

**SWANSEA AREA RATEPAYERS' ASSOCIATION
MINUTES FOR MEETING OF May 19, 2015**

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

Regrets: Louis Gris, David Fleming, Ian McIsaac, Sydney Reimer, Keith Dicks

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST:** John Meijer called the meeting to order at 7:23 am.
2. **AGENDA AMENDMENTS and APPROVAL:** Veronica Wynne motioned that the Amended Agenda for May 19, 2015 be accepted. The motion was seconded by Brian O'Rourke and carried.
3. **MINUTES AMENDMENTS and APPROVAL:** Bill Roberts motioned that the amended minutes from the April 12 2015 Executive meeting be accepted. The motion was seconded by Brian O'Rourke and carried.
4. **EXECUTIVE REPORTS:**
 - a. **Membership:** John Meijer presented his report with 17 additional members. William Roberts motioned the report be accepted. The motion was seconded by Elizabeth Elson and carried.
 - b. **Fundraising:** Kate Lawson will arrange that the tickets for the Village Players fundraiser will be available at the June meeting. Veronica Wynne will ask if BWVRA will continue partnership.
 - c. **Treasurers:** Kate Lawson presented the April 2015 report and motioned the report to be accepted. The motion was seconded by William Roberts and carried.
 - d. **Expenses:**
 - a. John Meijer presented Swansea Town Hall invoice in the amount of \$185.21 for 2015 Mail Box rental and November 28, 21014 to April 30, 2105 photocopies; expense reimbursement in the amount of \$192.01 for stamps, paper and the appreciation gift to Edith George the AGM guest speaker; and State Farm Insurance invoice for amended policy to include an Endorsement Premium in the amount of \$28.23 dated November 23, 2014. Kate will ensure payment is issued promptly.
 - b. Kate Lawson presented expenses totaling \$20.00 for Yellow paper for trifold brochure, AGM tablecloths, napkins and water; Swansea Town Hall invoice for AGM coffee in the amount of \$62.15
 - c. William Roberts motion all expenses be paid. The motion was seconded by Sybil Wilkinson. The motion was carried.
5. **NEW MEMBERS and GUESTS:**
 - a. Dan Blum of 1900 Lakeshore attended as an observer to possibly joining.
 - b. Mark Bhattachery from 155 Morningside Ave. explained the need for an additional room causing only one variance of bringing the current GFA of .41 to .45. No invasive windows except on the roadway. This room will be located on the garage; there will be no attic development. He has and will continue to inform neighbours to garner consent. Mark will return with architect's plans.
6. **CURRENT MATTERS:**
 - a. **Southport Plaza:** Veronica reported that the preliminary review of the formal application is in process and has and will continue to follow up with city planner. William Roberts' motion that the subcommittee of Veronica Wynne, Nick Singh, Sybil Wilkinson and Ian McIsaac review and advise over the summer. Veronica Wynne seconded the motion. Carried.

- b. **Membership Committee:** No news.
- c. **Consolidated Zoning By-Law:** David Fleming is confirming whether party status was granted.
- d. **West End Ratepayers' Group Meeting:** No news.
- e. **West End Ratepayers' Group Meeting – Heritage Designation Effort:** No news. The consultation is scheduled to start in 2016.
- f. **Global News's "From the Neighbourhood" Program:** John Meijer to contact and ensure program is still operating for possible means for using as a public awareness for the 400th Brule celebration
- g. **Promoting SARA:** Board members to consider using our board in the Town Hall.
- 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:** OMB prehearing next Wednesday May 27th at 10:00 am on Bay Street. Sybil Wilkinson agreed to attend and will contact Eileen Denny of SARG to get clarification on SARA's participation in the hearing.
- l. **Flight paths over Swansea:** No news.
- m. **AGM May 13, 2015 – Edith George – Speaker:** The speaker was well received and the night was a great success. Bill motioned SARA write a letter of reference for Edith George. Sybil Wilkinson seconded the motion. Carried. John Meijer agreed to write a letter of reference. John Meijer will also enquire what SARA can do to support the Heritage Oak that may be endangered with the property being listed for sale and the change in ownership. William Roberts motioned SARA to support any effort to preserve the red oak on Coral Drive. Kate Lawson seconded the motion, carried.
- n. **400th Anniversary of Brule:** No news. William Roberts report Sydney Reimer was attending the Swansea Historical meeting to garner their support for this event.
- o. **Swansea Town Hall Sidewalk Sale:** Friday June 19th. Sybil Wilkinson is available, still working on the schedule. Nick Singh will contact the BMO bank manager to obtain approval to set up our tent on Saturday June 20, similar to last year. Nick Singh will provide the tent and table. William Roberts and Kate Lawson are available for this day. A complete volunteer list is being developed. Kate Lawson will provide 100 copies of our "Promoting SARA" trifold brochure. William Roberts stated that SASA will be there and will speak to the Horticultural Society regarding their attendance
- p. **Ratepayers' Associations and the agreement for funds collected for the Save Our Village Fund:** To be discussed at the meeting with the 4 RA's scheduled on Monday May 25, 2015
- q. **Ratepayers' Association formal working body and 2265-2279 Bloor Street West:** The working group of Nick Singh, Veronica Wynne and John Meijer will report.
- r. **Addressing development in Swansea:** Not discussed nor on agenda

