

Swansea Outlook

Volume 35 – Number 2

Newsletter of the Swansea Area Ratepayers' Association

September, 2008

(<http://www.swanseratepayers.ca>)

EXECUTIVE MEETINGS

Please note that Executive meetings are public and held normally on the third Tuesday of each month, excluding July and August. Due to seating limitations, please contact the Executive before attending

Your executive as of the date of this letter: Louis Gris - Past-President; Nick Singh, President; Vacant - Vice-presidents; K. Lawson - Treasurer; D. Fleming - Secretary; John Meijer - Membership Chair; Directors: G. Dubauskas, E. Gaigalas, C. Korda, William (Bill) Roberts, and S. Wilkinson.

The Executive needs volunteers to help with various duties. Persons interested should contact the President and, if they wish, attend our Executive Meetings to help understand what is involved.

ANNUAL GENERAL MEETING – The 2008 AGM was held on Wednesday June 18, 7:30pm in the Rousseau Room at the Swansea Town Hall. Councillor Cliff Jenkins gave an interesting talk on several matters of interest - i) local planning matters being decided at local levels, ii) the new complete application requirements (see CORRA below), and iii) development charges. An article on the third item - development charges - is enclosed with this newsletter.

JOYCO OIL STATION Exterior renovations look good, and it appears the interior work has not yet proceeded - perhaps until the usage has been finalized? SARA had heard that plans being considered included an enlarged concession and/or information booth. The neighbouring concession stand and washroom building may become incorporated into a larger, combined venue.

MEMBERSHIP We thank you for your membership support. If you haven't yet renewed for 2008, you will find a membership renewal form on the reverse side. We hope you will renew your membership.

THE FOLLOWING ARE THE FEES (unchanged) FOR 2008:

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

Note: A Senior is anyone 60 plus.

Please contact John Meijer to renew. Membership forms may also be sent to Swansea Area Ratepayers' Association, c/o Swansea Town Hall, Box 103, 95 Lavinia Avenue, Toronto, Ontario, M6S 3H9.

WATERFRONT MASTER PLAN – SARA submitted recommendations to the City. We also attended a charette called by the City to begin to define the concepts to comprise the Master Plan.

SCOTIABANK WATERFRONT MARATHON – Everyone is welcome to join us at the Swansea Neighbourhood Cheering and Entertainment Centre located on the median at Lakeshore and Windermere from 7:30am to 11:00am on Sun, Sep 28th. There will be food, fun, entertainment and CHEERING ON of the runners, who will likely be passing by between 8:00 and 9:30. For information about this event and how to become a sponsor or make a pledge to our four "champion" runners please visit <http://www.swanseatownhall.ca>.

2500 BLOOR STREET WEST (HUMBERSIDE MOTORS) – Tridel is in the process of preparing a development application and has set up

a working group consisting of affected parties to discuss the proposed application. SARA has sent Nick Singh and William Roberts as delegates to the Working Committee and Sybil Wilkinson as alternate. At this point, the Working Committee is dealing with preliminary matters such as the structure and the existing conditions. It is assumed that in mid to late September, more information as to the potential application will be provided. In the interim you can track matters by viewing www.2500Bloor.ca for general information or go to www.2500Bloor.ca/documents.php for the documents.

CORRA / FoNTRA - SARA maintains a liaison with CORRA and FoNTRA (Fed of North Toronto Residents Associations), who have been in discussion with the City on Official Plan Amendments dealing with Complete Applications. At the P&GM meeting held on July 2 a significant interim victory was achieved for neighbourhoods on the complex issue of the Complete Applications (OPA 21). Although the item is entitled Complete Applications, much of the extensive discussions between community representatives (George Belza and William Roberts) and city planning staff prior to the meeting was about when and how communities will be consulted on applications.

The Committee passed changes to the draft OPA 21 as well as its draft Delegation By-law (DBL) that provide for earlier and more meaningful consultation with the neighbourhood community regarding development applications. Early and effective community consultation permits the possibility of changes to a proposed development before the applicant submits expensive studies to planning staff and, as a result, gets financially "locked in" to his/her application.

Too many communities have found that after an applicant has invested large amounts of time and money on the required traffic studies, storm water management studies, building mass models, shadow studies, parking studies, etc., he/she becomes reluctant to accommodate changes that would require these studies and models to be redone.

