

**SWANSEA AREA RATEPAYERS' ASSOCIATION
MINUTES FOR MEETING OF March 17, 2015**

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

Regrets: Louis Gris

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST:** John Meijer called the meeting to order at 7:20 pm. Bill Roberts declared a potential conflict of interest.
2. **AGENDA AMENDMENTS and APPROVAL:** David Fleming motioned that the Agenda for March 17, 2015 be accepted. The motion was seconded by Bill Roberts and carried.
3. **MINUTES AMENDMENTS and APPROVAL:** David Fleming motioned that the minutes from the February 17, 2015 Executive meetings be accepted. The motion was seconded by Sybil Wilkinson and carried.
4. **EXECUTIVE REPORTS:**
 - a. **Membership:** John Meijer presented the report. Bill Roberts motioned the report be accepted. The motion was seconded by Elizabeth Elson and carried.
 - b. **Fundraising:** Kate Lawson reported that the date for the fundraiser has been booked.
 - c. **Treasurers:** Kate Lawson presented the February 2015 report and motioned the report to be accepted with changes to be made regarding SKNC funds. The motion was seconded by Veronica Wynne.
 - d. **Expenses:** John Meijer presented expenses of \$123.17. Bill Roberts moved payment. The motion was seconded by Nick Singh and carried.
5. **CURRENT MATTERS:**
 - a. **New Members and Guests:** Councillor Sarah Doucette and Rebecca Keenan
 - i. 83 Morningside – Peter Jaruzzik – Arc Design, Justin Hospedales and Sarkerkha Hospedales three stories proposal. Variances are GFA, side setback, .85 GFA, height 9.45, landscaped open space. There was discussion about the garage and it's legal non-conformity.
 - ii. 48 Lavinia – Johnathan Arscott, the developer described the application and the variances. The CoA will come up in April. Two story rear addition. Variances are GFA .748, depth of just less than 19m where 17m is required, side wall height and technical variance because they are insulating the walls. He is separately applying for a parking pad.
 - iii. 93 Kennedy – Lindsay Wright and Ryan Quirt, the homeowners, discussed their application for a two story rear addition. The hearing is March 26, 2014. The variances are TRCA protection zone due to the rear ravine. They have discussed the issue with the TRCA and are trying to accommodate their request of 8m. Landscaped open space. GFA of .8. No parking space where one is required. They are separately applying for a parking pad. Bill Roberts motion that SARA not oppose the development subject to the agreement with the TRCA and that the building is built substantially and in accordance to the plans. The motion was seconded by David Fleming and carried.
 - b. **Southport Plaza:** Veronica reported that the architect drawings are available for viewing. There is a concern that the building will be 30 stories, not 29. Councillor Doucette is against anything high than 29 stories. The CoA application has not yet been registered.
 - c. **Membership Committee:** No news. The committee has not met in some time. Councillor Doucette is hosting a committee meeting on March 24 at 7:00 pm at the Humberside CI cafeteria and has offered a table.

- d. **Consolidated Zoning By-Law:** The OMB pre hearing is schedule for March 23, 2015. Either David Fleming or John Meijer will attend in order to try to reapply for party status. David Fleming will gather any information he has on the failed application.
- 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:** 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:** There will be updates in the March 24 City Council meeting.
- k. **Development Permit System and OMB Appeal:** No news.
- l. **Eglinton Connects OMB Appeal:** No news.
- m. **Flight paths over Swansea:**
- n. **AGM May 13, 2015 – Edith George – Speaker:** John Meijer will run the nominating committee. Veronica Wynne will put together a poster.
- o. **400th Anniversary of Brule:** Bill Roberts reported that the September 13th celebration events. They are trying to arrange a permit for Brule park. David Fleming motioned that up to \$300.00 be allocated for payment of the street closure permit, an insurance rider and any other appropriate expenses for the celebration. The motion was seconded by Bill Roberts and carried. Kate Lawson will work with the insurance agent on the rider details. Bill Roberts motioned that Sydney Reimer be appointed to the Executive. The motion was seconded by Keith Dicks and carried.
- p. **Swansea Town Hall Sidewalk Sale:** Nick Singh reported that he met with the Town Hall Board of Management. They have passed a motion that specific groups are not allowed to dominate the activities at any outreach events. John Meijer will ask for a copy of the minutes for our records.

6. LAND USE ITEMS:

- a. **Past Items:**
 - i. **1926 Lakeshore Blvd West - 4 Points Sheraton:** The new City Solicitor is reviewing the matter.
 - ii. **2265 to 2279 Bloor Street West:** Veronica Wynne described the minutes of settlement. Veronica Wynne motioned that SARA/SARG approve the settlement subject to satisfactory clarification of the insurance matter 7b, and any below grade excavation of the property at 116 Durie. The motion was seconded by Nick Singh and carried. Veronica Wynne detailed the financials. There is a shortfall of \$1499.46, plus any billing by Ian Flett for work past January 31, 2015. Veronica Wynne motioned that we pay the invoices totalling \$23,832.32 for Bill Roberts (\$1606), Planning (\$8760.84), Tedesco (\$00.00)and Ian Flett (\$13555.48) subject to the transfer of at least \$2000.00 of SOV monies to cover the shortfall plus a \$500 contingency.
 - 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. **130 Windermere:** Kate Lawson reported that she knocked on neighbour's doors about the proposal and the OMB hearing which is coming. There is some interest by the neighbours, but no solid commitment. Kate Lawson will reach out again to the neighbours. Councillor Doucette is making a motion at City Council to send a solicitor to the OMB to oppose the development and to support the City Planning and the CoA decision. We will wait for the OMB notice

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, 2nd 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:** See 5. b) Southport Plaza.
- 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.

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.