7. LAND USE ITEMS:

- a. **Past Items:**
 - i. **1926 Lakeshore Blvd West - 4 Points Sheraton:** The City is looking at the title of ownership of the property. William Roberts to ask Kim Kovar
 - ii. **2265 to 2279 Bloor Street West:** Veronica Wynne reported the site plan appeal is in place until all have seen and agreement is reached. Veronica Wynne will follow up with the City for all RAs involvement in the Site Plan Approval process.
 - iii. **1990 and 2114 Bloor Street West:** No news.
 - iv. **70 Lavinia:** No news.
 - v. **156 Windermere Avenue:** No news.
 - vi. **52 South Kingsway:** Retaining wall has been completed. Closed
 - vii. **246 Riverside Dr:** Close
 - viii. **256 South Kingsway:** Under construction

- ix. **2215 Bloor Street West:** Closed
- x. **20 Mossom Road:** No news. Need to investigate.
- xi. **304 South Kingsway (was 308 South Kingsway):** Property sold and is under renovation.
- xii. **Shoppers Drug Mart at the Runnymede Theatre:** Shoppers Drug Mart is open. Close
- xiii. **2117 Bloor Street West (at Harcroft):** The application has been submitted to the city to review the proposed development for the 8 story building.
- 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. The City is sending solicitor and planner to the OMB to oppose the development and to support the City Planning and the CoA decision July 8, 2015. SARA will seek party status; we need to contact the city lawyer regarding their needs.
- xvi. **48 Lavinia:** Committee of Adjustment adjourned this application for community consultation.
- 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. Approved. Closed. (If John is writing letter to oppose why is it still marked 'Closed'?)
- xviii. **78 Kennedy:** John Meijer will check Committee of Adjustment results.
- xix. **176 Morningside Ave:** Approved, under construction. Elizabeth Elson will ask that permits be displayed.
- xx. **83 Morningside Ave:** Application was approved. Kate Lawson to enquire whether appealed to OMB.
- xxi. **62 Lavinia Ave:** Application was deferred for further community input. ADD to agenda
- xxii. **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.

b. New Items:

8. **COMMUNITY ORGANIZATIONS:**

- a. **High Park Resource Group:** Need representative.
- b. **Community Police Liaison Committee:** Alex Ling has officially retired after years of service.
Swansea Community Recreation Centre and Rennie Park: Spring Fling Dance Friday May 22, 2015 8:00 pm to 12:00 pm
- c. **Swansea Memorial Library and Friends of the Library:** No news.
- d. **Swansea Public School:** Kate Lawson motioned the payment of \$200.00 towards the 2015 Graduating class awards for Community Service, Girl's Athletic, IT and Most Improved Student Awards. William Roberts seconded the motion. Carried. Kate Lawson will make sure William Roberts is informed on this event date.
- e. **Swansea Town Hall Board of Management:** No news.
- f. **J.T. Bonham Residences:** No news.
- g. **CORRA:** Annual General Meeting Saturday May 23, 1:30 pm to 4:30 pm at 870 Queen Street.

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:** The environmental review assessment summary is out.
- k. **14 Valleymede Road:** Kate to follow up with Ruth.

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 owner 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. Close
- 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:** No new.
- 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. One accident, not officially reported.
- 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:

- a. Traffic at South Kingsway and Bloor study request. William Roberts reported the rush hour congestion and the ability to advance into the Bloor Street left lane turn onto South Kingsway. Kate Lawson volunteered to contact Councillor Doucette for investigation.
- b. Pan Am Games: Pam Am street closures and permits were reviewed.

12. LONG TERM MONITOR FOR FUTURE ACTION:

- a. **Booking of Swansea Town Hall Rooms for SARA Meetings:** Review in September
- 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 June 16, 2015 at 7:15 pm.

14. ADJOURNED: 9:31 pm.