

**SWANSEA AREA RATEPAYERS' ASSOCIATION
MINUTES FOR MEETING OF September 17, 2013**

Present: Louis Gris, David Fleming, William Roberts, Elizabeth Elson, John Meijer, Gared Daniel, Keith Dicks, Nick Singh, Andrew Reitknecht, Ian McIsaac, Sybil Wilkinson, Kate Lawson

Regrets: Brian O'Rourke

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST:** Nick Singh called the meeting to order at 7:28.
2. **AGENDA AMENDMENTS and APPROVAL:** David Fleming motioned that the agenda of September, 17, 2013 be accepted. The motion was seconded by Bill Roberts and carried.
3. **MINUTES AMENDMENTS and APPROVAL:** David Fleming motioned that the minutes from March, April and June 2013 Executive meetings be accepted as amended. The motion was seconded by Bill Roberts and carried.
4. **EXECUTIVE REPORTS:**
 - a. **Membership:** John Meijer did not have the report. He will distribute the report by email when it is ready.
 - b. **Fundraising:** Louis Gris reported that the Fundraiser with the Village Playhouse is on and tickets are available. The play, a murder mystery, "Murder Mistaken" by Janet Greene, on Nov. 7th, 2013. Tickets are \$16.00.
Keith Dicks asked if there is a way we could drum up funds to help replenish our reserve, perhaps door to door or telephone campaigning. As there are a number of upcoming development items, it could be the right time. SARA needs to formulate a fundraising and membership strategy. Keith Dicks, Sybil Wilkinson and Gared Daniel will form a committee to look into the matter. Bill Roberts motioned approval of the committee. The motion was seconded by Ian McIssac and carried.
 - c. **Treasurers:** Kate Lawson moved approval of the June 2013 report as sent. The motion was seconded by Bill Roberts and carried.
 - d. **Expenses:** Swansea Town Hall copies and Louis Gris for fundraiser ticket printing. Bill motioned the expenses be paid. The motion was seconded by Elizabeth Elson and carried.
5. **CURRENT MATTERS:**
 - a. **New Members and Guests:** Veronica Winn discussed the OMB appeal for the Southport Plaza. An agreement with the City was negotiated before the hearing where the SKNC will be involved with input in the site plan process. The points for the appeal with respect to zoning were recognized as valid. There was also a restricted covenant discovered dealing with retail usage. The points made for retail were also accepted. The matter is still under review by the OMB and we are awaiting the decision. Veronica felt that the case was presented well. Costs have been tallied for a total of almost \$32,000 excluding the Hydrologist bill of \$1,745.85 which SARA is paying for. The SKNC has \$19,500 making a deficit of approx \$12,500. The SKNC is negotiating for lower rates and is also trying to raise more funds. Veronica and the SKNC has asked that SARA's \$5000 allocation be given over with no restrictions.

Thomas George from 21 Brule Crescent came to discuss the Committee of Adjustment proposal at 25 Brule, an addition towards the back of the property, right up to the ravine slope. The GFA is 0.42 in 0.35 zone on a property that does not have a lot of table land. The building is 17.4m long in a 17m zone and will be touching the ravine. The property is governed by ravine protection, but a permit has not been applied for. There are other concerns with the potential for a deck at the rear, as well as

drainage problems. He has talked with the Toronto Conservation Authority about the development. He has asked for help from Counsellor Doucette and City Planners, and is asking SARA for support. David Fleming motioned that SARA support Mr. George and any neighbours opposing the application. The motion was seconded by Sybil Wilkinson and carried. John Meijer will write a letter. Bill Roberts abstained from the vote.

- b. **Membership Committee:** See item 4, Fundraising.
- c. **Consolidated Zoning By-Law:** SARA's appeal was rejected because it was filed late. We have some options such as sheltering under the CORRA appeal or requesting permission to be a party at the pre hearing. David Fleming gave Kate Lawson the money order for \$125.00 that was returned with the application.
- d. **Southport Plaza:** See 5a, New Members and Guests.
In camera discussion: Bill Roberts moved that we remove the conditions on the \$5000 allocated for the SKNC. The motion was seconded by David Fleming and carried.
Bill Roberts was concerned that prior in camera discussions pertaining to the OMB appeal had been discussed with people outside of the Executive. This a concern to all members of the Executive. Also, at this point, in a worse case scenario, if SARA has to pay all liabilities from the appeal, we need to set aside \$12,000 of our \$24000 reserves.
- e. **West End Ratepayers' Group Meeting:** No news.
- f. **West End Ratepayers' Group Meeting – Heritage Designation Effort:** Nick Singh reported that they are seeking a meeting with the BIA on September 24, coordinated by Counsellor Doucette.
- g. **Global News's "From the Neighbourhood" Program:** No news.
- h. **Issues with Building Permits and the Ombudsman:** David Fleming has not yet composed a letter for review.
- i. **Annual General Meeting – Wednesday May 29, 2013:** Close.
- j. **Promoting SARA:** No news.
- k. **CORRA 2013 Membership and AGM:** CORRA's next meeting is October 1st at Swansea Town Hall. They are also looking at Heritage Conservation, Development Charges, Zoning on Major Streets and other initiatives.
- l. **BWVRA call for donations:** No news.
- m. **Island Airport Town Hall Sept 19, 2013:** CORRA's position is the bird sanctuary and environmentally significant areas near the airport. The focus seems to be on noise and effect on neighbouring residents.
- n. **Report To Amend Zoning On Major Streets – PG26.8:** There are concerns as there are no references to base the density calculations on. David Fleming motioned that SARA support CORRA in this matter. The motion was seconded by Kate Lawson and carried.
- o. **High Park Residence Group:** They thanked SARA for their help in getting appointed to the working committee dealing with the development proposal near High Park.

