**SWANSEA AREA RATEPAYERS’ ASSOCIATION**

**MINUTES FOR MEETING OF May 16, 2017**

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST**

***The meeting was called to order at 7:20 PM. William Roberts declared a conflict of interest with 89 South Kingsway.***

***Present: John Meijer, William Roberts, Veronica Wynne, Brian O'Rourke, Kate Lawson, Keith Dicks, and Nick Singh***

***Regrets: Sybil Wilkinson, Sydney Reimer, David Fleming, and Ian McIssac.***

***Guests: David Peterson (Re: 100 S. Kingsway)***

1. **AGENDA AMENDMENTS and** **APPROVAL**

***Moved by William Roberts and seconded by Veronica Wynne and CARRIED to deal with the priority items as follows:***

**Priority Items:**

1. 6,c - 34-52 Southport Director for Building Official Report – Veronica
2. 6,hh - High Park Mega Development Projects Report - Veronica
3. 10,e - Swansea Public School Graduation 2017 Support - Bill & Sybil
4. 6,j - Bloor Avenue Study Stakeholders Meeting Update – Veronica, Nick & Bill
5. 4,b - SARA Recognition Achievement Award Update & Final – Kate & Veronica
6. 6,l - AGM Organization & Guest Invitation Update – John, Veronica & Executive
7. 10,a - C of A and OMB requests:
* 89 South Kingsway Committee of Adjustment – John & Executive
1. Update, Monitor or Close: John & Executive
* 10,b - Land Use Items in Section 10 from the Minutes/Agenda in April 18, 2017
* Other Matters that Need attention from the Minutes/Agenda of April 18, 2017
1. **In Camera**: (1) DPS Update and Other Hearings Report – Bill and Veronica

 (2) 6,d - 1926 Lakeshore Update –Bill, Veronica and Nick

 (3) 6,ii - Neighbourhood OPA 320 – Veronica & Bill

 (4) 6,g - 569-2013 (Harmonized By-law) – Bill and Veronica

1. 6,x - Pathway Between Palisades and Ellis
2. 7,a - Short Term Rentals/Air B'nb City Consultation
3. 11,a - Windermere by the Lake (Parkette)
4. 11,c - Red Oak Initiative (Canada 150)
5. Move 57 Lavinia to either 9,b,xxii or 11,bb
6. **MINUTES AMENDMENTS and** **APPROVAL (April 18, 2017)**

***May 16, 2017: Moved by William Roberts and seconded by Veronica Wynne and CARRIED to approve the April 18, 2017 minutes as circulated.***

April 18, 2017: The March minutes were amended at 4,d to identify John Meijer as the recipient of the expenses for the newsletter. Moved by William Roberts and seconded by Brian O'Rourke and CARRIED to approve the minutes as amended.

March 21, 2017: Moved by Brian O'Rourke and seconded by Sydney Reimer and CARRIED to approve the minutes as circulated.

February 21. 2017: Amendments for the December and January minutes were Moved by, Bill Roberts seconded by Brian O'Rourke and CARRIED as follows:

The December minutes were amended at Item 5 to identify "Tina" as "Tina Leslie".

The January minutes were amended at 6(m) from "... oppose the conversion of the May 17 preliminary meeting to a hearing." to "...oppose the conversion of the Feb. 17 meeting to a prematurity motion hearing.", and at 6(e) from "council" to "counsel", and at 6(d) to read "Executive Director of City Planning"

The November minutes were deferred.

January 17, 2017: The December minutes were amended and passed as Moved by, Bill Roberts seconded by Brian O'Rourke and CARRIED.

December 13, 2016: November minutes Deferred to next meeting.

1. **EXECUTIVE REPORTS**:
	1. **Membership Report:**

April 18, 2017: John Meijer reported that there were two new memberships and 17 renewed memberships received for the month for a total fees of $219.46 of which 20% were paid via PayPal.

Moved by William Roberts and seconded by Brian O'Rourke and CARRIED to accept the report.

March 21, 2017:The membership report was presented as sent out via email. Acceptance of the report was moved by William Roberts and seconded by Brian O'Rourke and CARRIED.

