

**SWANSEA AREA RATEPAYERS' ASSOCIATION**  
**MINUTES FOR MEETING OF January 20, 2015**

**Present:** William Roberts, Kate Lawson, John Meijer, Elizabeth Elson, Sybil Wilkinson, Nick Singh, Brian O'Rourke, David Fleming, Veronica Wynne

**Regrets:** Louis Gris, Gared Daniel, Andrew Reitknecht, Ian McIsaac, Keith Dicks

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST:** John Meijer called the meeting to order at 7:20 pm. No conflict of interest.
2. **AGENDA AMENDMENTS and APPROVAL:** William Roberts motioned that the Agenda for January 20, 2015 be accepted as amended. The motion was seconded by Kate Lawson and carried.
3. **MINUTES AMENDMENTS and APPROVAL:** William Roberts motioned that the minutes from the December 9, 2014 Executive meetings be accepted as amended. The motion was seconded by Sybil Wilkinson and carried.
4. **EXECUTIVE REPORTS:**
  - a. **Membership:** John Meijer will report after the meeting.
  - b. **Fundraising:** No news.
  - c. **Treasurers:** Kate Lawson presented the December 2014 report as sent via email and motioned the report to be accepted. The motion was seconded by Bill Roberts and carried.
  - d. **Expenses:** John Meijer had expenses \$63.63 for web hosting. Bill Roberts moved payment. The motion was seconded by Veronica Wynne and carried.
5. **CURRENT MATTERS:**
  - a. **New Members and Guests:** Councillor Doucette and Rebecca Keenan from Councilor Doucette's office. Tara Christie from the neighbourhood. All members and guests have agreed to confidentiality with respect to 2265 Boor Street West matters.
  - b. **Southport Plaza:** Veronica Wynne reported that the developer wanted to meet with the community and Councilor Doucette as they want to go to the Committee of Adjustment with ~22,000 square feet of retail commercial space, a 777 square foot increase. The townhouses have been moved back. They also want to increase the height slightly in the east tower due to the changes required for the retail space. They have rejigged the parking plan to be more amenable to retail parking. There are concerns that the developer is asking to add a floor to the west tower in order to balance out the building. This may trigger too much GFA, and there are concerns with the height change. Bill Roberts motioned that the sub-committee be authorized to review any return offer as acceptable and either sign off or call a special Executive meeting to address the issues. The motion was seconded by Kate Lawson and carried.
  - c. **Membership Committee:** No news.
  - d. **Consolidated Zoning By-Law:** It is expected that there will be a pre hearing in March.
  - e. **West End Ratepayers' Group Meeting:** No news.
  - f. **West End Ratepayers' Group Meeting – Heritage Designation Effort:** No news. In the City budget launch, monies have been allocated for added staff for more Heritage Conservation Designation work. Councillor Doucette and Councilor Gord Perks are holding a public budget review with the neighbourhood at 7pm on Jan 29 at Bishop Morocco school. Bill Roberts motioned

that SARA/SARG support any City efforts to allocate more money or staff to HCD and area Planning efforts. The motion was seconded by Veronica Wynne and carried.

- g. **Global News's "From the Neighbourhood" Program:** No news.
- h. **Promoting SARA:** No news.
- i. **Report To Amend Zoning On Major Streets – PG26.8:** No news. We are waiting on the report.
- j. **Local Appeal Body for the City of Toronto:** The City budget proposal has \$1M allocated to kick start the process and have something in place by fall.
- k. **Development Permit System and OMB Appeal:** Councilor Doucette is planning a public meeting and will invite Jennifer Keesmat or senior Planning staff to explain the system.
- l. **Eglinton Connects OMB Appeal:** No news.
- m. **SARA Donations towards SOV – 2265 Bloor St W:** No news.