6. LAND USE ITEMS:

- a. **Past Items:**
 - i. **155 Morningside Ave:** No news.
 - ii. **2 Windego Way:** No news.
 - iii. **1990 and 2114 Bloor Street West:** No news.
 - iv. **Humber Town:** There is a proposal for a secondary plan for the area.
 - v. **185 Windermere Avenue:** No news.
 - vi. **14 Valleysmede Road:** No news.
 - vii. **45 Palisades:** The garage is coming along. They seem to be complying with requirement.
 - viii. **70 Lavinia:** No news.
 - ix. **154 Windermere:** The applicant lost at OMB. Close.
 - x. **156 Windermere Avenue:** No news.
 - xi. **52 South Kingsway:** Some tree protection is up.

- xii. **107 Kennedy Ave:** The OMB hearing will be October 16 at 10:00am.
- xiii. **45 Brule Crescent:** Bill Roberts is still trying to find out the status of the OMB appeal.
- xiv. **6 Windigo Way:** No news.
- xv. **76 Runnymede Road:** No news.
- xvi. **16 Waller Ave:** The matter was differed at the Committee of Adjustment.
- xvii. **246 Riverside Dr:** No news.

b. **New Items:**

- i. **256 South Kingsway:** The property is legal but non conforming and want to add a third floor. SARA should write a letter to make sure no variances are missed.
- ii. **2213 and 2215 Bloor Street West:** Construct two story side and rear addition to the property. It is triggering rear setback of 0m where 7.5m is required. There should be a separation between commercial and residential and the lane should not be built in. John Meijer moved that we oppose. The motion was seconded by Bill Roberts and carried. John Meijer will write a letter.

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:** No news.
- g. **J.T. Bonham Residences:** No news.
- h. **CORRA:** No news.

8. **ITEMS BEING MONITORED:**

- a. **Windermere by the Lake:** No news.
- b. **Humber Odeon Developments:** Despite rumours, there appears to be no development yet.
- c. **Adopt-A-Block Program and Display Poster:** No news.
- d. **2500 Bloor Street West – Tridel Development:** No news.
- e. **Replacement of OMB by Local Appeal Board:** No news.
- f. **Five Year Review of the Official Plan:** The review is ongoing.
- g. **Impact of Chimneys from the Construction of Taller Buildings:** No news.
- h. **Swansea Nursery School at Swansea Town Hall:** No news.
- i. **Swansea Public School Design Team:** No news.
- j. **Sobey's Plaza Traffic Lights:** No news. Close.
- k. **YIMBY (Yes In My BackYard) Festival:** No news.
- l. **Runnymede Fire Station Closure:** No news.
- m. **Toronto Casino:** No news.

9. **ITEMS FOR COUNCILLOR DOUCETTE:**

- a. **Property Encroachment at 55 Mayfield Ave - Willard Gardens Parkette:** No news.
- b. **Humbergate Initiative:** No news.
- c. **Former Joyco Station:** No news.
- d. **Bloor West Urban Design Study:** No news.
- e. **Rennie Park Off Leash Dog Walk:** No news.
- f. **Western Beaches Plan:** No news.
- g. **Save the Zoo in High Park:** No news.
- h. **4 Points Sheraton:** No news.

10. **NEW BUSINESS:**

- a. None.

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

- a. **Booking of Swansea Town Hall Rooms for SARA Meetings:** Meetings have been booked for 2013. Address booking 2014 meetings at the September Executive.
- b. **State Farm Insurance Policy:** No news.
- c. **Waterfront Master Plan and Western Beaches:** No news.
- d. **AGM – speaker, date, notify politicians and media, nominating committee, refreshments:**

12. **NEXT MEETING:** Tuesday October 15, 2013 at 7:15 pm.

13. **ADJOURNED:** 10:00 pm.