

SWANSEA AREA RATEPAYERS' ASSOCIATION
MINUTES FOR MEETING OF February 18, 2014

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

Regrets: Louis Gris, Thomas George

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST:** Nick Singh called the meeting to order at 7:25.
2. **AGENDA AMENDMENTS and APPROVAL:** Bill Roberts motioned that the agenda of February 18, 2014 be accepted. The motion was seconded by David Fleming and carried.
3. **MINUTES AMENDMENTS and APPROVAL:** Bill Roberts motioned that the minutes from the January 21, 2013 Executive meetings be accepted as amended. The motion was seconded by David Fleming and carried.
4. **EXECUTIVE REPORTS:**
 - a. **Membership:** No report for October, November, December or January.
 - b. **Fundraising:** No report. Nick Singh reported that he has contacted the Bloor West Residents Association about participating in the next event.
 - c. **Treasurers:** Kate Lawson presented the report and motioned that the reports be approved. The motion was seconded by Bill Roberts and carried.
 - d. **Expenses:** None.
5. **CURRENT MATTERS:**
 - a. **New Members and Guests:** Veronica Wynne. Sybil Wilkinson nominated Veronica Wynne to be accepted to the Executive. The motion was seconded by Gared Daniels and carried.
 - b. **Southport Plaza:** Veronica Wynne reported that the SKNC is meeting with the Chief Building Officer as the site pre condition survey progresses. Their recommendations for buildings to include will be in the geo tech's letter. There is also a sub committee that is dealing with attracting retail to the development. It was suggested that they ask Loblaws as Stone Gate Plaza has closed.
 - c. **Membership Committee:** Gared Daniel reported that they have a new membership flyer that has been distributed to a number of condos in area. They are asking condo corporations in the area to allow SARA to distribute flyers and/or make a presentation at their meetings. Veronica Wynne has some suggestions that she will present to the sub committee. Bill Roberts nominated Veronica Wynne to the Membership Committee. The motions was seconded by Ian McIsaac and carried. The Swansea Town Hall is having an open house. SARA gets a free table that needs to be arranged.
 - d. **Consolidated Zoning By-Law:** Bill Roberts reported that Teddington Park has some concerns about the transition rules and will be meeting with City legal. Bill Roberts will also attend the meetings.
 - e. **West End Ratepayers' Group Meeting:** No news.
 - f. **West End Ratepayers' Group Meeting – Heritage Designation Effort:** Nick Singh reported that the Heritage Designation application has been distributed and that they are trying to get Councillor Doucette involved to support the application. Bill Roberts suggested that they try to get an Interim Control by law temporarily restricting higher development until an Avenue Study is done as there are significant shifts in development.
 - g. **Global News's "From the Neighbourhood" Program:** No news.
 - h. **Issues with Building Permits and the Ombudsman:** No news.
 - i. **Promoting SARA:** See Membership Committee item 5c.

- j. **Island Airport:** There will a City Executive meeting on March 25, 2014 at City Hall. The Toronto Region Conservation Authority has taken up the torch on the bird sanctuary.
- k. **Report To Amend Zoning On Major Streets – PG26.8:** No news.
- l. **AGM – speaker, date, notify politicians and media, nominating committee, refreshments:** There has been no progress on candidates. It was suggested that Christopher Hume could be a candidate. Keith Dicks will attempt to contact him to see if he is interested. Topics could be centred around smart, sustainable community development in a Village situation. Nick will send Keith the tentative dates that we have.
- m. **City of Toronto All Candidates Meeting:** The cutoff for candidates nomination is September 12, 2014. The meeting be September 30, 2014.
- n. **Local Appeal Body for the City of Toronto:** There are several public meeting dates coming up to discuss the matter.

6. LAND USE ITEMS:

a. Past Items:

