

**SWANSEA AREA RATEPAYERS' ASSOCIATION  
MINUTES FOR MEETING OF November 16, 2010**

**Present:** Nick Singh, Ian McIsaac, William Roberts, Ed Gaigalas, David Fleming, Kate Lawson, Elizabeth Elson, Louis Gris, Brian O'Rourke

**Regrets:** Sybil Wilkinson, Gared Daniel, John Meijer

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST:** Nick Singh called the meeting to order at 7:35.
2. **AGENDA AMENDMENTS and APPROVAL:** There was no agenda available. It was decided that we would use the October 13<sup>th</sup> agenda and modify it appropriately.
3. **MINUTES AMENDMENTS and APPROVAL (of October 13, 2010, May 18, 2010 and June 15, 2010):** Many people did not received the latest revision of the October 13, 2010 minutes. David Fleming will send the latest version (v4) out for review. Approval will be deferred to the December Executive meeting.
4. **EXECUTIVE REPORTS:**
  - a. **Membership:** No report as John Meijer sent his regrets.
  - b. **Fundraising:** Tickets to the fall play Laura by Vera Caspary and George Sklar on November 18, 2010 are available from Louis Gris.
  - c. **Treasurer's:** Kate Lawson read the report and motioned that it be accepted. The motion was seconded by Ian McIsaac and carried.
  - d. **Expenses:** Kate Lawson submitted \$156.28 of SARA invoices for mailbox rental, coffee at all candidates meetings, and photocopies. David Fleming motioned that the expenses be paid. The motion was seconded by Elizabeth Elson and carried.
5. **CURRENT MATTERS:**
  - a. **New Members and Guests for 45 Morningside Ave and 60 Beresford Ave:** David Fleming motioned that the Executive deal with 45 Morningside Avenue at this point. The motion was seconded by Kate Lawson and carried. In attendance were, Tony De Cicco, Dino Giuliani and Lucia Favret from 47 Morningside Ave, Ruby and Gail Chalmers from 40 Morningside Ave, and Bill Zock, Roberto Salmena (Terra Firma Homes), and Sam Grasso (Terra Firma Homes) from 45 Morningside Ave were in attendance. Nick introduced the item and introduced Roberto Salmena to present his application stating that Terra Firma has been working in Swansea for 12 years to buy and improving properties by developing them. They want to improve the neighbourhood and not build houses that stick out; 45 Morningside is an opportunity for them to do just that. The stated that most of the variances were triggered by the introduction o the new zoning by-law. Lucia Favret was concerned about a number of items, primarily that the development was too big for the lot, and that all of the variances constituted a large not minor change. She was also rushed for time due to the short notice and no information, other than what is in the application, so needs more time to evaluate the application. Questions were asked about the whether the basement would be used for an apartment, and why there was a large open void at the front between over the living room. Sam Grasso replied that there are no window in the basement, and an apartment in not in their plans, the the large area is to make a higher more open space at the front, and that they would comply with the landscaping

requirements, thus eliminating that variance. When it was pointed out that there are basement windows and that the variances were in fact valid, Sam Grasso retracted his statements. Some more questions were asked and answered, and the guests left so that the Executive could discuss the matter.

Bill Roberts motioned that SARA/SARF opposed the application on its merits. The motion was seconded by Kate Lawson and carried. David Fleming motioned that Bill open the letter in his legal capacity opposing the application. The motion was seconded by Kate Lawson and carried. David Fleming motioned that Louis Gris attend the COA meeting to represent SARA/SARG. The motion was seconded by Kate and carried.

60 Beresford Ave: David Fleming described the COA application at 60 Beresford Avenue where they are asking .88 GFA and a third floor addition. Bill Roberts motioned that SARA/SARA oppose the application and that David Fleming write a letter of opposition. The motion was seconded by Kate Lawson and carried.

