support - Bill & Sybil***

***h) BWV Avenue Study Stakeholders Meeting June 12 Review – Veronica & Bill***

***i) BWV Avenue Study Consultation June 26 at Runnymede United – Veronica & Bill***

***j) C of A Applications and OMB Referrals – John and Executive***

***k) Update, Monitor or Close: John & Executive***

* + - * + ***Land Use Items in Section 10 from the Minutes/Agenda in May 16, 2017***
        + ***Other Matters that Need attention from the Minutes/Agenda of May 16, 2017***

***l) 9,i 86 Deforest (Tree House) Update***

***m) 4,b Fundraising recognition award***

***n) 11,c Red Oak initiative***

***o) In Camera: (1) DPS Update and Upcoming Prematurity Hearing – Bill and Veronica***

***(2) Swansea Town Hall Organization – Bill & Executive***

***(3) Neighbourhood OPA 320 Appeal – Veronica & Bill***

***(4) Summer Campaign in Swansea Village – The Executive***

***(5) Avenue Study Information Package – Veronica, Nick & Bill***

***(6) CORRA Reorganization Process – Veronica & Nick***

***m) OMB Reform***

***n) Approval of the minutes of the Special Meeting of Sept 5, 2017***

1. **MINUTES AMENDMENTS and** **APPROVAL (June 20, 2017 and September 5, 2017)**

***September 19, 2017: Moved by Brian O'Rourke seconded by Veronica Wynne and CARRIED to approve the June 20, 2017 minutes as amended.***

***September 19, 2017: Moved by Veronica Wynne seconded by Brian O'Rourke and CARRIED to approve the minutes of the September 5, 2017 Special Meeting as circulated.***

June 20, 2017: Moved by William Roberts seconded by Kate Lawson and CARRIED to approve the May 16, 2017 minutes as circulated.

It was agreed by consensus that the minutes for this month's meeting, being the first meeting following the annual elections, should not show the previous monthly entries but should begin accumulating new entries.

1. **EXECUTIVE REPORTS**:
   1. **Membership Report:**

***September 19, 2017: No Report.***

June 20, 2017: Moved by Veronica Wynne seconded by William Roberts and CARRIED to accept the Membership Report as circulated on line. There were fifteen new memberships this month.

* 1. **Fund Raising & Report:**

***September 19, 2017: Kate has distributed the tickets for the Village Players for Thursday November 2, 2017 to the members of the Executive.***

June 20, 2017: Veronica reported that she has completed the template for the recognition awards.

Kate reported that the tickets for the fall fundraiser at the Village Players, November 2nd performance, have been printed and are available to those who want them.

* 1. **Treasurer’s Report:**

***September 19, 2017: Moved by Kate Lawson seconded by Brian O'Rourke and CARRIED to approve the August, 2017 report as circulated.***

June 20, 2017: Kate reported that our current expenses account was at $6,300 and was reduced by $5,000 for OMB expenses for William Roberts. Kate noted that Terry Mills had not yet submitted an invoice Moved by Kate Lawson and seconded by Veronica Wynne and CARRIED to approve the Treasurer's report as circulated.

1. **Expenses’ Approvals & Payment:**

***September 19, 2017: Moved by Kate Lawson, seconded by Brian O'Rourke and CARRIED:25.31 to Kate for photocopying at the Swansea Town Hall.***

June 20, 2017: Moved by Veronica Wynne, seconded by Kate Lawson and CARRIED: $175.80 to John Meijer for the newsletter.

