

SWANSEA AREA RATEPAYER'S ASSOCIATION

MINUTES OF MEETING, Tuesday, November 20, 2007

Present: Nick Singh, Bill Roberts, David Fleming, Heather McCulloch, Chris Korda, George Dubauskas, John Meijer, Ian McIsaac, Kate Lawson
Regrets: Bill Jermyn, Sybil Wilkinson, Louis Gris, Ed Gaigalas, Bill Steele

1. CALL TO ORDER AND DECLARATION OF CONFLICTS OF INTEREST:

The meeting was called to order by Nick Singh at 7:37 pm.

2. AGENDA AMENDMENTS & APPROVAL:

Upon motion by Bill Roberts, seconded by John Meijer, and carried, the Agenda for November 20, 2007 was approved.

3. APPROVAL OF MINUTES

Upon motion by Bill Roberts, seconded by John Meijer, and carried, the amended Minutes for October 16, 2007 were approved.

4. EXECUTIVE REPORTS

a) Membership: John Meijer presented the membership report. The report was accepted upon a motion by John Meijer, seconded by Bill Roberts and carried.

b) Fundraising: The Village Playhouse fundraiser, Night Watch, on November 15, 2007 was well attended. Kate Lawson will collect monies and unsold tickets, and contact Louis Gris to reconcile the dollars. The financial details should be available for the December Executive Meeting

c) Treasurer's: Kate Lawson reported that transition of the Treasurer's responsibilities from John Meijer will be completed by the December Executive Meeting. John Meijer verbally presented the financial report. The report was accepted upon a motion by John Meijer, seconded by Bill Roberts and carried.

d) Expenses: The following expenses were reported:
John Meijer - \$72.71 - membership mailings
David Fleming - \$30.70 - photocopies and transparencies - SK Ramps meeting
Bill Roberts - 26.50 - YIMBY event at the Gladstone Hotel

The payment of the expenses was authorized upon a motion by George Dubauskas, seconded by Chris Korda and carried.

5. CURRENT MATTERS

a) New Members and Guests: Prish Jain, of TACT Development Inc, reported that the properties he is developing at 18 and 18A Dacre Crescent will be completed and available for occupation by the end of 2007. His property at 202 South Kingsway has been severed, and the plans and permits for the as of right house construction on Morningside Drive are complete. He reported that he met with the City regarding his Mossom Road development, and that the City would prefer a four story condo with the subsequent rezoning. As the condo and townhouse proposal both require rezoning, he has decided to pursue building five detached houses. He presented his plans, which will only require a GFA density increase from 0.35 to 0.65. As the new homes will be similar in nature to the existing homes in the area, he does not expect problems with the proposal. Additionally, the proposal will keep the existing trees on the properties intact. The proposal will be coming before the Committee of Adjustment on December 6, 2007. His lawyer will be representing his interests at the meeting. Bill Roberts noted that there may be an issue in the neighbourhood with the development at a density of 0.65, and that it may be more reasonable to consider 0.60. Bill reported that he is attending a gathering of Riverside Drive residents, and will present Mr. Jain's proposal to them. Mr. Jain reiterated that his firm is open to dialogue with SARA and the community, and made his contact information available to Bill Roberts.

b) Adopt a Block: Bill Roberts reported that he displayed the poster was displayed at the YIMBY event at the Gladstone Hotel. The display was a good conversation piece, and was very well received by the other attendees. Bill noted that the paperwork and literature that accompany the poster need to be updated and refreshed. Heather McCulloch volunteered to rebuild the infrastructure. Ian McIsaac reported that he attended the YIMBY event and networked with other community organizations from across the City. As many groups that take action in the City, as well as the Minister of Education, Kathleen Wynne, attended, it was beneficial to attend.

c) Property Encroachment at 55 Mayfield Ave - Willard Gardens Parkette: No news.

d) Traffic Studies in Swansea: Nick Singh reported that he has contacted Councillor Saunderson twice and has not received a response.

e) Cheri DiNovo: No news.

f) Flyer to promote SARA to new Swansea Residents: Chris Korda reported that she has not been able to meet with Sybil as Sybil has been very busy. She requested that another person to join in to help get things going. John Meijer volunteered to update the brochure, and to provide literature formatting help. Heather McCulloch volunteered to help with proof reading and editing any literature as needed.

g) Swansea Town Hall Web Site Redesign: John Meijer reported that he has updated the SARA website with new content. He will contact Ed Gaigalas for inclusion in the new Town Hall web site.

h) Humbergate Initiative: No news.

i) Waterfront Master Plan: Nick Singh reported that there will be a public meeting at City Hall on Monday November 26 from 7pm to 9pm. Both Nick Singh and Ian McIsaac indicated they will attend.

j) Discussion of Co-hosting All Candidates Meetings with BWVRA: Defer to December.