Development consultant George Belza along with our own William Roberts (representing FoNTRA, CORRA and a group of Willowdale residents associations) presented compelling arguments to the Committee for the changes to the draft OPA and its implementing draft DBL.

On September 10th, there will be a statutory public meeting on Complete Applications OPA 21 and its Delegation By-law.

DARK HORSE (LIQUOR LICENSE) SARA attended a Hearing of the Alcohol and Gaming Commission on the Dark Horse license May 6th at the Four Seasons Lakeshore, and spearheaded the opposition. The application for changes to the license conditions was denied.

SWANSEA MEMORIAL LIBRARY AND FRIENDS OF THE LIBRARY – Please remember if we do not use our local library, we risk losing it. Be aware that you can arrange for any movie, book or any other library material to be delivered to the Swansea branch for pickup.

LIBRARY HOURS ARE:

Monday: Closed
 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: Closed
 Saturday: 10:00 A.M. 5:00 P.M.
 Sunday: Closed
 (*) closed for lunch from 12:00 - 1:00 P.M. Tuesday & Thursday
 Friends of Library contact: G. Dubauskas at 416 - 762 -6413.

ALL CANDIDATES MEETING As it is becoming apparent we will be treated to a Federal Election in short order, stay tuned for news of SARA's hosting of an All Candidates Meeting – a SARA tradition.

2008 FUNDRAISER at VILLAGE PLAYHOUSE – SARA plans to hold another fun and exciting fundraiser at the Village Players (2190 Bloor Street – www.villageplayers.net) this fall. Likely date is Thurs Nov. 20, for the preview showing of "Dangerous Corner" by J.B. Priestly. Tickets to be available thru the SARA Executive.

THE COMMITTEE OF ADJUSTMENT - Some recent matters...
 35 Beresford – SARA continues to be unable to get any information from city or councillor on this possibly non-conforming parking pad.

69 Beresford – SARA gave a deputation at the Etobicoke York Community Council against the front yard parking pad application. After deputations, there were about 40 minutes of debate, and a motion to adjourn so the applicant could do her own poll/petition. The motion for adjournment was voted down. Councillor Saundercook motioned to accept the staff recommendation, and refuse the pad. Motion was carried 5-3, and the pad was refused.

44 Runnymede – The Committee of Adjustment ruled in favour of six variances sought for the property - with conditions. SARA had objected by letter principally to the variances surrounding the front yard parking pad, and we have ongoing concerns about the process whereby a pad application is rolled into a development proposal and appears to sidestep the process of applying to Transportation Services.

86 Deforest – SARA supported adjacent neighbours at the OMB on April 4th, in opposition to the proposed variances. The OMB accepted expert opinion evidence that the proposal represents a "significant departure from the existing physical design and character of the neighbourhood, and therefore offends the general intent and purpose of the Official Plan". The variance application was denied.

"ADOPT A BLOCK" and the "CLEAN CITY CAMPAIGN"
 Adopt-A-Block is a free and voluntary activity whereby individual Swansea residents make a commitment to walk along a particular street (which need not be their home street), picking up litter, sorting it and putting it out for collection with household garbage. You may sign up by phoning Mary Korda at (416) 769-5050, or by writing on your membership renewal form the first and second choice of street(s).

SOUTH KINGSWAY RAMPS
 This summer, SARA was actively involved in the ongoing issue of the interchange improvements at South Kingsway and the Queensway. City officials brought forth a new proposal containing modest changes which SARA came to support, given the benefits. There were parties agitating for re-opening the entire process and seeking once again to eliminate the ramps and "urbanize" the interchange.

However, the City's latest recommendations were unanimously approved by the Etobicoke York Community Council on July 7. SARA made a deputation at EYCC in favour of city staff recommendations.

SARA was advised that the contract for the work, already tendered, was to be awarded July 30 and work to commence mid-August. It appears that work has yet to commence and SARA hopes that this is not due to the potential of the issue being raised once again at City Council September 8. We remain vigilant.

