

Swansea Outlook

Volume 40 – Number 2

Newsletter of the Swansea Area Ratepayers' Association

October, 2013

(<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. 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: Gared Daniel, E. Gaigalas, I. Mclsaac, William (Bill) Roberts, E. Elson, S. Wilkinson, and Brian O'Rourke

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 2013 Annual General Meeting was held on Wednesday, May 29 with **Fiona Crean**, City of Toronto Ombudsman, as the speaker.

MEMBERSHIP If you haven't already, please renew your membership now for 2013.

THE FOLLOWING ARE THE FEES for 2013 (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 Memberships for the Town Hall Association are always available at the Town Hall for only \$2/year!

NEW CITY PLANNER SARA sent a congratulatory letter to the new city planner, Jennifer Keesmat, with whom we have dealt in past on a number of development issues including the Bloor West Village Urban Design Study.

SCOTIABANK TORONTO WATERFRONT MARATHON –SARA, along with our partner organizations (the Royal Canadian Legion, Swansea Branch 46, and the Swansea Town Hall), participated in our neighbourhood cheering section on Lakeshore Blvd. near Sunnyside Pavilion on Oct 14. Early rain showers did not dampen the enthusiasm of the cheering group, who were much appreciated by all the runners and walkers!

BUILDING PERMITS AND THE OMBUDSMAN

SARA is

TORONTO CASINO

It appears the casino was turned down by a sizeable majority, both downtown and Woodbine.

2500/2490 BLOOR STREET WEST (HUMBERSIDE MOTORS) – We are monitoring the ongoing development of these sites.

SARA FUNDRAISER NOV 2013 AT THE VILLAGE PLAYHOUSE

Tickets should be available shortly for SARA's annual fundraiser: the preview night of the Village Playhouse November production. To be held on Thursday Nov 8, 2012, with tickets at \$16 available from any

SARA Executive member. 416-769-1891.

CORRA – CORRA mtg Oct 1. Two vice chairs appointed. Consolidated zoning bylaw and other matters. CORRA put a submission in to OMB on planning process. Toronto airport position. – concern over the bird sanctuary and environmentally significant areas in the official plan. CORRA request for SARA rep to become membership representative for CORRA. Zoning on major streets – error on OP. CORRA to meet with planning staff.

BLOOR WEST R.A. – save village. 1990 going to OMB.

RENNIE PARK GARAGE SALE – To be held June 1. Come out for some great deals.

SWANSEA LEGION – potentially sold.

HERITAGE CONSERVATION DESIGNATION – SARA is working with other local ratepayer groups and the city councilor to investigate whether a heritage conservation designation should be a component of planning for the Bloor West Village area.

WEST END RATEPAYER GROUPS

The west end ratepayer groups are investigating designating areas within Bloor West and Swansea as heritage conservation districts. The Councillor is supportive of the initiative; and has been involved in ongoing communications. Anyone willing to help or who has expertise please contact us at <http://www.swansearatepayers.ca>. SARA supported the Heritage Conservation report and wrote a letter in support.

ZONING BY-LAW HARMONIZATION / OFFICIAL PLAN REVIEW

NO NEWS AS THIS POINT. SARA is appealing the City's Zoning By-Law harmonization, and SARA will be filing an appeal to the OMB over certain by-law loosening pertaining to R1S areas. SARA is also monitoring the Official Plan review.

SWANSEA MEMORIAL LIBRARY AND FRIENDS OF THE LIBRARY

- Please continue to visit our Library! With our support, the usage of the Library keeps growing; this only helps to protect this community resource. Spread the word; there are children's programs and you can order your books for convenient pick up at our branch.

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.

COMMITTEE OF ADJUSTMENT/ PLANNING MATTERS – SARA continues to monitor all minor variance applications in Swansea which go before the Committee of Adjustment. This is to ensure their appropriateness and desirability for the neighbourhood and community. Below are some recent applications of interest:

155 Morningside, sold to new owner. No news.

2 Wendigo – no news

1844 Bloor West – OMB approved

1990 – Omb Nov 14.

Humbertown – large meeting on the 14th. EYCC voted it down unanimously, incl Rob Ford. City planner wrote a positive report.

45 Palisades – Garage almost completed.

154 Windemere- OMB denied application, concern for mature tree.

96 Durie – This application for a covered front porch, front balcony, rear deck, increased 1st fl height, and a 1 storey rear addition, plus a complete 2nd storey addition over existing and new rear addition was approved at Committee of Adjustment and appealed by a neighbour to the OMB Jul 24. The appeal was denied, and the application granted.

223 Riverside Drive – The application was modified somewhat to alleviate concerns of the adjacent neighbour. The development is proceeding.

156 Windermere – no sign of construction, wall are being supported.

24 Kennedy: An addition was approved by C of A at 0.83 GFA in a 0.6 zone. No appeal was undertaken, to SARA's knowledge. Second story and rear addition, to bungalow.

52 South Kingsway – poured footings. Water issues?

107 Kennedy – Will be going to OMB shortly. SARA will support the City in opposition to this appeal.

45 Brule – OMB supported the application. Appeal denied.

76 Runnymede – building a garage, need city easement for retaining wall.

6 Wendigo – going to OMB. SARA unsure of who appealed. Check OMB website.

16 Waller – deferred by CoA for negotiations.

2213 – approved by CoA subject of urban forestry condition

25 Brule – Urban Forestry and TRCA sent in negative letters to CoA. Been adjourned to November.

8 Deforest – move to oppose. SARA to write letter. (integral garage bylaw designed to prevent such development).

*29 South Kingsway – move to oppose. SARA to write letter. 2nd floor balcony **not permitted** in R1. (missing variance) Also inappropriate and not in character, and maybe not even permitted in R1 in which case a variance is missed.*

1990 – going to OMB Nov 14 for hearing. City is opposing developer.

1990, and 2114-30, Bloor Street West
Northdrive Investments is the developer for both of these properties. 1990 Bloor (Parkview Gardens) is planned at 12 stories and 131 units, while 2114-30 Bloor is slated for 10 stories and 110 units. There were

two separate public consultations in June over these proposals, however it appear the applicant will proceed to OMB for 1990, even before a decision has been made on the application. It is believed neither the Councillor nor City staff is supportive.

Four Points Sheraton (1926 Lakeshore Blvd W) – Public consultation meeting Sep 25 at HumberSide Collegiate prepared by developer to explain the proposal.

Councillor Doucette attended, as did SARA executive and many concerned neighbours. The developer is taking the application direct to the OMB rather than work through the city processes. SARA remains very concerned over the height of these buildings (at 42 and 48 stories) and the impact to the surrounding community.

SOUTHPORT PLAZA

SARA has been working with the South Kingsway Neighbourhood Committee. The development application was passed at Etobicoke York community council on Oct 10 with the support of our local Councillor. The application is for 558 units in two towers or 26 and 29 stories, with 2,203 sq. metres of commercial space (shops and offices), and 16 three story townhouses incorporating live/work space. Issues of height, density and traffic remain, along with the adequacy of the bylaw. SARA and SKNC are concerned about the height of the buildings and will be fighting at the OMB three-day hearing commencing Aug 19.

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



SARA 2013 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

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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