

# Swansea Outlook

Volume 32 - Number 1  
January, 2005

Newsletter of the Swansea Area Ratepayers' Association

## **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 contact the Executive before you come to a meeting.

Your executive as of the date of this letter: Peter Chant, Past President; Louis Gris, President; Nick Singh and P. Keefe Vice Presidents; L. Gris, Membership; John Meijer, Treasurer (and webmaster); M. Hudson Secretary; Directors: R. Braun, Ritvars Bregzis, A. Cotic, G. Dubauskas, E. Gaigalas, F. Labelle, Pat Reavy, William (Bill) Roberts, B. Schulman and S. Wilkinson.

The Executive needs volunteers to help with various duties and to hold office after the next AGM. Persons interested should contact the President and, if they wish, attend at our executive meetings to get an understanding of what is involved. Please note that M. Hudson has indicated she wishes to step down as Secretary and become a director.

## **SWANSEA TOWN HALL**

The work on the front is completed to the extent it is now possible to enter through the front doors. Work has commenced on completing the storage and activity room at the ravine level. Sometime in late January to late February there will be an Annual General Meeting for the election of directors to fill vacancies on the Swansea Town Hall Association and in turn the Swansea Town Hall's Board of Management. Louis Gris would like to step down as SARA's representative on the Board and there are other potential vacancies on the Board. It involves roughly 5 hours of volunteer time a month. The Board meets normally on the first Tuesday of each month from 7:15 P.M. to approximately 9:45 P.M. The Association needs persons who are willing to participate in the operation of the Town Hall. In particular but not necessary would be persons with skill sets in the areas of budget/book keeping, fund raising, business management or building operations.

Please call Bill Roberts (416) 769-3162 or L. GRIS at (416) 766 - 2792 for more information.

## **GARDINER LAKESHORE TASKFORCE**

As yet this task force remains in limbo since the Mayor's office decided it was no longer necessary but then agreed to reconsider the matter. As yet the mayor's office has failed to comment one way or the other.

## **HIGH PARK ADVISORY COMMITTEE**

We continue to monitor this body.

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

## **MEOW CLUB**

We continue to monitor the matter. As of yet no development has gone forward despite the approvals of the project by the Ontario Municipal Board.

## **COMMUNITY POLICE LIAISON COMMITTEE.**

We are looking for a new representative to attend on behalf of SARA.

## **MEMBERSHIP**

Please renew your membership for 2005 now. If there is a form attached you need to renew your membership.

THE FOLLOWING ARE THE FEES FOR 2005:

Single membership: standard \$12.00 senior \$10.00  
Family membership: standard \$14.00 senior \$12.00  
Business membership: \$20.00

*Note: Senior is anyone 60 or over*

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.

**HUMBER RIVER PEDESTRIAN/CYCLING TRAILS.** We continue to monitor this matter as well. In the Spring SARA will examine the paths to see if the work has been completed as promised.

## **STELCO**

We continue to monitor the project. The new owners contacted SARA, SARG (Swansea Area Ratepayers Group) and RARG (Ripley Area Ratepayers Group Ltd.) to discuss the variances being sought. The meeting was open and certain understandings reached. In fact the developer provided SARA with a copy of the variances being requested well in advance of the Committee of Adjustment hearing. The variances being sought are clearly specified. SARA and SARG have decided not to oppose the variances being sought. For further information contact F. Labelle.

SARA, SARG and RARG continue to be concerned over the day care which was to be located in the first phase. It is now to be located in one of the last phases. For some reason the City did not see fit to ensure this resource would be ready at the beginning of the phasing and not the end. This was a concern raised by SARA early on in the formal public process and was written into the Official Plan and other public documents but rewritten later by the City in public documents on the basis that the Official Plan was not specific enough. Based on what

happened on this site, it appears that when in doubt the City will not favour the public interest. Wonder why?

**1947 BLOOR STREET WEST.** It is our understanding that problems persist in regard to the site.

**THE FAN/BILLY BOB'S/WEDGE.** It is our understanding that the City dropped its appeal and so the roof top patio came into existence.