February 21. 2017: The membership report was presented as sent out via email. Acceptance of the report was moved by William Roberts and seconded by Brian O'Rourke and CARRIED.

January 17, 2017: Deferred to next meeting

* 1. **Fund Raising & Report:**

***May 16, 2017: the discussion of the recognition award is deferred.***

March 21, 2017: As circulated by Kate via email: We are confirmed for the Village Player s for the 2nd show next season, a film noir-esque mystery/ intrigue. BWVRA has confirmed that they will participate again this year with us.

March 21, 2017:The discussion of the recognition award is deferred to online discussion.

February 21. 2017: Kate has contacted BWVRA regarding the next Village Players Fundraiser. She is awaiting their response. Kate will confirm the date.

February 21. 2017: A sample thank-you certificate was presented by Veronica for review. Some suggestions were made and Veronica will provide some new samples.

January 17, 2017: Veronica will assist Kate in the production of a framed certificate of thanks to go to large contributors to SARA.

December 13, 2016: Kate reported that this year's fund raiser raised $2,570 (which includes a $500 donation)

November 15, 2016: Kate reported that attendance was very good. BWVRA participation was very good, and they will hopefully do this next year. Bill Roberts suggested that large contributors should be given a certificate of thanks for their contributions. Kate moved that $25 be allocated for frames and production of the certificates. The motion was seconded by Keith Dicks and carried.

October 18, '16: there will be no door prize this year. Veronica sent out an e-mail blast to our contact list for those who wish to purchase tickets at the door. Bill is again outselling us all combined.

September 20, 2016: Kate reminded us that our fundraiser with the Village Player for the Fall is November 3rd. BWVRA had agreed to join us and the tickets were printed showing BWVRA as co-sponsors, but they have since withdrawn, however they will still bare half the $500 cost.

Action Item: Kate will explore a door prize to assist sales.

* 1. **Treasurer’s Report:**

***May 16, 2017: Moved by Kate Lawson and seconded by William Roberts and CARRIED to approve the Treasurer's report as circulated via e-mail.***

April 18, 2017: Moved by Veronica Wynne and seconded by Brian O'Rourke and CARRIED to approve the Treasurer's report as circulated via e-mail.

March 21, 2017: deferred.

March 21, 2017: Veronica reported that we have invested $8,000 in a "Growth Plus" account featuring a three step interest rate of 1.4%,1.8%, and 2% for each year of a three year term that can be withdrawn once annually, by February 25th, without penalty.

Moved by Veronica Wynne and seconded by William Roberts and CARRIED to approve the investment and add the item to Monitor

February 21. 2017: the December and January reports were presented as sent out via email. Acceptance was Moved by Kate Lawson and seconded by Brian O'Rourke and CARRIED.

The investment report was deferred***.***

January 17, 2017: Deferred

January 17, 2017:Veronica will work with Kate on a presentation for next meeting regarding potential investments.

December 13, 2016: the treasurer’s report for the month of November, 2016 be adopted.

K. Lawson reported that one executive member is still needed to sign the signature card before she can take action with reinvesting money from our account. K. Lawson will contact the Executive member to stress the need to have the card signed and proof of identity being provided to the Bank.

November 15, 2016: Moved by Kate, seconded by Bill Roberts and carried. BMO requires a letter confirming the signing officers. David Fleming motioned to change the signing officers to any one of John Meijer, President, David Fleming, Executive Secretary, and Kate Lawson, Treasurer. The motion was seconded by Veronica Wynn and carried. David Fleming will write a letter for the bank.

October 18, '16: Moved by Kate, seconded by Veronica and carried: to approve the report circulated by e-mail. Kate's investigation of alternate investments revealed red tape and account expenses. For now she has invested $12,000 with Meridian.

Action Item: She will consult with our BMO licensed Investment Broker for other options.

September 20, 2016: Kate presents a financial statement to August 2016 and reports that $4,000 has been transferred from the savings account to the chequing account.

Moved by Kate, seconded by Ian and carried: That the financial report be accepted as presented.