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

***September 19, 2017: The Swansea community was invited to attend this meeting of the Executive to discuss the decision of Plazacorp to forgo co-operative engagement with the community and the City and to apply to the OMB for a decision about their development application for the properties including the Humber Odeon and west to Riverside Drive. A prehearing of which is scheduled for September 28, 2017. Veronica Wynne provided a presentation and stressed the need for the community to participate and to fund SARG's involvement with the case. Councillor Sarah Doucette said that there had been no direction from City however the City was sending legal counsel to the hearing. Our guests provided their contact information so that we can co-ordinate their participation.***

June 20, 2017: Councillor Sarah Doucette

1. **CURRENT MATTERS: (Chair and Members to identify & discuss only items that need attention)**
   1. **2442 Bloor W. (Humber Odeon) & Plaza Corp. Redevelopment:**

***June 20, 2017: The developer has decided to go to the OMB without resubmitting with a new proposal.***

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* 1. **Southport Plaza/34 Southport, Next Steps with the Chief Building Official:**

***September 19, 2017: Veronica reported that she had sent a letter but there was no response as yet.***

June 20, 2017: No News. Veronica will enquire with the Chief Building Officer.

* 1. **1926 Lakeshore Blvd and Site Plan Involvement:**

***September 19, 2017: The developer had proposed changes to the plans that were approved at the OMB and chose to put those changes to the Committee Of Adjustment for approval. A course of action that SSARA did not object to. The developer also asked SARA to support their application to the COA and provided certain plans and rationales for our review. The subcommittee met and found the plans and rationales unclear and asked for clarification and information. The developer has asked for a community meeting. Councillor Sarah Doucette said that the City does not support all of the proposed changes.***

June 20, 2017: Diamante has submitted new plans. The new shadow study shows new shadows in the summer months. Issues regarding the entrance and exit from the rear laneway will be a matter for the site plan to address.

* 1. **2265-79 Bloor W. Site Plan Approval Process**

***September 19, 2017: Councillor Sarah Doucette reported that calls for a meeting with the developer have gone nowhere and that the development is currently on hold.***

* 1. **1908 – 1920 Bloor Street West connection to 2265-79 Bloor West**
  2. **Harmonized City Wide By-Law *569-2013***

***September 19, 2017: Bill reported that we are awaiting a decision on Chapter 10 for which hearings were completed with five days of in June and three in July. Other Chapters are yet to be discussed. Swansea was the only community association to appear and achieved important changes such as defining the 1st floor of a residence as the closest one to grade thus limiting the height above grade to half of the basement height, limits on front entrance height and a straight numeric calculation for GFA. Thanks to Terry for donating his time for the hearings.***

June 20, 2017: Veronica reported that three days of hearings have been added, SARA is confirmed as a Party as is the City, various developers and those making presentations. The prehearing is set for June 4th and the Councillor would like a update on our actions at the prehearing. The hearings begin on June 26th.

Moved by Veronica Wynne, seconded by Kate Lawson and CARRIED: That the Terry's coping expenses for the hearings be paid for by SARA.

* 1. **Coordination of the 4 x Ratepayers Association:**
  2. **West End Ratepayer Groups – Heritage Designation Effort**
  3. **Bloor West Avenue Study:**

***September 19, 2017: Veronica reported that we had participated in the study and a report had been issued. The next step is the LAC in September. There will be an additional LAC but the completion date remains at the year's end.***

June 20, 2017: Veronica reported that at the June 12th meeting of stakeholders it was suggested by the presenters that there could be a 60% angular plane, 6 stories and increased densities for the avenue. On questioning it was revealed that these suggestions came from the St. Clair Avenue Study. This Study is an inappropriate comparison for Bloor West because it dealt with creating an Enhancement Area. Veronica composed a letter of concern and sent it to all parties: Greg Byrne, Brent Raymond, the Design Team, Councillor Doucette, Sarah Henstock. and others. Veronica received a response that the letter will be included in the Study.

There will be a another Public Consultation Meeting on June 26th at Runnymede United Church. Veronica will send out a flyer for us to deliver to the residents.

* 1. **Promoting SARA and Membership Recruitment:**

June 20, 2017: Veronica will put together an information package for door to door engagement with the residents. The flyer will highlight our involvement in the current Avenue Study and describe the fill specific roles and special projects we need our residents to consider taking on. The goal is to go door to door to raise membership, involvement and funds.

