

**SWANSEA AREA RATEPAYERS' ASSOCIATION  
MINUTES FOR MEETING OF March 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:xx.
2. **AGENDA AMENDMENTS and APPROVAL:** abdefg motioned that the agenda of March 18, 2014 be accepted. The motion was seconded by hijklmn and carried.
3. **MINUTES AMENDMENTS and APPROVAL:** abcdefg motioned that the minutes from the February 18, 2014 Executive meetings be accepted as amended. The motion was seconded by hijklmn and carried.
4. **EXECUTIVE REPORTS:**
  - a. **Membership:** TBD.
  - b. **Fundraising:** TBD.
  - c. **Treasurers:** TBD.
  - d. **Expenses:** TBD.
5. **CURRENT MATTERS:**
  - a. **New Members and Guests:** None.
  - b. **Southport Plaza:** Veronica Wynne reported that the geological assessment is progressing.
  - c. **Membership Committee:** Gared Daniel reported that 45 and 65 Southport were delivered membership brochures. In general they have not made progress in a strategy. There was a discussion about making the Committee more effective in raising membership.
  - d. **Consolidated Zoning By-Law:** Bill Roberts reported he and Eileen Denny attended the public hearing. There are issues with Planning and how they are applying the By-Law transitions rules.
  - 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. Heritage Preservation services have walked the area and recommended splitting the area into two areas; Humber River to Jane and library to Keele as one area, and a more commercial area in the middle. They have funding and are looking at our area.
  - 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. Gared Daniel expressed interest in Councillor Doucette's latest community development email where none of the local ratepayers groups were mentioned. The Town Hall is holding a Garage sale on Sunday March 30, 2014 from 10am to 2pm. Veronica Wynne will man the table with newsletters, flyers and application forms. David Fleming motioned that SARA purchase an additional table for the Save our Village Camp, and potentially other ratepayers groups. The motion was seconded by Veronica Wynne and carried. We will attempt to recoup the monies if possible.
  - j. **Island Airport:** There will a City Executive meeting on March 25, 2014 at City Hall. Porter is aggressive advertising their position.
  - 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 reported by Keith Dicks on contacting Christopher Hume. Nick Singh has the

following tentative dates: May 27, 28, 29 and June 4, 5. Bill Roberts noted that we must make sure that we notify the elected officials.

- 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:** Bill Roberts attended the public meeting. There are concerns about the funding the application and appeal process. Payment of \$35K to \$50K to members is an issue considering that they cannot take other conflicting jobs within the city. It is also expected that the new body would have to follow the procedural process that the OMB has. The City would need to initially fund \$1.7M to build the body. Discussion about the pros and cons of the options took place. John Meijer motioned that SARA/SARG's position is the money is better spent defending the City's interests at the OMB, that individual and local residents associations would not be able to pay the fees for appeals, and that there are concerns that costs could spiral out of control. The motion was seconded by Brian O'Rourke and carried. David Fleming will write the letter when it comes up at the Planning and Growth meeting.

## 6. LAND USE ITEMS:

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

- i. **1926 Lakeshore Blvd West - 4 Points Sheraton:** Veronica Wynne reported that she attended the meeting. There were about 10 parties seeking party status. Currently SARG is a party and SARA a participant in the matter. The hearing is scheduled for 8 days starting Tuesday September 2, 2014. Veronica has sent out the procedural order. We are waiting on details from the meeting. There is a meeting April 3 at 7pm at the 15 Windermere boardroom that was organized by the participants to discuss the process. Veronica will attend. Nick Singh will try to attend as well.
- ii. **2265 to 2279 Bloor Street West:** Nick Singh reported that he, Bill and Keith met with other ratepayers groups. The plan will be to raise money via the Save our Village campaign. Nick, Veronica and the BWVRA met with Councillor Doucette and Phil Carvalino from Planning. The City has stressed that they told the developers that they must comply with the City's mid rise rules. Phil Carvelino stated that the application is 95% compliant with Official Plan guidelines. They agreed that the building would not visually fit in with the area. They also discussed "Mid Rise Light" for the Village, where there would be a forced setback at four stories. There will be a public meeting April 10 at St Pius X at 7pm. Councillor Doucette will bring the matters back to the developer. Also, the application proceeded the Heritage Designation application, so anything coming out of that will not affect that application. Nick suggested that this could be a good opportunity for an Avenue Study but Phil Carvalino suggested that we could get more height if that happened. SARA's position continues to be to oppose the development. Councillor Doucette is holding a "Developer 101" meeting.
- iii. **155 Morningside Ave:** No news.
- iv. **2 Wendigo Way:** No news.
- v. **1990 and 2114 Bloor Street West:** 2114 Bloor will come forward shortly.
- vi. **Humber Town:** No news.
- vii. **185 Windermere Avenue:** No news.
- viii. **14 Valleymede Road:** No news.
- ix. **70 Lavinia:** No news.
- x. **156 Windermere Avenue:** No news.
- xi. **52 South Kingsway:** The neighbour to the north has experienced damage during the construction.
- xii. **6 Wendigo Way:** Close.
- 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 OMB appeal was withdrawn. Close.
- xviii. **20 Mossom Road:** No news. Louis Gris will check at the Committee of Adjustment for a decision.
- xix. **56 Armadale Ave:** No news.

b. **New Items:**

- i. None.

7. **COMMUNITY ORGANIZATIONS:**

- a. **High Park Resource Group:** No news.
- b. **Community Police Liaison Committee:** No news.
- c. **Swansea Community Recreation Centre and Rennie Park:** Kate Lawson motioned that SARA buy a table at a cost of \$40. The motion was seconded by John Meijer and carried. Nick will ask the Save our Village to see if they want to attend as well.
- 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 was February 20, 2014. Four members were elected. There is an Advisor vacancy.
- g. **J.T. Bonham Residences:** No news.
- h. **CORRA:** Bill Roberts reported that the next meeting is Sunday March 23, 2014.

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. The intersection is being realigned.
- e. **Five Year Review of the Official Plan:** The review is ongoing.
- f. **Impact of Chimneys from the Construction of Taller Buildings:** No news.
- g. **Swansea Nursery School at Swansea Town Hall:** No news.
- h. **Swansea Public School Design Team:** No news.
- i. **YIMBY (Yes In My BackYard) Festival:** No news.
- j. **Runnymede Fire Station Closure:** No news.
- k. **Toronto Casino:** No news.
- l. **Swansea Legion:** No news.
- m. **Digital Signage:** 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. **Western Beaches Plan:** No news.
- f. **Ukrainian Festival and Bloor Street Closures:** No news.
- g. **Swansea Traffic Study:** No news.
- h. **South Kingsway Ramps:** No news.

10. **NEW BUSINESS:**

- a. **Development Permit System:** Essentially guidelines are set and the planner will make decisions if the applications fit to the guidelines. There is no appeal process. There are serious concerns with the

proposed amendments to the Official Plan. David Fleming motioned that SARA/SARG oppose DLP. The motion was seconded by Kate Lawson and carried.

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 April 15, 2014 at 7:15 pm.

13. **ADJOURNED:** 9:45 pm.