

**SWANSEA AREA RATEPAYERS' ASSOCIATION
MINUTES FOR MEETING OF March 15, 2011**

Present: Nick Singh, William Roberts, David Fleming, Elizabeth Elson, Brian O'Rourke, Sybil Wilkinson, John Meijer, Kate Lawson, Ian McIssac, Louis Gris

Regrets: Gared Daniel, Ed Gaigalas

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST:** Nick Singh called the meeting to order at 7:32.
2. **AGENDA AMENDMENTS and APPROVAL:** Bill motioned that the agenda of March 15, 2011 be accepted as amended. The motion was seconded by Elizabeth and carried.
3. **MINUTES AMENDMENTS and APPROVAL (of February 15, 2011, May 18, 2010 and June 15, 2010):** William Roberts motioned that the minutes of February 15, 2011 be accepted as amended. The motion was seconded by Elizabeth Elson and carried.
4. **EXECUTIVE REPORTS:**
 - a. **Membership:** Bill Roberts motioned that the report be accepted. The motion was seconded by John Meijer and carried.
 - b. **Fundraising:** No news.
 - c. **Treasurer's:** No report. Kate Lawson will report at the next meeting.
 - d. **Expenses:** John Meijer \$87.69 for newsletter expenses. John Meijer motioned that the expensed be paid. The motion was seconded by Bill Roberts and carried.
5. **CURRENT MATTERS:**
 - a. **New Members and Guests: 19 Mayfield - Ivan Radojcic:** Mr. Radojcic is planning a renovation on his bungalow to by building a second story, rear half width second story balcony, and a first floor deck out the back. He is having challenges with height limitations, the basement being counted as GFA, as well as negotiating the planning and permitting process. He would like to involve the neighbours and SARA as he does not want to cause problems or controversy. GFA would be around 0.67 if not counted, 0.96 if it was. At first glance the GFA seems to be a technical problem. **Norm VanderBurgh** of 15 Mayfield indicated that Mr. Radojcic has discussed the plans with him. Until the variances are determined and we hear what neighbours say, the SARA can not make any decisions. Post guest discussion: Bill Roberts motioned that SARA not object subject to seeing the final plan, that the variances are technical and the neighbours do not opposed. The motion was seconded by John Meijer and carried.
263 Ellis Ave - Sherry Boguski (applicant), **Mary-Ellen Lynch** (architect): Ms. Boguski went to the COA where there application was deferred. They were asked to consult the neighbours and SARA. The committee asked to see if the roof could be altered which would make the building less boxy. She explained her application and asked for input. They want to add a third floor as their family is expanding. Variances were sought for both overall height of 9.19m, GFA of 0.75 in a 0.35, side wall height, and side wall setback. The have support from all of the neighbours and Councillor Doucette. Bill Roberts suggested that attempting to alter the front roof to be more sloped to soften the effect on the street-scape would be a good idea. The executive will discuss the application and get back to Ms. Boguski. Post guest discussion: The large GFA is a big concern. The current legal nonconforming GFA is around 0.55 including part of the basement included. Bill Roberts

motioned that we will defer a final decision until we can confirm the current GFA, the hard square foot floor numbers, have the exact plans, and have the sub-committee deal with the applicants to see if some changes can be made to have the building closer to the neighbourhood build. The motion was seconded by David Fleming and carried.

15 Runnymede – Frank Bisci: This is his second application. The first was a third floor addition with an additional suite. This application is to convert the existing duplex to a triplex. Many neighbours, Councillor Doucette, City Planning and SARA opposed the application. The COA denied the application and he has appealed to the OMB. He believes that although the application is not allowed by the by-law there are many properties in the area that are the same so he should be allowed his application. Post guest discussion: Bill Roberts motioned that SARA continue to object and that we approach Councillor Doucette to provide a City Planner and lawyer for the OMB appeal. The motion was seconded by David Fleming and carried. John Meijer will get the OMB file. Kate Lawson volunteered to contact the neighbours. Nick Singh will contact Councillor Doucette.

