

Swansea Outlook

Volume 45 – Number 2

Newsletter of the Swansea Area Ratepayers' Association

October 2018

(<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: John Meijer, President; Nick Singh - Past-President; V. Wynne - Vice-President; K. Lawson - Treasurer; D. Fleming - Secretary; John Meijer - Membership Chair; Directors: Glen Gogal, Sydney Reimer, William (Bill) Roberts, Brian O'Rourke, Lindsay Whillans and Sybil Wilkinson.

CALL FOR BOARD MEMBERS! - The SARA Executive still has openings for volunteers for this year's Board. Can you spare an evening per month to get involved and informed? Contact us!

MUNICIPAL ELECTION ALL-CANDIDATES MEETING

SARA hosted an all-candidates meeting for Ward 4 Councillor, in the Rousseau Room at Swansea Town Hall on Oct 11. The event was well attended (standing room only), with eight councilor candidates responding to questions submitted by the audience. Oct 22 is election day, please vote!

SWANSEA TOWN HALL the Town Hall Board of Management Annual General Meeting was held on May 16, 2018. Memberships for the Town Hall Association are always available at the Town Hall for only \$2/year. SARA's representative on the Town Hall Board of Management for 2017-2018 is William Roberts.

SARA FUNDRAISER AT THE VILLAGE PLAYHOUSE



On **Nov 1, 2018** SARA will hold its annual fundraiser at the preview night of the Village Playhouse production of "Anybody for Murder?" by Brian Clemens and Dennis Spooner - "Everyone on this Greek Island wants to kill somebody. Who, if anyone, will succeed?" A comedy thriller in the best tradition. Tickets are now available!

BLOOR WEST AVENUE STUDY – (<https://contrib.wp.intra.prod-toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-west-village-avenue-study/information-reports-bloor-west-village-avenue-study/>) SARA spoke at the Etobicoke York Community Council meeting on June 6, 2018 against the suggested conversion of properties in the Swansea secondary plan into mixed-use properties as part of the Bloor Street West Avenue study. The community council approved more consultation, working group meetings, and public meetings before the final report which should include OPA recommendations and guidelines.

HERITAGE CONSERVATION DESIGNATION

On May 14, 2018, City Planning staff and the consultant team met with the Bloor West Village Community Advisory Group (CAG) to introduce the HCD Study and process, review the CAG Terms of

Reference, give an overview of work completed to date, including the preliminary results of the character analysis for discussion.

A summary of the meeting is available for download on the City's website. The heritage conservation area covers Bloor West from the Humber to High Park.

ZONING BY-LAW HARMONIZATION

Bill Roberts attended mediation on behalf of SARA back in June, on the matter of what is "immediate context". It refers to buildings in the immediate block and the blocks on either side. It was further determined that through-lots that front on a major street may receive more intense development, but more thought is required for through-lots that do not front onto major streets.

OFFICIAL PLAN REVIEW SARA participated in mediation and attended the last pre-hearing conference on August 15, 2018. Veronica advised the LPAT at the pre-hearing that SARA originally supported OPA 320 as adopted by City Council and that we also support the modified form which is to be presented to the Tribunal at upcoming hearings in October and January.

DEVELOPMENT PERMIT SYSTEM SARA is supporting the opposing parties of the City's appeal of DPS adjournment in a non-party capacity.

2265-79 BLOOR W (AT DURIE) DEVELOPMENT PROPOSAL

SARA will continue to monitor the application for any change in plans for this apparently abandoned project.

HUMBER ODEON DEVELOPMENT – 2442-2450 BLOOR ST W

Since the City struck a deal with the developer, there remain two parties in appeal of this proposal, which is to be heard at LPAT (formerly OMB) in February 2019. SARA remains a Party (along with the BWVRA) and are registered on the Procedural Order as 'not opposing' - rather than as supporting.

PALISADES-VALLEYMEDE WALKWAY An application was made to Superior Court by adjacent owners to vest ownership of part of an abandoned private property which acts as a walk thru forest from Valleymede to The Palisades. Interested persons may contact SARA, we are interested in hearing from those who may use the path.

1926 LAKESHORE (FOUR POINTS SHERATON SITE)

The developer has begun the construction of a sales office on the site. SARA is in communication with City planning staff to assure our participation in the Site Plan process. There is the issue of an outstanding traffic report.

1978-2002 LAKESHORE (WEST OF WINDERMERE)

SARA Executive members have been active through the summer in meetings with City planning, the local community, the SaveSwansea campaign (www.saveswansea.ca) and the developers. The main issues are the height above 65m, limits on the floor plate and slab height, the Windermere Avenue entrance and traffic in general, and building issues associated with the location's hydrology.

SOUTHPORT PLAZA

The Developer has put in for a Site Approval for the construction of one building (26 floors) and all the underground parking. SARA is

in contact with building officials on site plan involvement and continues to advocate for pre and post construction condition surveys for the neighbouring buildings.

MEMBERSHIP If you haven't already, please renew your membership now for 2018, at www.swansearatepayers.ca

THE FOLLOWING ARE THE FEES for 2018 (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 swansea@swansearatepayers.ca to renew or visit the website at www.swansearatepayers.ca to pay via credit card / PayPal. Membership forms may also be sent to SARA, c/o Swansea Town Hall, Box 103, 95 Lavinia Avenue, Toronto, M6S 3H9.

SWANSEA MEMORIAL LIBRARY AND FRIENDS OF THE LIBRARY

Please continue to visit our Library. Usage of the Library 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 the 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

Committee of Adjustment development applications can now be searched online at City Planning's Application Information Centre. (<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=691552cc66061410VgnVCM10000071d60f89RCRD>).

SARA continues to monitor all minor variance applications in Swansea which go before the Committee of Adjustment, to ensure appropriate and desirable developments. Below are the most recent applications:

69 South Kingsway - This application went before Committee in September with SARA in attendance to oppose. The application had been revised prior to the hearing, with community input, and further revisions were made at Committee which approved the revised variances.

245 Riverside Dr. Minor variance request which SARA did not oppose. Approved.

15 Durie SARA wrote in to oppose this huge application (1.16 GFA in a 0.6 zone!), however it was approved as minor (with conditions) at the Committee. It begs the question: what is minor?

50 Kennedy This was for a rear-yard addition dissimilar to surrounding context with a GFA variance. This was heard in Aug and we believe adjourned.

35 Worthington This was to construct a new detached dwelling with an attached garage. SARA wrote in to oppose the length, building height and main wall height. Approved at CoA in July.

41 Beresford Application to construct a second storey addition above the existing dwelling, a two-storey rear addition and a two-storey front addition with an integral garage. SARA wrote in to oppose the GFA of .94, but it was approved in July at CoA.

Membership Payments also accepted at:

www.swansearatepayers.ca

SARA 2018 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

* Membership payments also taken at www.swansearatepayers.ca

