

SWANSEA AREA RATEPAYERS' ASSOCIATION
MINUTES FOR MEETING OF January 17, 2012

Present: Nick Singh, William Roberts, Ed Gaigalas, Kate Lawson, Ian McIssac, Sybil Wilkinson, Elizabeth Elson, Keith Dicks, Gared Daniel, Brian O'Rourke, John Meijer

Regrets: David Fleming, Louis Gris

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST:** Nick Singh called the meeting to order at 7:40. In the absence of David Fleming it was agreed that Nick Singh would take the minutes and Bill Roberts would chair the meeting. Ed Gaigalas declared that as owner of 13 Durie he had a conflict with the Committee of Adjustment application for a variance for that property.
2. **AGENDA AMENDMENTS and APPROVAL:** Bill Roberts motioned that the agenda of January 17, 2012 be accepted. The motion was seconded by Kate Lawson and carried.
3. **MINUTES AMENDMENTS and APPROVAL:** William Roberts motioned that the minutes of December 14, 2011 be amended as follows:

5j should read: "The Jonathan Winter report has been published. In summary, the area is massively *under serviced*. John Meijer will post the report on the SARA website. The Media is *covering* the situation."

4b the second last line should read: "It was suggested that we could change the date of the Fundraiser to another date that would *not* be so close to the Scotiabank Marathon."

The motion was seconded by Kate Lawson and carried.

4. **EXECUTIVE REPORTS:**
 - a. **Membership:** No Report.
 - b. **Fundraising:** No Report.
 - c. **Treasurer's:** Kate Lawson moved the report as read. The motion was seconded by Elizabeth Elson
and carried.
 - d. **Expenses:** None

1. CURRENT MATTERS:

- a. **New Members and Guests:** None.
- b. **Membership Committee:** No news.
- c. **Waterfront Master Plan and Western Beaches:** Councillor Doucette responded to our inquiry with the following:

"Sunnyside water curtain project finished after 2 years as the funding was all used up. The curtain was removed before the summer of 2011. There are no plans to continue this project."
- d. **Consolidated Zoning By-Law:** Bill Roberts reported that the City's report on the revision of the bylaws is delayed and the future of the endeavour is uncertain.
- e. **Scotiabank Toronto Waterfront Marathon – October 16, 2011:** Ed reported that all of the monies with the exception of the prize money has been received by the committee.
- f. **Southport Plaza:** Draft reviews of the developer's retail study and a traffic study have been provided to the South Kingsway Neighbourhood Committee. The developer's traffic report suggests some possible measures at key intersections. An article in the Villager indicates that the developer is now suggesting 40% more retail than previously. A meeting is planned with Committee Chair Victoria Wynne to discuss the retail space
- g. **West End Ratepayers' Group Meeting:** No News.

- h. **Toronto Neighbourhood Guide.com:** Brian O'Rourke reported that the site seems to be a commercial one rather than a community service site and it would be problematic for us to be putting commercial advertising on our site. It was agreed that if the Guide wanted to put us on their site we would have no objection at this time.
- i. **YIMBY – Yes, In My Back Yard:** Brian O'Rourke reported on the costs of the SARA banner board. Ian McIssac moved \$400 for the board, a storage case and graphic design for our logo, it was seconded by Sybil Wilkinson and carried.
- j. **City Solicitors end OMB appearances:** We will continue to monitor this item.

6. LAND USE ITEMS:

a. **Past Items:**

- i. **155 Morningside Ave:** No News
- ii. **42 Morningside Ave:** The OMB issued a decision on December 15 approving the settlement that was previously negotiated.
- iii. **22 Mayfield:** No news. The parking pad has not been removed.
- iv. **12 Valleysmede/45 Pallisades:** Coullillor Doucette responded to our inquiry with the following and it was decided to move this item to monitor:
 “Referencing the email sent to Kate Lawson on November 15th 2011 Urban Forestry was asked to inspect the site and they determined that there was no infraction and that the resident had been trimming trees on the property.”
- v. **2 Windego Way:** The City is still waiting for the Forestry Report.

vi.b. **New Items:**

- i. **1844 Bloor St. W.:** The developer of this site across from High Park is seeking additional height and density. The Etobicoke York Community Council has sent the application back to the planner from community consultation. SARA will offer assistance in an advisory capacity.
- ii. **95 Lavinia:** The Swansea Town Hall does not have space for the legislated outdoor playground required for its new daycare tenant. So the Town Hall has applied to the Committee of adjustment for permission to put the playground on the front patio until June 2013 contrary to the bylaws. SARA will not be taking a position on this application.
- iii. **13 Durie:** The owner, Ed Gaigalas, presented his proposal to develop this property. There are some extenuating circumstances as the property is in a valley, has some easement issues and has several higher roves in the area. To build a three story house the proposal requires variances to go 1.6m higher, to have 110% more GFA and reduced setbacks on three sides. After Ed left the meeting the board decided to look carefully at the property for the extenuating circumstances and opportunities for compromise.

7. COMMUNITY ORGANIZATIONS:

- a. **High Park Community Advisory Council:** No News
- b. **Community Police Liaison Committee:** No News
- c. **Swansea Community Recreation Centre and Rennie Park:** No News
- d. **Swansea Memorial Library and Friends of the Library:** No News
- e. **Swansea Public School:** No news.
- f. **Swansea Town Hall Board of Management:** Bill Roberts reported that the AGM is scheduled for February 29.
- g. **J.T. Bonham Residences:** We do not a liaison person for the residence. Keith Dicks will contact a possible candidate for the position.
- h. **CORRA:** In a call to members to renew their three year memberships ratepayer groups were not included. Bill Roberts sent a letter seeking to correct this. Keith Dicks moved that Bill's letter be approved, Sybil Wilkinson seconded and the motion was carried. John Meijer moved that SARA renew its membership in CORRA, seconded by Sybil Wilkinson and carried.