15 Mayfield – Norm VanderBurgh: 22 Mayfield has built a illegal front yard parking pad. Mr. VanderBurgh notified the City of the problem. The City refused the pad. The owners have appealed to Community Council where it will be heard on April 21, 2011. Mr. VanderBurgh is asking for support from SARA to oppose the appeal. Bill Roberts motioned to support the opposition of the appeal. The motion was seconded by Louis Gris and carried. David Fleming will write a letter to the Etobicoke York Community Council.

- 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. The issue has been explained to Councillor Doucette.
- e. **South Kingsway Ramps:** No news. The issue has been explained to Councillor Doucette.
- f. **2500 Bloor Street West – Tridel Development:** Bill Roberts explained the application was approved at the OMB. The Old Mill group wrote a letter of thanks to Bill Roberts and Nick Singh for their's and SARA's help. Move to monitor.
- g. **Consolidated Zoning By-Law:** The OMB is dealing with the 600 plus appeals. Bill Roberts indicated March 24 public hearing with Planning and Growth Management. The official report is not out yet but he currently looking at more information provided by the City.
- h. **Scotia Bank Toronto Waterfront Marathon – September 26, 2010:** The committee met. Each of the four groups needs to appoint a champion. John Meijer has volunteered. If the champion can raise lots of cash, it will be beneficial to all of the groups.
- i. **Rennie Park Off Leash Dog Dog Walk:** No news.
- j. **Queens Pasta Liquor Licence Application:** No news.
- k. **All Candidates Meetings - Provincial Election:** No news. The provincial all candidates meeting will be held on Tuesday September 27, 2011.
- l. **Ukrainian Festival and Bloor Street closures:** No news. The issue has been explained to Councillor Doucette.
- m. **Southport Plaza:** Ian McIsaac reported he has finished soliciting support at surrounding condominium boards. We have received \$1500 with two pledges totalling \$1800.
- n. **South Kingsway streetcar stop:** No news. The issue has been explained to Councillor Doucette.
- o. **West End Ratepayers' Group Meeting:** Bill Roberts reported that the group is gaining traction and that CORRA is also gaining some exposure.
- p. **AGM:** – Staff Inspector Peter Lennox will speak. We will leave it to him to pick a topic. We will have Ed notify the elected officials. Kate Lawson will make the treasurer's report for the 2010 year with a comparison to 2009.

6. LAND USE ITEMS:

a. Past Items:

- i. **155 Morningside Ave:** There was a meeting with the applicants lawyer. The neighbours have hired Bill Roberts and D'Arcy Dunel to provide planning details for the City buildings planning department and Councillor Doucette that will be considered by the applicant.
- ii. **212 Windermere:** No news.
- iii. **71 Morningside Ave:** Bill Roberts reported the OMB granted only the side yard setback. All other variances were not approved, including high and front yard setback.
- iv. **45 Morningside Ave:** Bill Roberts reported that the application was adjourned.
- v. **15 Runnymede Road:** See item 5 a, New Members and Guests.
- vi. **70 Lavinia:** Bill Roberts reported that the neighbours are appealing to the OMB and have retained him to represent them. SARA will wait for the neighbours to contact the executive before any further action is taken.

b. New Items:

- i. **16 Lavinia:** See item 5 a, New Members and Guests.
- ii. **263 Ellis:** See item 5a, New Members 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:** No news. Meeting in April.
- d. **Swansea Memorial Library and Friends of the Library:** The Library has requested extra hours.
- e. **Swansea Public School:** No news.
- f. **Swansea Town Hall Board of Management:** Bill Roberts reported that there may be an opening on the board.
- 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. Close item.
- e. **Bloor West Urban Design Study:** No news. This item has been described to Councillor Doucette.
- f. **Humber Odeon Developments:** No news.
- g. **Adopt-A-Block Program and Display Poster:** No news.
- h. **Bloor Street Bridge Repair:** No news.
- i. **Humbergate Initiative:** No news. This item has been described to Councillor Doucette.
- j. **Swansea Traffic Study:** No news. This item has been described to Councillor Doucette.
- k. **Booking of Swansea Town Hall Rooms for SARA Meetings:** Rooms have been booked to November 2011.
- l. **Brigham Pipe:** No news.

9. **NEW BUSINESS:**

- a. 157 Riverside Dr. There has been dumping of garbage and graffiti on the building. A clean up order that expires on Friday March 18, 2011 has been issued.

10. **NEXT MEETING:** Tuesday, April 19, 2011.

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