

**SWANSEA AREA RATEPAYERS' ASSOCIATION  
MINUTES FOR MEETING OF April 17, 2012**

**Present:** Nick Singh, William Roberts, David Fleming, Kate Lawson, Elizabeth Elson, Gared Daniel, Brian O'Rourke, Sybil Wilkinson, Ian McIssac

**Regrets:** Ed Gaigalas, John Meijer, Louis Gris, Keith Dicks

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST:** Nick Singh called the meeting to order at 7:37.
2. **AGENDA AMENDMENTS and APPROVAL:** Bill Roberts motioned that the agenda of March 20, 2012 as amended be accepted as amended. The motion was seconded by Elizabeth Elson and carried.
3. **MINUTES AMENDMENTS and APPROVAL:** William Roberts motioned that the minutes of April 17, 2012 be accepted as amended. The motion was seconded by Kate Lawson and carried.
4. **EXECUTIVE REPORTS:**
  - a. **Membership:** John Meijer away.
  - b. **Fundraising:** Kate Lawson reported that SASA would like a business proposal for the possible joint Village Playhouse Fundraiser with SARA. Louis Gris to prepare and present the proposal.
  - c. **Treasurer's:** Kate Lawson moved the report as read. The motion was seconded by Ian McIsaac and carried.
  - d. **Expenses:** None.
5. **CURRENT MATTERS:**
  - a. **New Members and Guests:** Veronica Winn and Michele Mann from South Kingsway Neighbourhood Committee dealing with the Southport Plaza development.
  - b. **Membership Committee:** No news.
  - c. **Consolidated Zoning By-Law:** Bill Roberts reported that this is still in process and may be released in May or June.
  - d. **Scotia Bank Toronto Waterfront Marathon – October 16, 2011:** Kate Lawson reported that a cheque for the final payment of \$902.50 was delivered. The matter will be closed and a new item for the 2012 Marathon will be created. There are some proposals being put forward for the management for the 2012 committee with respect to the amount of work put in by committee members and how the monies be divided.
  - e. **Southport Plaza:** Nick Singh reported that the working group members Nick Singh, Ian McIssac along with and Veronica Winn and Michele Mann from South Kingsway Neighbourhood committee met with Councillor Doucette to talk about the retail space and the height issues. They are planning to meet again on April 18, 2012. The developers want to lower the retail and raise the height of the project (30 and 25 stories respectively). There is some confusion with respect to parking and the amount of retail space. The committee needs to come up with a strategy with respect to retail and height. There were discussions about the development and the possibilities of what can be done understanding that the developer is firm on the density they need. Bill Roberts suggested that the amount of money that the group can raise will determine how firm a position they can take and that the group may need up to \$50,000.

- f. **West End Ratepayers' Group Meeting:** Bill Roberts reported that the High Park area groups showed up to discuss 2990 to 2114 Bloor Street, but not the High Park Ratepayers' Association..
- g. **Portable Display Board Update:** Ian reported that the quest for a computer compatible SARA emblem is still in progress. He has a lead that looks promising. When he has one, he will share it with the Executive.
- h. **Global News's "From the Neighbourhood" Program:** No new ideas were put forward.
- i. **AGM:** Nick reported that he sent an invitation to Karen Stinz to speak. He has not heard back from her, and will contact her again as well as some other alternates.
- j. **Environment Day – April 21, 2012:** SARA has been invited to help participate in garbage pick up. SARA can not participate at this time.

## 6. LAND USE ITEMS:

### a. **Past Items:**

- i. **155 Morningside Ave:** Bill Roberts reported that there have been some settlement discussions. They are looking at an affidavit from the City planners before the decision will be made.
- ii. **22 Mayfield:** No news. The parking pad has not been removed, but the hard surface has been removed.
- iii. **2 Windego Way:** No news.
- iv. **1844 Bloor Street West:** Nick Singh reported that Lorraine Cramp and the High Park Residents are raising money to go to the OMB.
- v. **1990 and 2114 Bloor Street West:** Kate Lawson reported that she inspected the property and agrees that the height will be too much, especially with its proximity to Kennedy Park.
- vi. **Humber Town:** No news.
- vii. **6 Rennie Terrace:** Although a below grade garage, it is probably a technical variance. Close.
- viii. **185 Windermere Avenue:** Application for .6 to .75 GFA with multiple other variances. No news. The Committee of Adjustment sub committee will decide if SARA should object.
- ix. **96 Durie Street:** Second story addition, plus building out the front and back, pushing to a .86 GFA. Bill Roberts moved that the variances individually and collectively are excessive. The motion was seconded by Kate Lawson and carried. David Fleming will write a letter objecting to the application.
- x. **45 Pallisades:** No news. Sybil will follow up with Ruth Stirtzinger.

### b. **New Items:**

- i. **2183 Lakeshore Boulevard West:** Nick Singh described the proposal of 40 and 62 stories rising from a 9 story podium. Bill Roberts moved that SARA write the Etobicoke York Planning staff keep SARA apprised of the development. The motion was seconded by David Fleming and carried. Nick Singh will write the letter.