* 1. **AGM: speaker, notify politicians and media, nominating committee, refreshments**

June 20, 2017:John to write a thank-you letter to Barbra Gray, Roger Brown and Barbara's team.

* 1. **Development Permit System Appeal:**

***September 19, 2017: No News.***

June 20, 2017: A Prematurity hearing is scheduled for July 13th & 14th. We are waiting for the other parties to file their issues. Veronica will enquire.

* 1. **Eglinton Connects OMB appeal:**
  2. **Moccasin Trail in Maud Montgomery Park:**
  3. **Swansea Town Hall Sidewalk Sale:**
  4. **Ratepayers' Associations and the agreement for funds collected for the Save Our Village Fund:**

***September 19, 2017: BWVRA has requested that SARG give them a sum of money equivalent to funds spent on the 2265-79 OMB case.***

* 1. **Traffic Study at Bloor Street W and South Kingsway:**
  2. **Mid Rise Guidelines & Performance Standards Recommendations Report**:
  3. **South Kingsway/Mossom Intersection:**
  4. **Closure/Merger of 12th Division Police Station** **(Trethewey Dr. and Black Creek):**
  5. **Swansea Legion Hall Redevelopment:**
  6. **2259 Bloor:**
  7. **Pathway between Palisades and Ellis:**

June 20, 2017: No News, John will follow up.

* 1. **Making Lucy a $100: Item Closed**
  2. **Swansea Safety Meeting:**
  3. **Councillor Doucette New Years Levee and Midrise Performance Standards Guidelines:**
  4. **Riverside Drive Redesign:**
  5. **2115 to 2117 Bloor Street – Community Council Meeting:**
  6. **Speeding on South Kingsway:**

June 20, 2017: Brian reported that a mobile speed alert sign will be placed temporarily in the area. He has requested a traffic study which is preferred over a traffic light study.

* 1. **Lobbyist Registration List for Not-for-Profit Organizations**
  2. **Facebook Account:**
  3. **Blanket Speed Limits for Swansea Streets**
  4. **High Park Mega Development Projects**

***September 19, 2017: Two of the seven proposals have filed with the OMB but are pending the results of the Character Study that has been approved for the area before proceeding. A reesidents meeting is scheduled and Grenadier Square is working on a Site Plan.***

June 20, 2017:Councillor Doucette reported that the Public Meeting was well attended and the proponents are willing to consult the community. there will be a Character Area Study conducted by the City. The Councillor will be looking to form a community Working Group for both the consultations and the Character Study.

**ii. Official Plan Amendment 320 - Neighbourhood Policies**

***September 19, 2017: Bill reported that at Yesterday's meeeting of the OMB it was decided that there would be further prehearings followed by hearings starting in October with dates into March 2018. VFeronica will send out a schedule of hearing dates.***

June 20, 2017: Moved by John Meijer, seconded by Brian O'Rourke and CARRIED: That SARA will work with George and FONTRA on a resolution with the City.

**jj. Short Term Rentals/Airbnb City Consultation**

***September 19, 2017: Veronica reported that she attended a public meeting three weeks ago and provided input. It was proposed that short term rentals should only be allowed in private residences as opposed to apartment units and should be for less than six months of the year. The City is proposing Secondary Suites rules and the matter will be discussed at the Planning and Growth meeting on November 15th and by Licensing on November 20th.***

***September 19, 2017: Moved by Kate Lawson, seconded by Brian O'Rourke and CARRIED: to strike a sub-committee of Bill, Veronica and John.***

June 20, 2017: Veronica reported that further Public Consultation meetings to determine the regulations will not be held until after the regulations are drafted and published.

Moved by, William Roberts seconded by Kate Lawson and CARRIED: that we strike a subcommittee of William Roberts, John Meijer and Veronica Wynne to deal with this matter.

kk.**1978-2002 Lake Shore Blvd. (Joyco Station)**

***Councillor Sarah Doucette reported that there is a proposal to build a 20 story tower on this property and there will be a pre-application meeting on September 28th.***

ll.

