

**SWANSEA AREA RATEPAYERS' ASSOCIATION**  
**MINUTES FOR MEETING OF February 17, 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, Ian McIsaac, Keith Dicks

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST:** John Meijer called the meeting to order at 7:22 pm. No conflict of interest.
2. **AGENDA AMENDMENTS and APPROVAL:** David Fleming motioned that the Agenda for February 17, 2015 be accepted. The motion was seconded by Brian o'Rourke and carried.
3. **MINUTES AMENDMENTS and APPROVAL:** David Fleming motioned that the minutes from the January 20, 2014 Executive meetings be accepted as amended. The motion was seconded by Bill Roberts and carried.
4. **EXECUTIVE REPORTS:**
  - a. **Membership:** John Meijer presented the report. Veronica Wynne motioned the report be accepted. The motion was seconded by Brian O'Rourke and carried.
  - b. **Fundraising:** No news. Kate Lawson will contact Louis Gris
  - c. **Treasurers:** Kate Lawson presented the January 2015 report and motioned the report to be accepted. The motion was seconded by David Fleming and carried. Veronica Wynne itemized items coming in for the payment for the Geo Technician for the Southport Plaza effort.
  - d. **Expenses:** John Meijer presented expenses of \$107.80 for photocopies and \$75.80 for room rentals. Kate Lawson moved payment. The motion was seconded by Bill Roberts and carried.
5. **CURRENT MATTERS:**
  - a. **New Members and Guests:** Richard Parrott from the Legion property. Mr Parrott discussed his zoning by-law application wording and discussed the potential for including day care as an additional use. Bill Roberts suggested that either each floor be designated by either dwelling or specify FSI stipulations for each type for the usage. Bill Roberts also reviewed the working of the application and offered suggestion to tighten up the wording around auxiliary uses and holistic services. He will reword the application, review with SARA and then make an application to go to the Committee of Adjustment.
  - b. **Southport Plaza:** Kate Lawson motion to pay the Geo Technician invoice by it's due date which may be before all monies are collected from the parties. The motion was seconded by David Fleming and carried. Nick Singh reported that the developer is slightly reducing height and increasing retail space. There was a meeting of the South Kingsway Neighbourhood Committee. They are concerned with the height of the one tower. The developer is going to the Committee of Adjustment.
  - c. **Membership Committee:** No news.
  - d. **Consolidated Zoning By-Law:** The OMB pre hearing is schedule for March 23, 2015.
  - e. **West End Ratepayers' Group Meeting:** No news.
  - f. **West End Ratepayers' Group Meeting – Heritage Designation Effort:** Nick Singh reported that there is a City Report outlining the 8 applications over the next two years. Bill Roberts motioned that we support the staff recommendation. The motion was seconded by Nick Singh and carried. Nick Singh will write the letter.
  - g. **Global News's "From the Neighbourhood" Program:** No news.
  - h. **Promoting SARA:** John Meijer will draft the next newsletter for review. Veronica Wynne will also create a email campaign delivery.

- 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 has \$1M allocated to kick start the process and have something in place by the fall. David Fleming motioned that SARA write a letter to City Council outlining that it is inappropriate to allocate budget money for setting up a body with have g the prper parameters in place. The motion was seconded by Veronica Wynne and carried. Veronica will draft a letter for review
- k. **Development Permit System and OMB Appeal:** No news.
- l. **Eglinton Connects OMB Appeal:** No news.
- m. **SARA Donations towards SOV – 2265 Bloor St W:** Close.

