

# Swansea Outlook

Volume 31 - Number 2  
2004

Newsletter of the Swansea Area Ratepayers' Association

July,

## EXECUTIVE MEETINGS

Please note that Executive meetings are public and held normally on the third Tuesday of each month, excluding July and August. There may be seating limitations, so please contact the Executive before you come to a meeting.

## ANNUAL GENERAL MEETING

The Annual General Meeting did not have a guest speaker this year due to the fact that the Federal Election was occurring at the same time. The Executive decided to hold an all candidates night in conjunction with the meeting. The meeting was well attended and it appeared the persons attending and the candidates enjoyed the meeting. Congratulations to the Executive and in particular Nick Singh who acted as a very efficient time keeper.

The new executive as of the date of the AGM is: L. Gris, President; Vice-presidents: Peter Keefe and Nick Singh; Treasurer (and web-master): John Meijer; Secretary: Merle Hudson ; Peter Chant -Past President; Directors: R. Braun, Ritvars Bregzis, G. Dubauskas, E. Gaigalas, F. Labelle, Pat Reavy, William (Bill) Roberts, Bonnie Schulman and S. Wilkinson.

## GARDINER LAKESHORE TASKFORCE

SARA continues to monitor the status of this committee. The committee has not met this year since the Mayor's Office recommended its discontinuance. The Mayor's Office indicated it would be reconsider the matter but as yet has not reported and so the committee is in limbo. Given the citizen expertise on the committee and its history of involving stakeholders and the broader public, it seems strange it is being allowed to wither while key decisions on the waterfront are being made in its absence.

## MEMBERSH/P

If you haven't done so this year - please renew your Membership for 2004 now. A membership form is printed below.

THE FOLLOWING ARE THE FEES FOR 2004:

Single membership ... \$10.00  
Family membership ... \$12.00  
Business membership ... \$14.00

Please note fees will increase for the 2005 year (effective: 1 January 2005) in accordance with the fee increase approved by the membership at the AGM, as follows:

2005 Single membership \$12.00  
2005 Family membership ... \$14.00

2005 Business membership .. \$20.00

2005 Senior Single (60+) \$10.00

2005 Senior Family (60+) \$12.00

Please contact L. GRIS at 416 - 766 - 2792 to renew. Membership inquiries may be sent to Swansea Area Ratepayers' Association, c/o Swansea Town Hall, Box 103, 95 Lavinia Avenue, Toronto, Ontario, M6S 3H9.

**HIGH PARK ADVISORY COMMITTEE** -- We continue to monitor this body.

**PETRO STATION AT 8 SOUTHKINGSWAY** - Ron Braun continues to oversee this matter and is in contact with Councillor Saundercook concerning illegal left turns from the south exist of the Gas Bar. While Petro Canada agreed to prohibit left turns and there is a sign to that effect; the Police cannot enforce illegal exits because there is no City by-law prohibiting the same. SARA is pursuing having the turns made illegal by a by-law.

**STELCO** - We continue to monitor the project. The Committee of Adjustment turned down an increase in the height of the western tower; however, the Ontario Municipal Board approved the increase based on the evidence before it. Originally the City was to send a lawyer and a planner to oppose the application. At the last minute the City chose not to do so after the developer added another \$25,000.00 to the Section 37 monies.

An open house on proposed changes to the townhouses on the west site was held. SARA has concerns in this regard. Contact F. Labelle for further information.

In addition despite a requirement in the Official Plan Amendment (OPA) which was approved by Council that a day nursery be located in the first phase of the development the City has amended this requirement and now, the day nursery has been "scheduled" for one of the last phases which puts it at risk. SARA wrote the Mayor's Office since the OPA was negotiated while Mayor Miller was our councillor with the hope that steps would be taken to ensure that the day nursery would be created in the near future. In the end the Mayor's Office sided with the staff and the developer and has agreed that the day nursery will be located in one of the last phases. The reason SARA wanted the condition for approval of the original project in the OPA is because its amendment, unlike the development agreement, should have been public and involved a public hearing. It appears that the City does not agree.

**JOY OIL STATION.** SARA continues to watch the situation.

**MEOW CLUB** -- We continue to monitor the matter. SARA remains concerned that this development will set a precedent.

**COMMUNITY POLICE LIAISON COMMITTEE.** M. Hudson is our representative on this committee.

**HUMBER RIVER PEDESTRIAN/CYCLING TRAILS.** We continue to monitor this matter as well. The City was to include improvements suggested by SARA. Some of these have been incorporated.

**1947 BLOOR STREET WEST.** We are monitoring this as well.

**THE FAN/BILLY BOB'S/WEDGE.** The owners of the Fan successfully reapplied for their roof top patio to the Alcohol and Gaming Commission. The City appealed the decision. We are in contact with the City.

**THE DARK HORSE.** To date Nick Singh has not been able to get to the bottom of the opening of the patio without a sound proof barrier. SARA wrote Mayor Miller and Councillor Saundercook.