## 7. COMMUNITY ORGANIZATIONS:

- a. **High Park Community Advisory Council:** No news.
- b. **Community Police Liaison Committee:** No news.
- c. **Swansea Community Recreation Centre and Rennie Park:** Kate Lawson reported that the May 25th dance is still on, but there will be no garage sale.
- d. **Swansea Memorial Library and Friends of the Library:** No news.
- e. **Swansea Public School:** Bill Roberts reported that there will be a program area review on Tuesday April 24, 2012 at the Runnymede Public School. There is high demand in the community to expand the size of the school to support the neighbourhood.

- f. **Swansea Town Hall Board of Management:** No news.
- g. **J.T. Bonham Residences:** No news.
- h. **CORRA:** The next meeting is May 6, 2012.

8. **ITEMS BEING MONITORED:**

- a. **Windermere by the Lake:** No news.
- b. **Humber Odeon Developments:** No news.
- c. **Adopt-A-Block Program and Display Poster:** No news.
- d. **2500 Bloor Street West – Tridel Development:** No news.
- e. **Replacement of OMB by Local Appeal Board:** No news.
- f. **City Solicitors end OMB appearances:** No news.
- g. **Five Year Review of the Official Plan:** No news.
- h. **Impact of Chimneys from the Construction of Taller Buildings:** No news.
- i. **Swansea Nursery School at Swansea Town Hall:** No news.

9. **ITEMS FOR COUNCILLOR DOUCETTE:**

- a. **Property Encroachment at 55 Mayfield Ave - Willard Gardens Parkette:** From Counsellor Doucette: City Real Estate has provided us with this information so far. Our office is following up with Parks to get more current information. At its meeting on January 13, 1975, the former City of Toronto adopted the Public Works Report No. 4, Clause 4 to stop up and close a portion of Willard Gardens which was unimproved road between Mayfield Avenue and Deforest Road. 51 and 63 Mayfield Avenue had been using portions of the road for vehicular access to the garages at the rear of their properties. At the time, neither owners had objections to the road closure as long as both were granted a right-of-way to ensure continued vehicular and pedestrian access to the rear of their respective properties for the lifetime of the existing structure. The right-of-ways were granted by an Indenture dated October 22, 1975. On April 30, 1975, a portion of Willard Gardens between Mayfield Avenue and Deforest Road was stopped up and closed as a public highway by By-law No. 152-75. On September 17, 1975, the portion of Willard Gardens that was stopped up and closed in April was dedicated for public park purposes by By-law No. 347-75. It became part of Willard Gardens Parkette. By-law 152-75 needs to be investigated.
- b. **Humbergate Initiative:** No news.
- c. **Former Joyco Station:** From Counsellor Doucette: The property where the station was located is now with Build Toronto and is for sale. The EYCC decision on the building itself is available at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.EY10.8>. Sarah met with city staff regarding use of the building and she is waiting for information on possible tenants..
- d. **Bloor West Urban Design Study:** No news.
- e. **Rennie Park Off Leash Dog Dog Walk:** From Counsellor Doucette: Parks and Rec are in the process of planning a community meeting for this location.
- f. **Western Beaches Plan:** No news.

- g. **Save the Zoo in High Park:** From Counsellor Doucette: Since Monday, April 9 at the Friends of High Park Zoo's meeting, where I announced that the Honey Family Foundation would match up to \$50,000 donated to the Toronto Parks and Trees Fund from April 9 to June 15, we have raised over \$8,000 (once matched this will be \$16,000). Donations of \$10 or more will receive a tax receipt. These matched dollars will be added to the \$45,000 already raised by the Friends of High Park Zoo and donated through the Toronto Parks and Trees Fund towards the \$100,000 we need to raise to keep the zoo open until the end of December 2012. The Friends of High Park Zoo are using the suggestions gathered at their meeting on April 9th to put together a business plan to find sustainable funding of \$227,000 per year to keep the High Park Zoo open.
- h. **Ukrainian Festival and Bloor Street closures:** No news.
- i. **Day Care at Windermere United Church/Windermere by the Lake:** From Counsellor Doucette: There is a day care operating in 103 The Queensway. They were previously located at Windermere United Church. I have provided there name and contact info below:
  - Windermere Early Learning Centre
  - 103 The Queensway
  - Toronto, ON M8Y 1H6
  - Phone (416) 763-2734
  - Fax (416) 763-6380
  - [dstothers@childdevelop.ca](mailto:dstothers@childdevelop.ca)To be closed.

10. **NEW BUSINESS:**

- a. None

11. **LONG TERM MONITOR FOR FUTURE ACTION:**

- a. **Booking of Swansea Town Hall Rooms for SARA Meetings:** No action.
- b. **State Farm Insurance Policy:** No action.
- c. **Swansea Traffic Study:** No news. Item is for followup with Councillor Doucette.
- d. **South Kingsway Streetcar Stop:** No news. Item is for followup with Councillor Doucette.
- e. **South Kingsway Ramps:** No news. Item is for followup with Councillor Doucette.
- f. **Waterfront Master Plan and Western Beaches:** Bill Roberts reported that the proposal to build islands at the mouth of the Humber River may not be viable as they may cause the river to silt up.

12. **NEXT MEETING:** Tuesday May 15, 2012.

13. **ADJOURNED:** 9:53 pm.