Highlights of the final plan for the interchange are:
 The ramps remain in place, but the eastbound Queensway ramp to northbound South Kingsway would be realigned to the west to create a 'T' intersection with The Queensway.
 The TTC stop at South Kingsway, which sits under a bridge where the South Kingsway goes over The Queensway, would be moved further east. A new pedestrian traffic light would be installed so people could cross The Queensway to access the new streetcar stop. SARA lobbied to have the pedestrian signals operate independently from the north and south sides of the Queensway, and that the TTC place a bus stop near the relocated streetcar stop.
 Stop signs would be installed where the southbound South Kingsway ramp empties onto the westbound Queensway, and also on the southbound South Kingsway ramp leading to eastbound Queensway (i.e. the north-west and south-west quadrants) this effectively gives cyclists on The Queensway right-of-way in both eastbound and westbound directions - significantly enhancing cyclist safety.
 The speed limit on the The Queensway would be reduced to 50km/h, and the ramps would be resurfaced with new sidewalks installed. Sidewalks on the Queensway to be continuous in both directions.
 These plans appear to ensure the interchange becomes cycle, pedestrian and transit friendly, while minimally affecting traffic flow - avoiding further traffic congestion in the area.

We trust you had an enjoyable summer, and look forward to seeing you this fall at the All-Candidates Meeting!
 William (Bill) Roberts / John Meijer: Editors
 Nick Singh: Advisory Committee

SARA 2008 Membership Application Form	
Yes, I want to renew/join SARA as a:	
<input type="checkbox"/>	Individual Membership \$12.00 / \$10.00 Senior
<input type="checkbox"/>	Family Membership \$14.00 / \$12.00 Senior
<input type="checkbox"/>	Business/Organization \$20.00
Please indicate if:	
<input type="checkbox"/>	New Member
<input type="checkbox"/>	Renewing Member
<i>Please note that memberships are for a one year term: January->December</i>	
Name _____	
Company/Organization _____	
Address _____	
Suite/Apt/Unit Number _____	
City _____	
Province _____	Postal Code _____
() _____	
Area Code _____	Telephone Number _____
Email Address _____	
Yes, I want to get involved and help with:	
<input type="checkbox"/>	Membership
<input type="checkbox"/>	Special Events
<input type="checkbox"/>	Fundraising
<input type="checkbox"/>	Web Content
<input type="checkbox"/>	Other – specify
<input type="checkbox"/>	Committee Chair
<input type="checkbox"/>	Board of Director
<input type="checkbox"/>	Community Liaison
<input type="checkbox"/>	Media Relations
Payment:	
Please make your cheque payable to the: Swansea Area Ratepayers Association	
Please send this completed form along with your cheque to: Swansea Area Ratepayers Association, c/o John Meijer, Membership Chair, 16 The Palisades, Toronto ON M6S 2W8	

SCOTIABANK TORONTO WATERFRONT MARATHON -

Neighbourhood Charity & Sponsoring Group:

"Welcome to Swansea"

Swansea Area Ratepayers Association
Swansea Community Recreation Centre
Swansea Royal Canadian Legion
Swansea Town Hall

Swansea will be hosting the Neighbourhood Cheering and Entertainment Centre (NCE #1) at Lakeshore Blvd. West and Windermere Avenue on Sunday, September 28th from 7:30am to 11:00am. We need lots of people (all of Swansea!!) to be an amazing cheering section during this time. We could have as many as 10,000 marathon champion runners from over 35 countries passing by our location, including our very own four Champion runners. Bring your friends and families to enjoy the entertainment, dancers dancing, martial art and fitness demonstrations, and musical groups. You are also invited to enjoy refreshments to keep your energy up while cheering on the marathon runners.

Swansea Partners

The Swansea Area Ratepayers' Association

The Swansea Area Ratepayers' Association (SARA) is proud to be an enthusiastic participant in this year's Scotiabank Toronto Waterfront Marathon. Since 1929 SARA has been a voice for the area's residents and has helped to guide the development of what was once a village on the outskirts of the city into one of the most desirable and diverse neighbourhoods in the City. We are involved in everything from keeping our streets clean (the Adopt-A-Block program) to major redevelopments such as the Stelco lands (now Windermere-by-the-Lake), the Humber Cinema, and most recently the car dealerships at Bloor and the South Kingsway. Whether representing individuals or the wider community SARA has been a respected presence at the all levels of government, recently affecting changes to both the Official Plan for the City of Toronto and at the Growth and Management Committee and at the Committee of Adjustment and the OMB. And speaking of the Waterfront Marathon, SARA is currently involved in developing the Western Beaches Waterfront Plan which will help to make events like the Toronto Waterfront Marathon a greater success in the future.

