

SWANSEA AREA RATEPAYERS' ASSOCIATION
MINUTES FOR MEETING OF April 21, 2015

Present: William Roberts, Kate Lawson, Elizabeth Elson, Nick Singh, Brian O'Rourke, David Fleming, Veronica Wynne, Ian McIsaac, Keith Dicks, Sydney Reimer

Regrets: Louis Gris, John Meijer, Sybil Wilkinson

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST:** Keith Dicks called the meeting to order at 7:20 pm.
2. **AGENDA AMENDMENTS and APPROVAL:** David Fleming motioned that the Agenda for April 21, 2015 be accepted. The motion was seconded by Brian O'Rourke and carried.
3. **MINUTES AMENDMENTS and APPROVAL:** Bill Roberts motioned that the minutes from the March 17, 2015 Executive meetings be accepted. The motion was seconded by Kate Lawson and carried.
4. **EXECUTIVE REPORTS:**
 - a. **Membership:** John Meijer was absent. No report.
 - b. **Fundraising:** The date for the fundraiser has been booked.
 - c. **Treasurers:** Kate Lawson presented the March 2015 report and motioned the report to be accepted. The motion was seconded by Veronica Wynne and carried.
 - d. **Expenses:** No expenses.
5. **NEW MEMBERS and GUESTS:**
 - a. Walter Bettro from 50 Lavinia discussed his objection to the application at 48 Lavinia. The applicant has reduced the GFA and length of the building, but the length has not been reduced enough. The proposed length is 18.757m. He would like to find a compromise. SARA is also concerned with the height of the side walls and it's affect on massing.
 - b. Dragan and Snezana Ivic from 62 Lavinia – The applicant described the adjustments to the application. The variances are now: GFA 0.79 in 0.60 zone, over 30%. Height of 10.06m. Side wall height of 9.63m. He feels that the new application is acceptable and has a number of signatures of approval. The applicant, a general contractor who develops houses in the neighbourhood, may or may not live in the new residence. He wants a house at least 2200 to 2400 square feet. Ruby Patrickson and Paul Desrochers from 60 Lavinia are concerned with the third floor and the step out. The feel the house is both too tall and too big. Gail and John Oxtoby from 66 Lavinia is opposed. Patricia Hofstetter from 67 Lavinia is opposed. The adjacent neighbour at 64 Lavinia has been away and has no idea of the application. Walter Bettro from 50 Lavinia is opposed to the GFA.
 - c. David Peterson from 90 South Kingsway.
 - d. Maurice Mawhiney from 226 Windermere Ave.
6. **CURRENT MATTERS:**
 - a. **Southport Plaza:** Veronica reported that the preliminary review of the formal application has started. She will follow up next week. Councillor Doucette will follow up with the Zoning Examiner, Frank Romeo.
 - b. **Membership Committee:** No news.
 - c. **Consolidated Zoning By-Law:** David Fleming reported that he attended the OMB pre hearing on March 23, 2015. The next meeting will be on July 3, 2015. The OMB ordered the City to post the

appellant list, the appeals, all details of amendments and a annotated By-Law that shows the base By-Law, technical amendments and substantive amendments proposed by City Council. David applied formally for Party Status and was contacted by Lorne Berg from the City about our application. David will contact Mr. Berg to check if we were granted Party Status.

