

# Swansea Outlook

Volume 41 – Number 1

Newsletter of the Swansea Area Ratepayers' Association  
(<http://www.swansearatepayers.ca>)

March, 2014

## 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, I. McIsaac, William (Bill) Roberts, K. Dicks, E. Elson, S. Wilkinson, V. Wynne, Andrew Reitknecht 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. Our upcoming AGM will be held at end of May or early June, with the date and speaker yet to be determined.

**MEMBERSHIP** If you haven't already, please renew your membership now for calendar year 2014.

THE FOLLOWING ARE THE FEES for 2014 (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! The Swansea Town Hall Board of Management held their AGM on Feb 20. SARA will be at the Town Hall garage sale on Mar 30 from 10am to 2pm.

## BUILDING PERMITS AND THE OMBUDSMAN

SARA has concerns over the building department's permitting process and building inspections, and has raised the issue with Toronto's Ombudsman.

**TORONTO CASINO** It appears the casino was turned down by a sizeable majority, for both potential locations downtown and Woodbine.

## SARA FUNDRAISER NOV 2013 AT THE VILLAGE PLAYHOUSE

SARA's annual fundraiser was held on the preview night of the Village Playhouse production of "Murder Mistaken", held on Thursday Nov 8, 2012. We anticipate an entertaining evening fundraiser again this fall.

**CORRA** – CORRA will be meeting March 23. Issues of concern at the moment include the Development Permit System, the Island Airport, the Consolidated Zoning bylaw and more. CORRA put a submission in to OMB on the planning process. Regarding the Toronto airport, CORRA is concerned over the bird sanctuary and the impact on environmentally significant areas in the official plan.

**RENNIE PARK GARAGE SALE** – "Treats and Treasures" is to be held indoors at Swansea public school Apr 26<sup>th</sup>.

**SWANSEA LEGION** – was sold to a private individual for own use, to SARA's knowledge.

**HERITAGE CONSERVATION DESIGNATION** – SARA worked 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. A submission was made nominating the area from the Humber River to Keele Street for heritage consideration. We are awaiting news on that.

## WEST END RATEPAYER GROUPS

SARA supported the Heritage Conservation report, developed in conjunction with west end ratepayer groups, and wrote 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:

*1926 Lakeshore Blvd West - 4 Points Sheraton:* Carterra is going to the OMB amid fervent opposition from the community, SARA, the City and our local Councillor. They propose two podium towers at 42 and 48 stories, comprising 847 residential units. SARA is seeking party status, and the Hearing is scheduled for eight days in early September. Counsellor Doucette reported that she is unhappy with the Staff Report as it is not strong enough in opposition and there are serious concerns with traffic and building access, among other issues.

*2265 to 2279 Bloor Street West:* There is a proposal going forward for an eight story mixed use building including residential along the south side of Bloor west of Durie. SARA is opposed to the proposed development. There are a number of reasons: Converting residential to mixed use, moving mixed use south, traffic and vehicular access, amendments to the Swansea Secondary Plan and more. SARA supports restricting higher development on Bloor Street in the Village

until an Avenue Study is done. There are community meetings in March which SARA will attend

1844 Bloor West – OMB approved the Daniel's development, and the construction is underway.

1990 Bloor West – a settlement was reached between the developer, the city, and the community resident's association. The proposed development came in at ten stories. Northdrive Investments is the developer for both 1990 and 2114-30 Bloor, the latter of which is still to come.

Humbertown – large meeting held Sep14<sup>th</sup>. EYCC voted it down unanimously, including Mayor Rob Ford. The city planner wrote a positive report.

45 Palisades – The garage construction has been completed.

154 Windermere- OMB denied application, with 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 – Construction is progressing.

24 Kennedy: An addition was approved by Committee of Adjustment at 0.83 GFA in a 0.6 zone. The second story and rear addition to the bungalow is currently under construction.

52 South Kingsway – this development is under construction.

107 Kennedy – The applicant lost appeal at OMB and must revert the division into substandard units.

45 Brule – OMB supported the application. Appeal denied.

6 Wendigo – The OMB decision was in favour of the development.

2213 Bloor West – addition was approved by CoA subject to urban forestry conditions concerning the trees. Appealed to OMB by a neighbour.

25 Brule – SARA supported the adjacent neighbour is obtaining favourable modifications to the initial proposed development.

8 Deforest – The application to sever the lot into two narrow lots was denied at Committee of Adjustment, and the applicant's OMB appeal was withdrawn under significant community opposition.

## SOUTHPORT PLAZA

SARA supported the South Kingsway Neighbourhood Community (SKNC) association in their unsuccessful opposition to this development at OMB. SKNC now participates in the site plan consultation process. Drilling is in process by the developer to ascertain any geo-technical issues. SKNC may decide to peer review.

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

## SARA 2014 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