- i. **1926 Lakeshore Blvd West - 4 Points Sheraton:** David Fleming reported that we have submitted the letter asking for party status. He will also send an email to Sandra Chan, the case coordinator at the OMB. Veronica Wynne will attend the OMB pre hearing meeting on Tuesday March 4, 2012. David Fleming will send the SARA/SARG's Letter Patent to Veronica. Counsellor Doucette reported that she is unhappy with the Staff Report as it is not strong enough and there are serious concerns with traffic and building access. The developer has slightly lowered the height they are asking for.
- ii. **2265 to 2279 Bloor Street West:** Bill Roberts motioned that SARA/SARG object to the proposed development. The motion was seconded by Brian O'Rourke and carried. There are a number of reasons: Converting residential to mixed use, moving mixed use south, traffic and vehicular access, amendments to the Swansea Secondary Plan and more. The case that it is appropriate based on other approved sites in the area is flawed as the other sites are not directly adjacent to residential. Bill Roberts motioned that SARA ask the City for an Interim Control by law temporarily restricting higher development on Bloor Street in the Village until an Avenue Study is done. There will be community meetings coming up in mid March, perhaps the 19th. The motion was deferred until the March Executive. Bill Roberts and Keith Dicks are interested in discussions with the BWVRA.
- iii. **155 Morningside Ave:** No news.
- iv. **2 Wendigo Way:** No news.
- v. **1990 and 2114 Bloor Street West:** There has been a settlement for 1990 Bloor Street West. 2114 will come forward shortly.
- vi. **Humber Town:** No news.
- vii. **185 Windermere Avenue:** No news.
- viii. **14 Valleymede Road:** No news.
- ix. **70 Lavinia:** Keith Dicks reported that the parking space, much wider than allowed, has been reported to Right of Way Management.
- x. **156 Windermere Avenue:** The building is progressing.
- xi. **52 South Kingsway:** The neighbour to the north not happy with the windows.
- xii. **6 Wendigo Way:** The OMB decision was in favour of the development.
- xiii. **16 Waller Ave:** No news.
- xiv. **246 Riverside Dr:** No news.
- xv. **256 South Kingsway:** No news. Louis Gris will check at the Committee of Adjustment.
- xvi. **2213 and 2215 Bloor Street West:** No news. The Committee of Adjustment decision has been appealed to the OMB.

- xvii. **8 Deforest Road:** The matter has been appealed to the OMB with a hearing date on April 9, 2014. The City is sending a solicitor to support the neighbours in opposition.
- xviii. **20 Mossom Road:** Louis Gris will check at the Committee of Adjustment for a decision.
- xix. **56 Armadale Ave:** The applicant is now trying to sell the property.

- b. **New Items:**
 - i. None.

7. **COMMUNITY ORGANIZATIONS:**

- a. **High Park Community Advisory Council:** Now called the High Park Resource Group.
- b. **Community Police Liaison Committee:** No news.
- c. **Swansea Community Recreation Centre and Rennie Park:** No news. Kate is still looking for someone to replace her.
- d. **Swansea Memorial Library and Friends of the Library:** No news.
- e. **Swansea Public School:** No news.
- f. **Swansea Town Hall Board of Management:** The AGM is February 20, 2014. There are five applicants to fill board vacancies. One has not been recommended so the election may be contested.
- g. **J.T. Bonham Residences:** They have recently held their AGM.
- h. **CORRA:** Bill Roberts reported that the next meeting is Sunday March 23, 2014. They are dealing with a number of issues, including a Development Permit System, the Island Airport, Consolidated Zoning bylaw and more. DPS needs to be more fully understood and criteria defined.

8. **ITEMS BEING MONITORED:**

- a. **Windermere by the Lake:** No news.
- b. **Humber Odeon Developments:** No news.
- 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. **YIMBY (Yes In My BackYard) Festival:** No news.
- k. **Runnymede Fire Station Closure:** Councillor Doucette reported that Toronto Fire Services will be keeping the station, but no fire truck. They are looking at vertical streets, highrises, and response times to justify a truck in the station.
- l. **Toronto Casino:** No news.
- m. **Swansea Legion:** The Legion is now gone. The owner is trying to get access for his vehicles and is talking about opening a yoga studio in the basement. He is working with City Planning.
- n. **Digital Signage:** No news.

9. **ITEMS FOR COUNCILLOR DOUCETTE:**

- a. **Property Encroachment at 55 Mayfield Ave - Willard Gardens Parkette:** Counsellor Doucette reported that the City may look into the encroachment when they upgrade the park at the bottom.
- b. **Humbergate Initiative:** Counsellor Doucette will ask Jennifer Keesmaat if she has a copy.
- c. **Former Joyco Station:** The developer is looking to expand operations around the station. Bill Roberts asked Counsellor Doucette to investigate the locked access to the public courtyard as well as the showers being blocked by the patio.
- d. **Bloor West Urban Design Study:** Counsellor Doucette reported that the City acknowledges the study exists.
- e. **Rennie Park Off Leash Dog Walk:** Counsellor Doucette reported that the walk is closed. Close.

- f. **Western Beaches Plan:** There is still a Plan. There will be a bike skills park built for use until the Plan commences.
- g. **Save the Zoo in High Park:** Counsellor Doucette reported that the zoo has been saved.
- h. **Ukrainian Festival and Bloor Street Closures:** Counsellor Doucette reported that the festival will continue.
- i. **Swansea Traffic Study:** Counsellor Doucette reported that there is no big study going on, just small area studies.
- j. **South Kingsway Ramps:** Counsellor Doucette reported that she will ask the new head of Transportation to see if he can change the design.

10. **NEW BUSINESS:**

- a. None.

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

- a. **Booking of Swansea Town Hall Rooms for SARA Meetings:** No news.
- b. **State Farm Insurance Policy:** No news.
- c. **Waterfront Master Plan and Western Beaches:** No news.

12. **NEXT MEETING:** Tuesday March 18, 2014 at 7:15 pm.

13. **ADJOURNED:** 9:52 pm.