8. ITEMS BEING MONITORED:

- a. **Windermere by the Lake:** No news.
- b. **Southport Plaza:** As discussed.

2012.”

- c. **Former Joyco Station:** Councillor Doucette responded to our inquiry with the following:
“Request for Proposals went out for a Business Plan consultant who will report back in early 2012.”
- d. **Bloor West Urban Design Study:** Councillor Doucette responded to our inquiry with the following:
‘City Planning has said that they do use this document regularly for reference purposes but this study does not come close to what is required for an Avenue Study’
- e. **Humber Odeon Developments:** No news.
- f. **Adopt-A-Block Program and Display Poster:** No news.
- g. **Bloor Street Bridge Repair:** Some work is still continuing.
- h. **Booking of Swansea Town Hall Rooms for SARA Meetings:** No news.
- i. **Brigham Pipe:** No News
- j. **2500 Bloor Street West – Tridel Development:** No news, work continues.
- k. **State Farm Insurance Policy:** The insurance has been paid and we are covered
- l. **Replacement of OMB by Local Appeal Board:** Councillor Milczyn will be meeting with some local groups regarding this matter.

9. ITEMS FOR COUNCILLOR DOUCETTE:

- a. **Property Encroachment at 55 Mayfield Ave - Willard Gardens Parkette:** Councillor Doucette responded to our inquiry with the following:

“Councillor's office has requested Real Estate Services to do a Title Search for 51 and 63 Mayfield. Will get back with the results.”

- b. **South Kingsway Ramps:** Councillor Doucette responded to our inquiry with the following and it was decided to move this item to Items Being Monitored and to discuss our response at the next meeting:
“Quoted emails below from Domenic Diflavio of Transportation Services:

"May 2010 - Domenic Diflavio, Supervisor, Traffic Operations and John Kelly, Manager, Technical Services, attended a meeting with area residents. Concerns were expressed regarding the visibility and compliance at this location and a proposal by the residents was introduced to remove the concrete "bump-out" west of the intersection to make room for an acceleration/merge lane and thus eliminate the stop signs. This proposal was studied and determined to be unsafe for cyclists and pedestrians.

Aug 2010 - To address concerns expressed at the meeting in May, a compliance study was conducted and analysed. The results showed that 46.5% of motorists entered slowly and did not come to a complete stop. The observer made note that almost all motorists appeared to be aware of the stop signs since they did not enter fast and proceeded with caution.

May 2011 - A "Stop Ahead" warning sign was installed to raise motorists' awareness that a stop sign is approaching beyond the curve on the westbound on-ramp. According to our records, this sign has been installed."

"Yes, we did acknowledge that the way the ramp is designed requires the motorist turn their head and body as well as use the rear view mirror, more so than at a right-angle intersection, to see vehicles on The Queensway while stopped at the approach. In our opinion, this is not unacceptable; many ramps or turning roads, both at-grade and grade-separated, are designed and built to connect to the intersecting road at an acute angle.

Furthermore, a review of the collision history (at the time) at this location did not reveal a pattern that suggests this movement is unsafe and a measurement of the sightlines revealed that motorists, on the ramp or on The Queensway, could see and judge gaps in conflicting traffic or react in time to hazardous movements occurring in front of them."

- c. **Ukrainian Festival and Bloor Street closures:** Councillor Doucette responded to our inquiry with the following:

“Your suggestion of not allowing pedestrians to cross east/west at Jane and Bloor would require a paid duty officer to be there at all times and the cost is prohibitive”

- a. **South Kingsway streetcar stop:** Councillor Doucette responded to our inquiry with the following:
”Possible future project. No money at this time.”

- d. **Cell Phone Towers at 9 Morningside Ave:** Councillor Doucette did not respond to our inquiry and as we do not believe there is anything to be done about the towers we agreed to close this item.
- e. **Humbergate Initiative:** Councillor Doucette responded to our inquiry with the following:
“According to City Planning this is the same report as the one above [The Bloor West Urban Design Study].”
- f. **Swansea Traffic Study:** Councillor Doucette responded to our inquiry with the following:
“There will be a traffic study of the roads associated with the Tridel development when construction is complete and the building has been occupied for 6 months. State Building Group will also have to conduct a study for 34 Southport and similarly which ever developer builds at the Humber Odeon”
- g. **Rennie Park Off Leash Dog Walk:** Councillor Doucette responded to our inquiry with the following:
“Public meeting to be held on January 25th 2012 at Swansea Rec Centre regarding an update on Rennie off leash and a new off leash site proposed for an area within the Western Beaches.”

10. NEW BUSINESS:

- a. We received an invitation from Global News to participate in providing subject matter for their programming. Ian McIssac will investigate.
 - b. Nick Singh reported that he had errantly signed SARA up as supporters of keeping the High Park Zoo open and the Kids Count petition, both as part of the support for Councillor Doucette who was trying to deal with the City budget cuts that were affecting children. Kate Lawson moved that the sign ups be approved by the Board, seconded by Brian O'Rourke it was carried
- a. **NEXT MEETING:** Tuesday February 21, 2012.
 - b. **ADJOURNED:** 9:45 pm.