**CITY PLAN.** SARA has settled its issues concerning the secondary plan with the City but the Ontario Municipal Board has to approve the settlement. This will hopefully occur in the Fall. SARA continues to support CORRA's (Confederation of Resident & Ratepayer Associations in Toronto) appeal concerning general issues.

#### **SWANSEA MEMORIAL LIBRARY**

We continue to keep an eye on the Library. Please remember if we do not use it we will lose it. Remember it is as a living memory to the Village of Swansea soldiers who served in the First World War - the 22 who did not come back and the t50 who did.

Also do not forget you can arrange for any movie, book or any other library material to be  
NEW LIBRARY HOURS ARE:

Monday: Tuesday: Wednesday: Thursday: Friday: Saturday:  
Sunday:  
10:00 A.M.- 12:00 & 1:00- 3:00 P.M. 10:00 A.M. - 12:00 & (\*)  
1:00 - 6:00 P.M. .... 1:00 - 8:00 P.M. 10:00 A.M. -  
12:00 & (\*) 1:00 - 6:00 P.M. .... 2:00 - 5:00 P.M.  
10:00 A.M. - 5:00 P.M.  
..... Closed

(\*) closed for lunch from 12:00 - 1:00 P.M. Monday, Tuesday & Thursday

Please contact G. Dubauskas at 416 - 762 -6413.

Please while the Rurymede Library is closed for renovations Swansea's hours have been extended; however, the Friends of Swansea Library are pressing for more or better hours while the Runnymede Library is closed and has SARA's support.

**MUNICIPAL SHELTERS.** SARA is monitoring the matter.

**TRAFFIC CALMING.** We continue to follow this matter.

**OUR WEB SITE** continues to be created• Thanks to John Meijer. You can view our site at [www.swansearatepayers.ca](http://www.swansearatepayers.ca).

#### **SWANSEA/SOUTHPORT PLAZA**

SARA through the Swansea Area Ratepayers Group (SARG) supported the Ripley Area Residents Group Ltd (RARG) in their opposition to the proposal. The Board approved a revised plan in terms of height but left other matters to be resolved. Discussions continue. A further hearing on the matter is now scheduled for 10 September, 2004 to deal with the outstanding matters. Internal traffic remains a concern; however, to a limited extent some of SARA's concerns were addressed.

#### **COMMITTEE OF ADJUSTMENT MATTERS**

SARA has attended at several Committee of Adjustment matters. Several of these are going to the Ontario Municipal Board (OMB). These matters are briefly outlined below:

15-17 Lavinia Ave. This was a severance application with variances being requested. SARA felt this was an over intensification of the site and not in keeping with the character of the area. The Committee agreed and the applicant has appealed the matter. The matter is going to the OMB in late July,

337 Windermere Ave. This was an application to build over the verandah and converted garage and to increase the gross floor of the building. SARA opposed the application on the basis that it is an over intensification & the site and will change the street scape of Windermere. The Committee of Adjustment approved the application. SARG appealed. SARG has hired a planner and William Roberts as a lawyer.

2525 Bloor Street West. This was an application to add a unit and for other variances. The neighbours opposed the application, and SARA supported them. The Committee of Adjustment refused the application and the owner has appealed to the Ontario Municipal Board, The matter is scheduled for 6 August, 2004.

47 Mayfield Ave. This was a severance application along with variances. There is a long history in regard to this address. SARA supported the area residents in their opposition. The Committee of Adjustment refused the application and the owner has appealed.

99 Coe Hill Dr. This was an application to convert garages into residential uses without creating additional parking. Again this property has a long history of converting internal garages to residential units. SARA opposed the matter. It has been adjourned sine die.

100 Durie. SARA raised concerns in regard to this matter and it was not approved.

#### **HUMBER CINEMA**

SARA is monitoring the matter and several executive members attended the public meeting held in the late Spring. We support the concerns of the ratepayers north of Bloor. There are several issues such as access, height, density, traffic amongst other matters. In addition what occurs on this site has implication for the rest of the Bloor West Village. It is anticipated that this matter will be going forward sometime in the Fall, probably in September.

#### **VISIONING EXERCISE**

SARA is participating in the visioning exercise in an effort to be proactive and to ensure the public is involved. The purpose of the visioning exercise is to consider appropriate built form

and other matters in advance of the potential intensification of the Bloor West Village as set out in the proposed Official Plan. The proposed Official Plan does not state that all major streets should be developed to the same extent and any development should take into consideration of the Neighbourhoods surrounding it. Our representatives are Nick Singh and William (Bill) Roberts.

### **STREET RE-NAMING**

SARA is watching this matter. There are serious concerns that the City does not appear to be moving in a cost effective or consultative manner. The result may be changes to the names of several streets in Swansea. It appears the City is unwilling to consider the retention of part of another street's name (e.g. Kennedy Road cannot be Kennedy Road West for example).

### **258 WINDERMERE AVE.**

The owner has made certain serious allegations concerning certain members of SARA. SARA has set up a committee to review the same with the intention of reporting back in the Fall for the Executive to review the same.

SARA remains concerned over the City's interpretation of