**THE DARK HORSE.**

It appears that it is in contravention of the requirement to have a sound proof barrier. SARA has been unable to get confirmation of how this occurred despite writing to Mayor Miller, Councillor Saundercook and the Alcohol and Gaming Commission concerning this. Nick Singh is trying to get answers.

**ALL CANDIDATES NIGHT**

As you are aware the AGM and the Federal All Candidates was held on the same night.

**CITY PLAN.** SARA has filed its own appeal separate from that of CORRA (Confederation of Resident and Ratepayer Associations in Toronto) but remains part of a coalition of ratepayer groups appealing the Official Plan. Most recently SARA supported CORRA in its request for better maps. City Council agreed. It should be noted that Councillor Sandercook supported the SARA/CORRA request that the maps have secondary roads and a bar scale.

**99 COE HILL AVE.** The Committee of Adjustment approved the applicant's request to convert parking garages into residential units. SARG and SARA raised amongst other concerns that the lack of parking is becoming a problem in the area.

**BLOOR WEST VISIONING STUDY.**

SARA sent two representatives (Nick Singh and William Roberts) to the steering committee. The steering committee was sensitive to the concerns of the greater Bloor West community and the immediate neighbours. SARA played a key role in having the plan note and explain the existing bylaws and official plan and criteria that are needed to develop the area. SARA in conjunction with other members who shared the same concerns wanted to ensure that the study does acknowledge its preliminary nature and the need for future studies to look at such matters as the need for appropriate services to arrive in a timely fashion to support intensification. While the visioning study has noted potential for redevelopment it has also noted the challenges and represents a balanced view.

A public meeting was held before Christmas and the final draft should be ready sometime in the New Year.

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

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

**OUR WEB SITE** can be viewed at [www.swansearatepayers.ca](http://www.swansearatepayers.ca).

**ONTARIO MUNICIPAL BOARD HEARINGS**

SARA was involved in several Municipal Board hearings arising from Committee of Adjustment matters.

*337 Windermere* was a split decision while the Board member granted the variances requested by the applicant he required

that the building be built substantially as shown and that no front porch be allowed. SARA paid part of the costs of a planner and lawyer (William Roberts) since it was our appeal and the affected neighbour helped to contribute to our costs.

*15 & 17 Lavinia.* SARA attended in support of the neighbours but the neighbours were not represented by counsel nor did they have planning support. The applicants did have a lawyer and a planner and were successful

*2525 Bloor Street West.* SARA supported the neighbours who were represented by the City Solicitor. Through mediation at the Board, a result acceptable to the applicant and the neighbours was achieved.

*47 Mayfield Ave.* SARA was present and retained a lawyer (William Roberts). The City also attended in support of the neighbours and provided a lawyer and planner. The applicant lost before the Board. The Board agreed with SARA, the City and the neighbours that the proposal was an over-intensification of the site.

**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 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 150 who did.

Also do not forget you can arrange for any movie, book or any other library material to be delivered to the Swansea branch for pickup.

**NEW LIBRARY HOURS ARE:**

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

Please contact G. Dubauskas at 416 762 6413. Please note because the Runnymede Library is closed for renovations Swansea's hours were extended; however, the Friends of Swansea Library were hoping for more hours while the Runnymede Library is closed.

**HUMBER CINEMA**

SARA continues to monitor the matter. There was a further meeting that the community was invited to. SARA remains concerned about the impacts of the proposal on its adjacent neighbours and as a precedent.

**SWANSEA/SOUTHPORT PLAZA**

As you are aware there was an Ontario Municipal Board hearing which approved the project with a reduction of height and changes in regard to the road network, parking and pedestrian issues. A draft by law has been prepared which requires there be a commercial component before the residential component is started. In addition the commercial must continue after the residential is in operation.

**FUNDRAISER**

Those who attended enjoyed the play. Money was raised for SARA to help defray the costs of going to the Ontario Municipal Board; however, we need to raise more money this year because of the number of Board hearings that SARA/SARG has attended over the past year.

WISHING YOU A HAPPY NEW YEAR.

William (Bill) Roberts: Editor

Louis Gris & John Meijer: Advisory Committee