## 6. LAND USE ITEMS:

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

- i. **1926 Lakeshore Blvd West - 4 Points Sheraton:** Bill reports reported that there still has been no progress on the receipt a Section 37 agreement. Councillor Doucette will follow up with the Planner.
- ii. **2265 to 2279 Bloor Street West:** In camera discussion regarding the mediation.

Veronica Wynne motioned that SARA/SARG ratify the settlement agreement and authorize the sub-committee to ensure that the new plans and documentation reflect the substance and form agreed upon at the mediation and subject to the response/comments from City Transportation staff. The motion was seconded by David Fleming and carried. Elizabeth Elson abstained from voting.

Veronica Wynne noted that the mediator especially complemented Tara Christie in how well she represented the neighbourhoods views. Kudos to all who participated in the working groups and got involved in the process.

- iii. **155 Morningside Ave:** Close.
- iv. **2 Wendigo Way:** The owner cannot cut the trees because it is a ravine area. Close.
- v. **1990 and 2114 Bloor Street West:** Councillor Doucette reported that 2114 has restarted the working group meetings.
- vi. **Humber Town:** Close.
- vii. **185 Windermere Avenue:** Close.
- viii. **70 Lavinia:** No news.
- ix. **156 Windermere Avenue:** No news.
- x. **52 South Kingsway:** The driveway issue has been addressed but the retaining wall at the back of the property has collapsed. Councillor Doucette will notify the City that there is a problem.
- xi. **246 Riverside Dr:** No news.
- xii. **256 South Kingsway:** No news.
- xiii. **2215 Bloor Street West:** No news.
- xiv. **20 Mossom Road:** No news.
- xv. **304 South Kingsway (was 308 South Kingsway):** The property is not allowed to be a rooming house. The building is supposed to be converted back to 6 units. Councillor Doucette will follow up.

- xvi. **Shoppers Drug Mart at the Runnymede Theatre:** Work is continuing.
  - xvii. **2117 Bloor Street West (at Harcroft):** Councillor Doucette reported that they are expected to submit their application any day.
  - xviii. **43 South Kingsway:** Close.
  - xix. **8 Brule Gardens:** Close.
  - xx. **13 Armadale:** No news.
  - xxi. **161 Riverside Drive:** Variances were approved by CoA.
  - xxii. **25 Mayfield:** Variances were approved by CoA.
- b. **New Items:**
- i. **130 Windermere:** 8 variances: length, height, three stories, .91 GFA, flat roof, side setbacks. The CoA meeting is January 29 at 10am. Kate Lawson will check with neighbours. Bill Roberts motioned that SARA oppose. The motion was seconded by Nick Singh and carried. John Meijer will write a letter. Councillor Doucette will follow up with the variance technician to clean up the application.

## 7. **COMMUNITY ORGANIZATIONS:**

- a. **High Park Resource Group:** Need representative.
- b. **Community Police Liaison Committee:** Sybil Wilkinson reported that the first meeting of the year is January 27 at 7pm. Brian O'Rourke mentioned that speeding on South Kingsway is still going on.
- c. **Swansea Community Recreation Centre and Rennie Park:** The Spring Fling is coming up in May. The school has had it's roof repaired and foundation pylons drilled.
- d. **Swansea Memorial Library and Friends of the Library:** No news.
- e. **Swansea Public School:** No news.
- f. **Swansea Town Hall Board of Management:** William Roberts reported the AGM is coming up in February. Executive Board vacancies are available. The filing deadline is January 23.
- g. **J.T. Bonham Residences:** No news.
- h. **CORRA:** Bill Roberts reported CORRA has been asked to help write a paper to address first floor garages and how they align to the actual first floor and other items related to first floor garages. Bill Roberts motioned that SARA/SARG support CORRA on the matter. The motion was seconded by Nick Singh and carried. CORRA is asking the City to provide more staff for HCD and Planning matters.

