

# Swansea Outlook

Volume 37 – Number 1

Newsletter of the Swansea Area Ratepayers' Association

April, 2010

(<http://www.swansearatepayers.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, kindly contact the Executive before attending. Our Dec meeting in 2010 will exceptionally be on Wed, Dec 15. 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, I. MacIsaac, 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 2010 Annual General Meeting will be held on Tuesday June 1, 7:30pm in the Rousseau Room at the Swansea Town Hall. **Mayor David Miller** will be our speaker. Please join us for an interesting and informative evening. Also, if you have an interest in serving on the SARA Executive, please contact an Executive member. We'll get you on the nomination slate!

**ALL CANDIDATES MEETING** – SARA will host an all-candidate's meeting for the fall Municipal Election on September 28, 2010 in the Rousseau Room of the Town Hall. The meeting will take the same format as previous ones, with doors opening at 7, and the meeting starting at 7:30. Please join us for a lively evening! SARA is also contacting the Old Mill Residents Association, BWVRA, and World 19 to inform these organizations of the date.

**MEMBERSHIP** Our membership year runs from January to December. It is time to renew your membership for 2010.

THE FOLLOWING ARE THE FEES for 2010 (unchanged):

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, and 95 Lavinia Avenue, Toronto, M6S 3H9.

**SWANSEA TOWN HALL** The Town Hall's AGM was held on 23 February, 2010, 7:30pm. Fiona Crean, the City Ombudsman, was the honoured speaker. Memberships for the Town Hall Association are always available at the Town Hall for only \$2/year! Everyone should join, to gain a voice in the running of the Town Hall!

**SCOTIABANK TORONTO WATERFRONT MARATHON** – SARA plans to participate again, along with our partner organizations, to run the cheering stand at the bottom of Windermere at the Lakeshore on September 26th, 2010. We hope to see you there to cheer on all the runners, including the Swansea Neighbourhood Champions!

**2500/2490 BLOOR STREET WEST (HUMBERSIDE MOTORS)** – Tridel has submitted a second proposal to the City, and SARA has met with planning staff on April 20 to review. The latest proposal has 2500 and 2490 Bloor at heights of 10 and 12 storeys respectively. There is to be a Public Meeting on Apr 29th @ 7:00 at Runnymede Collegiate to review the new plans.

**ODEON HUMBER** – SARA and other groups are trying to meet with Claude Bitton, owner of the Odeon property. A planned meeting in December did not materialize.

## SWANSEA REC CENTRE / RENNIE PARK

Construction is ongoing on replacement of the sanitary sewer running through Rennie and down Ellis Avenue. The expected completion is July 2010. The Rennie Park garage sale will be held Sat., June 5 (rent \$40 per table). Come join us in hunting for bargains in the Park!

**OFF-LEASH DOG AREA** - SARA has learned that the dog leash area in Rennie Park is established and delineated, so there should be no issue with bylaw officers ticketing dog owners using the correct area.

**COYOTES** There have been many sightings over the past winter. SARA heard from the community, some of whom have been communicating with animal services. Animal services is "monitoring" the situation. Some questions come to mind. What is the limit of coyote/human interaction that can be tolerated? What would it take to have the animals relocated? We learned that the Ontario Ministry of Natural Resources would need to issue a permit for this. SARA is willing to provide a forum for the community to discuss coyote management provided there is sufficient community interest.

## QUEEN'S PASTA LIQUOR LICENSE

Queen's Pasta has applied to Alcohol and Gaming for an extension of hours for serving liquor on the patio from the current 10pm to 12 midnight. SARA has objected, and is waiting for news on a Hearing. We are trying to determine the status of the application at this time.

## CORRA / FoNTRA – ZONING BY-LAW HARMONIZATION

SARA's Bill Roberts has been active on the zoning by-law harmonization file, and along with FoNTRA (and others) has effected some important revisions which will help protect the character of residential areas including Swansea. Some important revisions:

- GFA, as a zoning measure, remains in effect in areas where it is currently applied (the new lot coverage also applies)
- For the new height measure, grade is to be measured from a point inside the adjacent lot(s) along an extension of the front yard setback line. This is to prevent grade changes affecting built height.
- There will be a flat roof height limit of 7.2m in RD districts, which prevents 3 storey flat roof structures.

**SWANSEA MEMORIAL LIBRARY AND FRIENDS OF THE LIBRARY** – Please continue to visit our Library! Circulation continues its upward trend, and there is an active children's program. 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.

**THE COMMITTEE OF ADJUSTMENT** – currently active files:

*16 Wendigo Way* – Outdoor kitchen, *with roof*, built right along the lot line. Commenced construction (sunk a foundation), without applying for a permit. Going to Committee of Adjustment on April 22. SARA heard from an opposing neighbor and wrote in to oppose.