Action Item As per our discussion Kate will explore a better investment such as a GIC or other instrument for our savings account.

June 21, 2016: To be Sent via e-mail. Kate reported that our cheque to CORRA for our annual fees had not been cashed to date.

1. **Expenses’ Approvals & Payment:**

April 18, 2017: Moved by William Roberts, Seconded by Brian O'Rourke and carried: to approve $251.33for our STH mailbox

March 21, 2017: Moved by William Roberts and seconded by Sydney Reimer and CARRIED: $205.05 to John Meijer for the newsletter.

February 21. 2017: Moved by Veronica Wynne and seconded by Kate Lawson and CARRIED: $99.24 for the printing of two Site Plans.

February 21. 2017: Moved by Kate Lawson and seconded by Brian O'Rourke and CARRIED: $1093.15 for Lawyer fees for William Roberts at the Feb. 17 OMB hearing.

February 21. 2017: It was reported that the cheque errantly issued to John Meijer for the web hosting was returned.

January 17, 2017: John Meijer will return the cheque he received for the Website since the original payment was made from a SARA account and was not John's personal funds.

December 13, 2016: Moved by K Lawson, seconded by K. Dicks and CARRIED that: The following expenses be approved: $70.18 for copies to the Swansea Town Hall, and $63.33 be reimbursed to J. Meijer for SARA’s Web Site.

November 15, 2016: None

October 18, '16: Action Item: Moved by Kate, seconded by Brian and carried: to renew our insurance coverage for $855.36

September 20, 2016:Moved by Bill, seconded by Kate and carried: $27.11for our table at the YIMBY event.

1. **NEW MEMBERS and GUESTS (10-15 minutes each including Q & A)**

***May 16, 2017: David Peterson (Re: 100 S. Kingsway)***

***Mr Peterson introduced himself as the architect for the proposal at 100 South Kingsway, a 2,135sq. ft. redevelopment. He provided the plans and reported that Forestry and the other City departments had all approved of the proposal. Regarding the roof, it will be 8.9m vs. 7.2m, permitted, for a flat roof which is designed so that all the runoff will flow onto a roof garden. Other variances: GFA .5 vs. .35 ,permitted and Side setback of 6.4m vs. 7m, permitted.***

April 18, 2017: Froser Melvin of 88 Lavinia introduced himself as a long-time member of Swansea having grown up on Durie Ave. Froser expressed his frustration with visitors to the street (Lavinia) taking up two parking spots with one car and asked SARA to support an initiative to get the parking spots painted. The SARA Board recognised the problem and asked Froser to speak with Councillor Doucette and Ruby Patrickson and report back to us, which Froser agreed to do.

March 21, 2017: Darcy and Margret Donnell of 55 Lavinia. (See 9,b,xxii. 57 Lavinia )

February 21. 2017: None

January 17, 2017: Elizabeth Tsihlias and Dan Bloom of the South Swansea Neighbourhood Committee (SSNC). (See 6d)

December 13, 2016: Tina Leslie regarding 44 Morningside. (See item 9, xiv)

November 15, 2016: None

October 18, '16: Action Item: It was agreed to invite Jeff Larden of Boldxcentered to our next meeting in regards to the Swansea Mews.

1. **CURRENT MATTERS: (Chair and Members to identify & discuss only items that need attention)**
	1. **Lobbyist Registration List for Not-for-Profit Organizations:**

October 18, '16: Move to Monitor

* 1. **2442 Bloor W. (Humber Odeon) & Plaza Corp. Redevelopment:**

April 18, 2017:  This matter is being reviewed by the Design Review Panel at City Hall on Friday April 21st. after which the developer is expected to submit a new proposal.