- d. **West End Ratepayers' Group Meeting:** No news.
- e. **West End Ratepayers' Group Meeting – Heritage Designation Effort:** The consultation is scheduled to start in 2016.
- f. **Global News's “From the Neighbourhood” Program:** No news.
- g. **Promoting SARA:** See the 400th anniversary for Brule. Councillor Doucette has invited the community to her Community Environment Day on Saturday May 2 from 10:00 am to 2:00 pm at 2001 Lakeshore Blvd West, in the City parking lot east of Ellis Ave.
- h. **Report To Amend Zoning On Major Streets – PG26.8:** No news. We are waiting on the report.
- i. **Local Appeal Body for the City of Toronto:** Bill Roberts reported that this is still in the budget. There will be a study on the process.
- j. **Development Permit System and OMB Appeal:** No news. Still at the OMB.
- k. **Eglinton Connects OMB Appeal:** No news.
- l. **Flight paths over Swansea:** No news.
- m. **AGM May 13, 2015 – Edith George – Speaker:** Veronica Wynne reported that she has delivered the announcement to all local news outlets, Councillor Doucette and the SARA mailing list. She will get 50 colour copies for distribution in the neighbourhood. David Fleming motioned up to \$100.00 for food and beverages. The motion was seconded by Kaye Lawson and carried. Kate Lawson and Elizabeth Olson will take care of the arrangements. Veronica Wynne motioned a slate of William Roberts, Kate Lawson - Treasurer, Elizabeth Elson, Nick Singh – Past President, Brian O'Rourke, David Fleming – Executive Secretary, Veronica Wynne, Ian McIsaac – Vice President, Keith Dicks – Vice President, Sydney Reimer, John Meijer – President and Sybil Wilkinson. The motion was seconded by Brian O'Rourke and carried. David Fleming will notify the elected officials.
- n. **400th Anniversary of Brule:** Sydney Reimer outlined the process and all of the participation for the event on September 13, 2015. SARA is a key participant with Sydney and Bill Roberts. SARA will also be providing liability coverage for the event. There is a lot of work to do and the
- o. **Swansea Town Hall Sidewalk Sale:** No news. John Meijer will ask for a copy of the minutes for our records.
- p. **Ratepayers' Associations and the agreement for funds collected for the Save Our Village Fund:** Keith Dicks raised the question about whether there is an agreement about the use of SOV funds. This needs to be discussed by Keith Dicks, John Meijer and Nick Singh with the Bloor West Village Ratepayers Association and the other two residents associations involved in the working group.
- q. **Ratepayers' Association formal working body and 2265-2279 Bloor Street West:** This was covered in the discussions on the SOV funds (p).
- r. **Addressing development in Swansea:** Not discussed.

7. LAND USE ITEMS:

- a. **Past Items:**
 - i. **1926 Lakeshore Blvd West - 4 Points Sheraton:** Not discussed.
 - ii. **2265 to 2279 Bloor Street West:** Not discussed.
 - iii. **1990 and 2114 Bloor Street West:** Not discussed.
 - iv. **70 Lavinia:** Not discussed.
 - v. **156 Windermere Avenue:** Not discussed.
 - vi. **52 South Kingsway:** Not discussed.
 - vii. **246 Riverside Dr:** Not discussed.
 - viii. **256 South Kingsway:** Not discussed.
 - ix. **2215 Bloor Street West:** Not discussed.
 - x. **20 Mossom Road:** Not discussed.

- xi. **304 South Kingsway (was 308 South Kingsway):** Not discussed.
 - xii. **Shoppers Drug Mart at the Runnymede Theatre:** Not discussed.
 - xiii. **2117 Bloor Street West (at Harcroft):** Not discussed.
 - xiv. **13 Armadale:** Not discussed.
 - xv. **130 Windermere:** From the March minutes: 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
 - xvi. **48 Lavinia:** David Fleming motioned that SARA will support the neighbour and oppose the application. If the length of the building is 17m or less there would be no problems with parking as the back yard garage would be accessible. This would also reduce GFA and mass. John Meijer will write a letter of objection. Councillor Doucette is seeking a deferral.
 - xvii. **68 Kennedy:** From the March minutes: 0.78 GFA in a 0.6 zone. GFA over by 30% as well as mismatched variances. Oppose. John Meijer to write letter.
 - xviii. **78 Kennedy:** From the March minutes: 0.77 GFA, front setback, landscaping and open space. Oppose. John Meijer to write letter.
 - xix. **176 Morningside Ave:** From the March minutes: 1.35 FSI/0.58 GFA in 0.35 zone, front setback, height, 2nd floor balcony. Oppose. John Meijer to write letter.
 - xx. **83 Morningside Ave:** From the March minutes: 0.85 in 0.6, side setback, height, wall height, front and rear landscaping, open space, parking pad. Oppose. John Meijer to write letter. Councillor Doucette is opposing the application.
 - xxi. **62 Lavinia Ave:** David Fleming motioned that SARA oppose on height and GFA, and ask for deferral as the adjacent neighbour is away. Councillor Doucette is seeking a deferral to seek more community input.
- b. New Items:
- i. **88 South Kingsway:** David Peterson, the architect and resident at 90 South Kingsway, presented the plans. GFA, height and length variances. There are no issues with the TRCA. David Fleming motioned that there are concerns with the development around the issue with the planter platform and that it not be converted to deck space, and the development is built substantially and in accordance to the plans.

8. 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:** No news.
- g. **J.T. Bonham Residences:** No news.
- h. **CORRA:** No news.

9. 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:** No news.
- 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:** No news.
- j. **Island Airport:** No news.
- k. **14 Valleymede Road:** No news.

10. **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.

11. **NEW BUSINESS:**

12. 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:**

13. **NEXT MEETING:** Tuesday May 19, 2015 at 7:15 pm.

14. **ADJOURNED:** 9:50 pm.