1. **NEW BUSINESS:**
2. **Housing**

June 20, 2017: it was discussed with the Councillor that the housing crisis in Toronto is partly caused by developers speculating on the properties they hold approvals for without proceeding to build and supply of housing must come from the building of family oriented units.

**8. COUNCILLOR DOUCETTE ITEMS:**

1. **Site Plan for 2265 Bloor St. W. :**
2. **1926 Lakeshore blvd. W. : See 6(d)**
3. **34 Southport St. : See 6(b)**
4. **2259 Bloor St. W. : See 6(w)**
5. **Avenue Study for Bloor West Village : See 6(j)**
6. **Humber Theatre 2442 Bloor St. W. : See 6(b)**
7. **Community Issues: Swansea Safety Meeting : See 6(z)**
8. **Park Site at The Queensway and Ellis Ave. :**
9. **Construction Problems on South Kingsway :**
10. **City Budget :**
11. **Leaves and snow removal**
12. **LAND USE ITEMS: (Chair & members will identify and discuss only the items that need attention.)**

**a. New Items**

1. **100 South Kingsway:**

June 20, 2017: The COA approved this application

1. *20 Deforest*

June 20, 2017: The COA approved this application to subdivide the property.

1. **89 South Kingsway:**

June 20, 2017: The COA REFUSED this application.

**b. Previous Items**

* + 1. **86 Deforest (Tree House):**

June 20, 2017: It was reported that the tree fort has been lowered and moved however the new fence has not begun. The Councillor will be asked to get the City Inspector involved and to bring in Municipal Licensing and Standards Enforcement.

Moved by Veronica Wynne, seconded by Brian O'Rourke and CARRIED: If required John will write the Councillor for action.

* + 1. **167 Riverside:**
    2. **12 Lavinia:** second storey addition above existing front porch 2.08m front setback vs 3.49 or 3.07m required
    3. **27 Grenadier Heights**: one storey rear addition, third storey addition over portion, third floor rear deck, 0.82 fsi, vs. 0.35 max, 8.76m side wall height, 7m max, 6.22m from stable top of bank, 10m required
    4. **44 Morningside** - sever lot into two undersized residential lots (6.6m and 6.8m frontage respectively)long list of variances (10 and 13) for each, see attached.
    5. **44 Ellis** October 18, '16: It was reported that the COA approved this application
    6. **18 Riverside Cres.:**January 17, 2017: Sydney to contact neighbour

**xvii.** **296 Windermere:**February 21. 2017: The COA approved this application

**xviii**. **24 Innisfree Crt.:**February 21. 2017: The COA approved this application

**xix.** **4 Mossom:**

**xx.** **7 Ellis Gardens:**

**xxi.**

**xxii. 57 Lavinia**:

**xxiii 290 Riverside Dr.:** ***March 21, 2017: Application approved***

**xxiv. 218 Riverside Drxxiiv. 129 Beresford:** ***March 21, 2017: Application denied***

**xxiv. 121 Beresford**

**xxv. 139 Beresford**

**xxvi. 44 Ellis Park**

**xxvii.**

**10.COMMUNITY ORGANIZATIONS:**

**(Chair & members will identify and discuss only the items that need attention.)**

* 1. **High Park Resource Group**
  2. **Community Police Liaison Committee**
  3. **Swansea Community Recreation Centre and Rennie Park**
  4. **Swansea Memorial Library and Friends of the Library:**
  5. **Swansea Public School**

June 20, 2017: Bill reported that this year's graduation will be held on June 27th with a reception at 6:30PM. Bill and Sybil will attend on our behalf and present our sponsored awards. Kate reported that last year we had provided $240 for the awards.

Moved by Veronica Wynne, seconded by John Meijer and CARRIED: That we again provide $240 for the awards.

Veronica asked that we send any photos we have of our attendances at the awards to her for the website.