Swansea Community Recreation Centre

The Swansea Community Recreation Centre offers a diverse array of recreational programs for children, adults and seniors. There are activities for preschoolers, many types of sports programs in popular events like badminton and volleyball, and swim programs for all ages, just to name a few. The Recreation Centre needs funds for equipment and supplies to ensure the continuation and availability of programs for all its users. Some current needs include aquatic equipment and supplies, nursery chairs, and badminton nets. Every program provides recreation that promotes the good mental and physical fitness of the citizens in our community.

Swansea Royal Canadian Legion

Swansea Branch 46 Royal Canadian Legion was founded in 1927. There have been veterans from the Boer War, WWI, WWII, Korea and subsequent wars pass through our doors. The Legion through our poppy funds is able to donate to veteran homes, hospitals and look after needy veterans. Our members participate in Legion sports, assist in sporting events and have a countrywide sports program. Membership in the Legion is open to any one who is interested in the objectives of the Royal Canadian Legion.

Swansea Town Hall

Swansea Town Hall is located in the heart of Swansea just

south of Bloor West Village. We host a wide selection of programs and services for seniors, adults, youth and children and are home to community groups including Historical, Horticultural, Ratepayers and Seniors. The Building is available as a resource to groups and individuals in the community and the Greater Toronto area.

Funds raised by our Marathon champions will be used to complete phase 2 of our expansion. Please visit our website at www.swanseatownhall.ca to learn more about us and get updates on the Marathon.

NCE1 is supported by Councillor Bill Saundercook, Ward 13



June 18,
2008

Council Ready to Double Development Charges Positive First Step But More Action Needed from Provincial Government

The Executive Committee of Council finally accepted my case that a policy of low development charges is not in the best interests of the people of Toronto. The EC has directed Finance Department staff to review the City's current development charges (DC's) and a recommend a new set of levies - a full year ahead of schedule. That review is almost complete and the recommendations for higher DC's will be known soon.

In Toronto, a new single family home would generate about \$11,000 in development charges, whereas it would generate about \$35,000 in Brampton or Richmond Hill. In the 905 area, DC's are typically three times Toronto's. And interestingly, the Mayors and Councils of those municipalities are now clamouring for much higher DC's in order to meet their infrastructure growth needs. Toronto's Chief Financial Officer (CFO) has been very circumspect in making public

What is the City's Low Development Charge Policy Costing You?

While many people believe that new residential development creates significant new taxes and thus improves the City's financial position, the reality is sadly different. First, the new assessment and taxes barely cover the corresponding additional operating costs for the new residents in each new development. Secondly, the low development charge policy creates an initial financial hole so deep we can never get out.

Our CFO quantified that hole for every taxpayer as follows: The \$277 million capital budget shortfall in 2008 will, as usual, be

statements on the potential increase in DC's - he has cautiously allowed that it might be possible for the City to increase its DC's by 50% - 75%, based on formulas imbedded in the provincial government's Development Charges

added to the City's debt and paid off over 10 years at about \$35 million per year - directly from your property taxes. He advised that it is the equivalent of about a 1.5% municipal property tax increase. For the average homeowner in Ward 25, that would be about \$90 per year for the next ten years - or \$900. But we've had this policy in place for many years, piling up a similar amount each year in the ten year cycle. So a reasonable approximation for the average Ward 25 homeowner is a cost of about \$900 every year.

Similarly, for a tenant paying about \$1000 per month in rent, the personal cost of the City's low development charge policy is about \$250 per year.

Act Others have suggested they could easily double.

The Provincial Handcuffs on Development Charges

Our CFO's cautious forecast highlights

the real problem: no matter how much we want or need to increase DC's, the City is constrained by very restrictive provincial legislation. For example, in calculating eligible costs, the DC Act prevents the City from including transit growth (except for the recent isolated amendment to permit subway extension costs to Vaughan to be included). As well, the City can not include any solid waste capital costs in the calculations - despite the expensive acquisition of the Green Lane landfill site. And there are many other restrictive provisions in the DC Act, including an arbitrary and unexplained 10% reduction after all the calculations are complete. And most bizarrely, the City is required to estimate future costs based on 10-year historical costs and service levels and not future ones - it's like trying to drive forward by looking in the rear view mirror. The Provincial Government should amend its Development Charge Act to permit all municipalities to collect fair and appropriate amounts of DC's.