- b. **Property Encroachment at 55 Mayfield Ave - Willard Gardens Parkette:** No news.
- c. **Membership Committee:** No news.
- d. **Waterfront Master Plan and Western Beaches:** No news. This item and others need to be itemized, described, and presented to Councillor-elect Sarah Ducette.
- e. **South Kingsway Ramps:** No news.
- f. **Sobeys Mall Traffic Problems:** The main entrance to the mall has been redesigned and traffic flows much better. Close.
- g. **2500 Bloor Street West – Tridel Development:** Nick Singh reported that we have requested the planning report that we are paying \$500 of the \$1000 cost. It will give us enough information to make a decision whether to proceed with the OMB appeal. Compounding matters is a technical problem with the original appeal that may make it problematic to continue.
- h. **Proposed Consolidated Zoning By-Law:** No news.
- i. **Scotia Bank Toronto Waterfront Marathon – September 26, 2010:** The awards ceremony for the 2010 marathon is November 30, 2010. Nick and other members of the organizing committee will attend. We will be awarded the “Best Cheering Section” award due to large, spirited and enthusiastic community involvement. All the donation and award money will be accounted for and dispersed when all of the cheques are received. The 2011 marathon will be Saturday October 16, 2011.
- j. **Rennie Park Off Leash Dog Dog Walk:** No news.
- k. **Queens Pasta Liquor Licence Application:** No News. Nick Singh will follow up with the Alcohol and Gaming Commission.
- l. **All Candidates Meetings – Toronto Municipal Election:** Both the Councillor and the Mayoral All Candidates Meetings were well attended and went smoothly. The mayoral ACM was attended by the top four candidates, Rob Ford, Joe Pantalone, Rocco Rossi and George Smitherman. Ed Gaigalas will pencil in some dates for next year's Provincial Election All Candidates meeting. When the date is known, he will let the incumbent, Cheri DiNovo know.
- m. **Ukrainian Festival and Bloor Street closures:** Lane closures between Jane and the South Kingsway create unnecessary traffic problems with the current incarnation. SARA should write a letter outlining concerns. Defer to January.
- n. **Southport Plaza:** Ian McIsaac reported he has raised \$3000, \$1500 from his condo and \$1500 from Ron Braun at RARG. Ron Braun will approach his condo's board and Ian will approach other condo's in the neighbourhood. Ron Braun has suggested that they team up with the developer to combine monies to hire a planner and get a joint study. Ian has started looking at planners, one being John Winter.

- o. **South Kingsway streetcar stop:** No news. Item for Sarah Ducette.
- p. **YIMBY Festival:** Ian McIsaac, Brian O'Rourke and Bill Roberts attended the meeting and made some good contacts. Close.
- q. **311 Call Centre problems:** No news.

#### 6. LAND USE ITEMS:

##### a. **Past Items:**

- i. **169 South Kingsway:** No news - Close
- ii. **155 Morningside Ave:** No news. The meeting have not taken place yet.
- iii. **67 Runnymede:** The City has enforced the Community Council decision and the front is no longer being used for parking. Close.
- iv. **212 Windermere:** No news.
- v. **21 Mayfield:** No news. Close.
- vi. **71 Morningside Ave:** Bill Roberts reported that the OMB hearing started and that after he consulted with the planner, the OMB adjourned the hearing until January 11, 2011.
- vii. **25 Dacre:** Bill Roberts reported that a decision with conditions was given and that the appellants are satisfied with the outcome. Close.
- viii. **42 Morningside Ave:** Bill Roberts reported that the OMB ruled that the conditions agreed upon by the developer and the appellant would be enforced: GFA .78 from .87, sideyard setback, lower height and massing, rear patio setback, construction of a privacy fence, no windows on east wall, and no alteration to the existing grade. In all, a satisfactory negotiation. Close.
- ix. **80 Beresford Ave:** The COA approved the variances. Close.

##### b. **New Items:**

- i. **60 Beresford Ave:** See new items and guests.

#### 7. COMMUNITY ORGANIZATIONS:

- a. **High Park Community Advisory Council:** No news.
- b. **Community Police Liaison Committee:** No news.
- c. **Swansea Community Recreation Centre & Rennie Park:** The New Years Eve Skate will be held from 6:30pm to 9:00pm. Swansea Hockey will start playing December 27, 2010.
- d. **Swansea Memorial Library and Friends of the Library:** Bill Roberts reported that usage continues to increase.
- e. **Swansea Public School:** No news.
- f. **Swansea Town Hall Board of Management:** Bill Roberts reported that the AGM will be February 16, 2011. The board needs new members to help with any administration duties, bookkeeping and paralegal skills. The Town Hall Antiques Show will be November 28, 2010.
- g. **J.T. Bonham Residences:** No news.
- h. **CORRA:** No news.

8. **ITEMS BEING MONITORED:**

- a. **Windermere by the Lake:** No news.
- b. **Southport Plaza:** No news.
- c. **Former Joyco Station:**No news.
- d. **Humber Bay Treatment Plant:** No news.
- e. **Proactive Measures to Preserve the Character of Swansea:** No news. Close.
- f. **Storm Water Management Plan – Ellis Ave/Colbourne Lodge Dr:** No news.
- g. **Bloor West Urban Design Study:** No news.
- h. **Humber Odeon Developments:** No news.
- i. **Adopt-A-Block Program and Display Poster:** It was used at the YIMBY meeting.
- j. **Rennie Park/Ellis Avenue Storm Sewer Replacement:** No news.
- k. **Bloor Street Bridge Repair:** No news.
- l. **Humbergate Initiative:** No news. Item for Sarah Ducette.
- m. **0 Old Mill Road:** Bill Roberts reported that the address is now 30 Old Mill Road.
- n. **Swansea Traffic Study:** No news. Item for Sarah Ducette.
- o. **Booking of Swansea Town Hall Rooms for SARA Meetings:** David Fleming reported that the rooms are booked until the end of 2011.

9. **NEW BUSINESS:** None

10. **NEXT MEETING:** Wednesday, December 15, 2010. Food and drink are welcomed and encouraged.

11. **ADJOURNED:** 10:00 pm