## 8. **ITEMS BEING MONITORED:**

- a. **Windermere by the Lake:** No news.
- b. **Humber Odeon Developments:** A Committee of Adjustment application has been submitted to build the first four buildings east of Humberview Gardens to three stories. Bill Roberts motioned that SARA support the Old Mill Residents in opposition to the matter. The motion was seconded by Veronica Wynne and carried.
- c. **Adopt-A-Block Program and Display Poster:** No news.
- d. **2500 Bloor Street West – Tridel Development:** No news.
- e. **Five Year Review of the Official Plan:** No news.
- f. **Impact of Chimneys from the Construction of Taller Buildings:** No news.
- g. **Swansea Public School Design Team:** Close.

- h. **Runnymede Fire Station Closure:** Councillor Doucette reported that the TFD had asked for \$900,000 to improve the interior of the firehall. Bill Roberts motioned that SARA support the Fire Department in improving the firehall. The motion was seconded by Sybil Wilkinson and carried.
- i. **YIMBY (Yes In My BackYard) Festival:** No news.
- j. **Toronto Casino:** Close.
- k. **Swansea Legion:** No news.
- l. **Island Airport:** No news.
- m. **New SARA Website:** Close.
- n. **14 Valleymede Road:** No news.

9. **ITEMS FOR COUNCILLOR DOUCETTE:**

- a. **Property Encroachment at 55 Mayfield Ave - Willard Gardens Parkette:** January 13, 1975: the former City of Toronto adopted a report to close a portion of Willard Gardens which was unimproved road between Mayfield Avenue and Deforest Road. 51 and 63 Mayfield Avenue had been using portions of the road for vehicular access to the garages at the rear of their properties. At the time, neither owners had objections to the road closure as long as both were granted a right-of-way to ensure continued vehicular and pedestrian access to the rear of their respective properties for the lifetime of the existing structure. The right-of-ways were granted October 22, 1975. On April 30, 1975, the unimproved portion of road was closed. On September 17, 1975, the portion of Willard Gardens that was closed in was dedicated to a public park. It became part of Willard Gardens Parkette.
- b. **Humbergate Initiative:** The Humber Gate Opportunities Study covers the area to the south and west of Swansea. It was prepared by the Office of Urbanism in 2006. We have contacted City Planning to ask for a copy of the study. It is also available in the Reference Library.
- c. **Former Joyco Station:**
- d. **Bloor West Urban Design Study:** 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'. We appreciate that the report has been referenced but those references have been quite selective and have avoided the study when considering some important issues. We are not asking the City to elevate the study to the status of an Avenue Study but in the absence of an avenue study we would like it to be considered as a guide for development in the area.
- e. **Western Beaches Plan:** The Western Beaches plan is taken into consideration whenever something is proposed for the western waterfront and, if in the future, money is found to undertake any of the proposals in the plan, then it will be revisited. The Bike Skills Park is complete, and adult exercise equipment is installed in Sir Casimir Gzowski Park
- f. **Ukrainian Festival and Bloor Street Closures:** Bloor Street will be closed from Jane to Runnymede. The section of Bloor from Glendonwynne to Runnymede will be open to traffic.
- g. **Swansea Traffic Study:**
- h. **South Kingsway Ramps:** In July 2011 we heard from Domenic DiFlavio of Transportation: "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." As we do not have the support of Transportation on this issue, any changes would require funding.

- i. **34 Southport:**
- j. **Leaves and Snow Removal:** Kate Lawson reported that leaves are not being cleared in Swansea. Councillor Doucette reported that there is no money in the budget for staff to run street cleaners. She continues to ask for money to be allocated for this task.

10. **NEW BUSINESS:**

- a. **Flights Path over Swansea:**

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.
- d. **AGM – speaker, date, notify politicians and media, nominating committee, refreshments:** The speaker will be Edith George and the AGM on May 13, 2015. Add to Current Matters.
- e. **Procedures for visitors and guests at Executive meetings:**

12. **NEXT MEETING:** Tuesday February 17, 2015 at 7:15 pm. Sybil will bring sushi to the next meeting.

13. **ADJOURNED:** 9:54 pm.