*25 Dacre Cres* – Applicant is seeking a rear two-storey addition above the existing one floor. Variances sought are GFA and height, and existing front and side yard setbacks. To be heard April 22. SARA has heard from the applicant, will not likely object given street opinion.

*98 Lavinia* – The applicant is seeking to maintain an existing shed at 14% of lot area, seeking a driveway variance and front yard setback variance of 6 metres versus 12.71 required. SARA is planning to appeal on at least the driveway variance, and also the front yard setback since the proposal is new construction and could be moved.

*155 Morningside*.- The CoA Hearing was March 25. The application was for a two car garage with full second floor, constituting 48 GFA. The side loading garage paves lot of green space. SARA supported adjacent neighbour in opposition, and the application was denied as non-minor.

*10 Beresford Av*- The application is to build a 2nd & 3rd storey over the existing dwelling, and a 2 storey rear addition. Variances are:  
i) seeking 0.91 GFA in a 0.60 zone  
ii) seeking 0.88 metre side yard setback versus required 0.90m  
iii) seeking a height of 11.1m versus 9m max  
SARA opposed this application based on the GFA and height variances. Not aware of the decision at this time.

*78 Ellis Pk Rd*- new two-storey dwelling to be constructed on existing foundation. Variances are:  
i) 0.58 GFA sought in 0.35 zone, ii) 6.02 metre front setback versus 7.54 required, and iii) an integral garage would be below grade  
SARA opposed the original application March 25, but the proposal was deferred for further consultation.

*202 Riverside*, appealed to OMB for Hearing on June 1, adjacent neighbour is opposing, with expert representation (planner, lawyer).

*3 Harcroft* – Applicant was denied 1.03 GFA in a 0.35 zone at Committee of Adjustment. The owner appealed the COA decision to the OMB and the hearing was held November 2nd. SARA visited the OMB to collect materials from the file. We supported the neighbours in opposition, however the appeal was granted.

*37 South Kingsway* –The original application was denied but appealed to OMB for hearing May 11 - new plans at 0.60GFA, no height or depth variances, building moved in 1 metre to align with house to the north. SARA will support any community objection however the new plans are likely to pass at OMB.

**YONGE/EGLINTON** - City Council approved the Staff Report (with some amendments) regarding the northwest corner of Yonge and Eglinton that recommends: a 5 storey addition to the 22 storey building; a 7 storey addition to the 30 storey building; and the construction of a 3 storey enclosed retail expansion that eliminates most of the current plaza-level open space. SARA had written a letter supporting the neighbouring ratepayer groups opposing the plans.

**OFFICIAL PLAN AMENDMENT 38**, as amended on appeal from BILD, was approved Dec 11 by the OMB. This allows for Sec. 37 funds to be applied to Heritage Conservation areas studies for 96 pre-identified potential Heritage Conservation areas.

**SIGN BY-LAW HARMONIZATION** SARA's Ian MacIsaac has been monitoring the harmonization of sign bylaws. There was a meeting on January 6 of the City's Planning and Growth committee on an appeal mechanism to variances granted under the new by-law harmonization. There was a flurry of sign by-law variances requested at local council in an apparent effort to get them in before the new bylaws take effect. SARA had written in to oppose an application at 2410 Bloor for an

illuminated LED sign. It was nonetheless approved by Community Council with restrictions (it must be turned off at midnight).

**0 OLD MILL ROAD (formerly 21 Old Mill)**- KPRA decided not to appeal this at OMB. The appeal deadline was December 31, so it appears this development will go ahead unopposed.

**SWANSEA ADVISORY COUNCIL**– presents "The Last Waltz" , in celebration of Dave Maxwell and his dedication to the community Sat May 8 7:30 to 1:00am Swansea Community Centre \$15

**SOBEYS PLAZA TRAFFIC**

SARA has been in contact with the City and the plaza owners about the Sobey's parking lot traffic issues. Measures are being taken to improve traffic outflow (another lane on east side of central exitway and reduced inlets into the center lane on the east side).

William (Bill) Roberts / John Meijer: Editors  
Nick Singh: Advisory Committee



**SARA 2010 Membership Application Form**

*Yes, I want to renew/join SARA as a:*

Individual Membership \$12.00 / \$10.00 Senior

Family Membership \$14.00 / \$12.00 Senior

Business/Organization \$20.00

*Please indicate if:*

New Member  Renewing Member

*Please note that memberships are for a one year term: January->December*

---

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:*

Membership  Committee Chair

Special Events  Board of Director

Fundraising  Community Liaison

Web Content  Media Relations

Other – specify

**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