## 6. LAND USE ITEMS:

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

- i. **1926 Lakeshore Blvd West - 4 Points Sheraton:** Bill reports reported that City is reviewing the matter.
- ii. **2265 to 2279 Bloor Street West:** The discussions are still continuing with the developers. There are concerns with Mike Manett's invoice. Nick Singh will contact Mr. Manett to discuss the invoice.
- iii. **1990 and 2114 Bloor Street West:** No news.
- iv. **70 Lavinia:** No news.
- v. **156 Windermere Avenue:** No news.
- vi. **52 South Kingsway:** No news.
- vii. **246 Riverside Dr:** No news.
- viii. **256 South Kingsway:** No news.
- ix. **2215 Bloor Street West:** No news.
- x. **20 Mossom Road:** No news.
- xi. **304 South Kingsway (was 308 South Kingsway):** No news.
- xii. **Shoppers Drug Mart at the Runnymede Theatre:** No news.
- xiii. **2117 Bloor Street West (at Harcroft):** No news.
- xiv. **13 Armadale:** No news.
- xv. **161 Riverside Drive:** Close.
- xvi. **25 Mayfield:** Close.
- xvii. **130 Windermere:** No news.

### b. **New Items:**

- i. **48 Lavinia:** 6 variances: .77 GFA, side setbacks, depth and landscaping. Oppose. John Meijer to write letter.
- ii. **68 Kennedy:** 0.78 GFA in a 0.6 zone. GFA over by 30% as well as mismatched variances. Oppose. John Meijer to write letter.
- iii. **78 Kennedy:** 0.77 GFA, front setback, landscaping and open space. Oppose. John Meijer to write letter.
- iv. **176 Morningside Ave:** 1.35 FSI/0.58 GFA in 0.35 zone, front setback, height, 2<sup>nd</sup> floor balcony. Oppose. John Meijer to write letter.
- v. **83 Morningside Ave:** 0.85 in 0.6, side setback, height, wall height, front and rear landscaping, open space, parking pad. Oppose. John Meijer to write letter.

## 7. COMMUNITY ORGANIZATIONS:

- a. **High Park Resource Group:** Need representative.
- 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:** William Roberts reported the AGM is coming up February 26. Six people have been nominated for five positions. All Swansea residents are encouraged to attend and vote.
  - g. **J.T. Bonham Residences:** No news.
  - h. **CORRA:** AGM is coming up on March 1. Of particular importance is for Ratepayers is the Budget item that restricts City lawyers and Planners from attending OMB and Alcohol and Gaming matters on requests from Councillors. David Fleming moved that SARA support CORRA in the matter. The motion was seconded by Nick Singh and carried. John Meijer will write the letter. David Fleming will write an email to Councillor Doucette about SARA's support for above ground garage alignment.
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. **Five Year Review of the Official Plan:** Bill Roberts reported that CORRA worked with the City to help them with the review.
  - f. **Impact of Chimneys from the Construction of Taller Buildings:** No news.
  - g. **Runnymede Fire Station Closure:** No news.
  - h. **YIMBY (Yes In My BackYard) Festival:** No news.
  - i. **Swansea Legion:** Bill Roberts motioned that the suggestion of using the property for a day care as an added use is appropriate assuming that the wording of the application is tightened up appropriately.
  - j. **Island Airport:** No news.
  - k. **14 Valleymede Road:** No news.
9. **ITEMS FOR COUNCILLOR DOUCETTE (from January 2015):**
- 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. **400<sup>th</sup> Anniversary of Brule:** Bill Roberts reported that run will end up at the mouth of the Humber River on September 13<sup>th</sup>. David Fleming motioned that SARA support efforts to have the run end in a celebration at the mouth of the Humber River. The motion was seconded by Sybil Wilkinson and carried.
- b. **Swansea Town Hall Sidewalk Sale:** John Meijer reported that SARA has been asked to come to the Town Hall Board of Management Meeting at 7pm on March 10 at the Town Hall to address their concerns about SARA participation in last years events.

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

- a. **Booking of Swansea Town Hall Rooms for SARA Meetings:**
- b. **State Farm Insurance Policy:**
- c. **Waterfront Master Plan and Western Beaches:**
- d. **AGM – speaker, date, notify politicians and media, nominating committee, refreshments:**
- e. **Procedures for visitors and guests at Executive meetings:**

12. **NEXT MEETING:** Tuesday March 17, 2015 at 7:15 pm.

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