6. LAND USE ITEMS

- a) 86 Deforest Road: David Fleming motioned that he will write a letter objecting to the request. The motion was seconded by Ian McIsaac and carried.
- b) 250 Ellis Ave: Demo and construct 2 story home - 0.51GFA in a 0.35 zone with side setbacks. It was discussed that since the request is a complete demolition, it should not be a problem to revise the plans by moving the building forward, so there are no side setbacks, and lowering the GFA, to be inline with the 0.35 zoning.
- c) 10 Yule Ave: No action will be taken.
- d) 87 Durie: No action will be taken.
- e) Windemere By the Lake: Bill Roberts explained that the request is to move the building, within the building envelop, but back from the street, towards the train tracks. David Fleming motioned that he will write a letter that based on the application, SARA is not objecting. The motion was seconded by Heather McCulloch and carried.
- f) Past COA Matters:
- 29 Dacre: John Meijer reported that the neighbour at 31 Dacre may be appealing the decision to the OMB. He will contact the residents at 31 Dacre to ensure that they know the work involved, and issues surrounding OMB appeals.
 - 169 South Kingsway: Nick Singh reported that he talked to the owner of the property, who told him that the final inspection has not been completed. Nick will contact the inspector regarding the issue.
 - 35 Beresford Ave: David Fleming reported that he has asked the City Right of Way Management, on October 30, 2007, for a report detailing the property and how it complies with all requirements for the parking permit, including landscaped open space and soft landscaping. There has been no reply.
- g) New COA Matters:
- 14, 16, 18 Mossom Road: Bill Roberts motioned that he contact the area residents, as well as allow the COA sub committee to deal with any issues if required. The motion was seconded by John Meijer and carried.

7. COMMUNITY ORGANIZATIONS

- a) Community Police Liaison Committee: No news.
- b) High Park Community Advisory Council: Heather McCulloch reported that the Species at Risk stewardship grant has enabled High Park to present the issue. The Sunday walking tours will be revamped. The Conservation Authority is fixing trails using grant monies. The stairs at the north west corner of the park are still an issue. Heather will inquire as to the status of the issue at the next HPCAC meeting.
- c) Swansea Community Recreation Centre & Rennie Park: No news.
- d) Swansea Memorial Library and Friends of the Library: George Dubauskas reported that the librarian is doing a fantastic job, and motioned that he write a letter of commendation. The motion was seconded by Bill Roberts and carried.

- e) Swansea Public School: No news.
- f) Swansea Town Hall Board of Management: Bill Roberts reported that the issue of Capital Funding as opposed to Programming was resolved by referring to it as Capital Campaign Programming. There will possibly be four Board openings available in the February election.
- g) J.T. Bonham Residences: No news.
- h) CORRA: Bill Roberts reported that CORRA is working on a protocol for Section 37 monies, and that Heritage Conservation Area studies may still be eligible for funding with Section 37 monies. Also, the City is mapping potential Heritage Conservation Districts. George Dubauskas motioned that SARA write a letter to Growth and Management Planning that Swansea be considered a potential Heritage Conservation District, even though SARA does not believe that Section 37 monies should be used for non-capital funding. The motion was seconded by John Meijer and carried.

8. ITEMS BEING MONITORED

- a) Windermere by the Lake: Nick Singh reported that Norm McLeod confirmed that Section 37 monies from the developer were used for more than the “Calipers” sculpture. Nick reported that he asked Councillor Saundercook for details, but has had no response.
- b) Southport Plaza: No news.
- c) Former Joyco Station: No news.
- d) Dark Horse (liquor license): Nick Singh reported that he still has to write a letter opposing the request.
- e) Humber Bay Treatment Plant: No news.
- f) Proactive Measures to Preserve the Character of Swansea: See item 7h.
- g) Storm Water Management Plan – Ellis Ave/Colbourne Lodge Dr: No news.
- h) South Kingsway Ramps Redesign Meeting: Chris Korda reported that she has composed a letter to be sent out, to contacts collected at the July 17, 2007 public meeting, to inform them of the developments surrounding the ramps. She read the letter to the executive. Bill Roberts suggested that the Mayors’ letter, and the appropriate documents and links to documents be posted on the SARA website. Chris Korda motioned that SARA send her letter. The motion was seconded by Heather McCulloch and carried.
- i) Bloor West Urban Design Study: No news.
- k) 41 Brule Crescent: Bill Roberts reported that the OMB hearing has been completed, and that they have reserved their decision to the end of November, 2007.

9. NEW BUSINESS: Nick Singh reported that the Toronto Region Conservation Authority will be hosting an Open House on November 21, 2007 from 6pm to 9ps at the Swansea Town Hall. They will be discussing the Humber Bay Watershed. There is also a meeting public meeting on Monday, November 26, 2007 from 7 to 9 p.m. at Toronto City Hall discussing the Western Waterfront Master Plan Public Consultation. Nick Singh reported that he talked to the Bloor West Ratepayers' association about the development across from High Park, and at Bloor and Dundas. They asked Nick for more information.

10. NEXT MEETING: Tuesday December 11, 2007

11. ADJOURNED: 10:00 PM