* 1. **Swansea Town Hall Board of Management**

***September 19, 2017: The Board has asked for a representative other than the designated rep to attend a meeting to discuss group representatives. Veronica will attend.***

June 20, 2017: The director of the Town Hall has suggested that the Town Hall Board of Management community groups be required to put forward two candidates between whom the Board shall choose one to be the groups representative on the Board.

* 1. **J.T. Bonham Residences**
  2. **CORRA:**

June 20, 2017:no news.

**11. ITEMS BEING MONITORED:**

**(Chair & members will identify and discuss only the items that need attention.)**

* 1. **Windermere by the Lake**

June 20, 2017: Councillor Doucette reported that due to an underground water system the Ministry of Natural Resources is holding construction until July 15th. The plan for the park does not include playground equipment only benches.

* 1. **Humber Odeon Developments**
  2. **Red Oak initiative.**

June 20, 2017: Councillor Doucette reported that she is working with Edith and Forest Ontario to get the tree recognised as a heritage tree.

* 1. **Tree By-Law Outcomes**
  2. **2500 Bloor Street West – Tridel Development**
  3. **Five Year Review of Official Plan**
  4. **Impact on Chimneys of Construction of Taller Buildings *April 18, 2017:******Close Item***
  5. **Runnymede Fire Station Closure**
  6. **YIMBY (Yes In My Back Yard):**
  7. **Island Airport *April 18, 2017:******Close***
  8. **Local Appeal Body for the City of Toronto**

***September 19, 2017: Moved by Kate Lawson seconded by Brian O'Rourke and CARRIED: Bill will send a letter to government suggesting that the OMB be turned into a straight appeals body to review reports and provide decisions .***

* 1. **176 Morningside Ave *April 18, 2017:******Close Item***
  2. **67 South Kingsway *April 18, 2017:******Close Item***
  3. **156 Morningside *April 18, 2017:******Close Item***
  4. **Humbergate Initiative *April 18, 2017:******Close Item***
  5. **Former Joyco Station:**
  6. **Bloor West Urban Design Study *April 18, 2017:******Close Item***
  7. **Western Beaches *April 18, 2017:******Close Item***
  8. **Ukrainian Festival and Bloor Street Closures**
  9. **Swansea Traffic Study**
  10. **South Kingsway Ramps**

June 20, 2017: Councillor Doucette reported that the intersection will be turned into a "T" intersection.

* 1. **Leaves and snow removal (See 8,k)**
  2. **Ride Sharing Outcomes from Uber Decision *April 18, 2017:******Close Item***
  3. **Harmonization of Cash in Lieu Fees for Parking**
  4. **Have Your Say / Parks and Recreation Facilities Master Plan**
  5. **Park Lawn / Lake Shore Area Transportation Master Plan**
  6. **57 Lavinia: See 9, b, xxii.**
  7. **1990 and 2114 Bloor Street West**
  8. **2117 Bloor Street West / 19 Harcroft** – ongoing
  9. **78 Kennedy Ave- ongoing-**under construction ***April 18, 2017:******Close Item***
  10. **Swansea Public School Graduation Plaques etc.**
  11. **Lobbyist Registration List for Not-for-Profit Organizations:**

1. **LONG TERM MONITOR FOR FUTURE ACTION:**

**(Chair & members will identify and discuss only the items that need attention.)**

1. **Booking of Swansea Town Hall Rooms for SARA Meetings in 2017**
2. **State Farm Insurance Policy**
3. **Waterfront Master Plan and Western Beaches:**

June 20, 2017: Councillor Doucette reported that she is trying to get "Sculptures on the Beach" which is funded by developers to be brought to our western beaches.

1. **AGM: speaker, notify politicians and media, nominating committee, refreshments:**
2. **Procedures for visitors and guests at Executive meetings**
3. **Pot Luck for the December 2016 Executive**
4. **Swansea Town Hall Side Walk Sale & Events Template**
5. **NEXT MEETING:** Tuesday, October 16, 2017 at 7:15 pm
6. **ADOURNED:** 9:50pm