January 17, 2017: The City(Councillor Doucette and Planner, Phil Carvalino) met with the local RA's (Old Mill Humbercrest Neighbourhood Committee, Bloor West Village RA and SARA) on December 21, 2017 to discuss this application. The Councillor confirmed the developer's decision to not proceed to the OMB and to work with the RA's and the City to improve a new application that has not yet been completed and submitted. Phil Carvalino described a three level triage review system for dealing with the overwhelming number of development applications at the City; red yellow and green. Plazacorp was told their original application was a red and would not be approved. If the new application is a yellow it will move to the Community Working Group. Councillor Doucette said that she is putting together the Working Group and in addition to the RA's she will invite the BIA and the Old Mill RA (with whom she has met) and interested residents with professional backgrounds. Mr Carvalino said that transition more than just height, which will probably be10 stories, will be a key issue as will be traffic. The next meeting will follow the submission of the new application.

December 13, 2016:Veronica reported that Councillor Doucette's office announced that the developer, Plaza Corp., has agreed not to appeal to the OMB on Dec 26th but will meet with the community to develop a better proposal. The City will meet with the ratepayer coalition to discuss the proposal.

MOVED by Keith, seconded by Kate and CARRIED: That Veronica and Nick will attend the City/coalition meeting.

October 18, '16: Veronica circulated the City's notice of the Public meeting and many of us attended the meeting as did other ratepayer associations and many members of the Public. the City has until Boxing day 2016 to respond to the application at which time the developer can go to the OMB.

Action Item: Moved by Bill, seconded by Ian and carried: that four Board Members will meet with the other RA's on Wednesday, October 19th to discuss a joint strategy.

Sept. 20 2016: Community Consultation Meeting, 7:00 PM Sept. 29, 2016 at St. Pius X School.

Action Item: Veronica will forward the City's notice of the Public Meeting.

Members are encouraged to read the City's Preliminary Report before the meeting. Councillor Doucette expects that the developer, Plaza Corp Developments, will apply for an OMB hearing at the earliest opportunity in December.

June 21, 2016: Application Date April 29, 2016: Veronica reported that the application for this development was submitted to the City on April 29th and the 120 day clock for the City to decide the matter was ticking, after which an OMB application could be filed. So far there was no news from other RA's or the City.

Moved by Veronica, Seconded by Brian and carried: Veronica will write the Planning Department and Councillor Doucette asking for a report of progress as the120 days is looming and of any change in status of the application.

* 1. **Southport Plaza/34 Southport, Next Steps with the Chief Building Official:**

April 18, 2017:  Veronica reported that copies of our previous submissions to the Chief Building Officer were resent to the new CBO/Acting Director, Tim Crawford who acknowledged receipt of the material and confirmed that no Site Plan had been submitted as yet. Veronica will check for the final Certificate of Property Use from the Ministry of the Environment and Climate Change.

March 21, 2017: Veronica reported that management at 35 Ormskirk received a notice from the Ontario Ministry of the Environment and Climate Change regarding a Certificate of Property Use (CPU) as required by the Environmental Bill of Rights (EBR) for 34 Southport. There were omissions in the notification which Veronica reported and which were addressed. The CPU is only concerned with contaminants from the soil that could be harmful to residents of 34 Southport. At the request of the Ministry and so that the activity regarding the CPU would not be misinterpreted as duplicating the requirements for the pre and post inspections as per the OMB settlement, the members of the SKNC were asked to submit letters making the distinction. Also Veronica wrote on behalf of SARG and Nick wrote on behalf of SKNC making the distinction.

Veronica was also in contact with a new representative, Frank, at the CBO's office who asked to be brought up to speed and for all our past correspondence regarding the Site Plan requirements . They were provided by Veronica.

Moved by William Roberts and seconded by Veronica Wynne and CARRIED to approve all the correspondence to date.

November 15, 2016: Veronica Wynne contacted the chief building official through his assistant in order to get the sight plan information, considering there has been activity on the property.

October 18, '16: Veronica reported that we have been notified that the site plan is being worked on and that there have been changes in responsibility at the Chief Building Officer's office. the current contact is Will Johnson and we have acquainted him with a complete package of our past correspondence to ensure that it is understood that we are to be involved in the development of site plan.

Action Item: Veronica will follow up with Will Johnson.

Sept. 20 2016: Progress with the Chief Building Officer (CBO) and the site plan was being held up by Corona's OMB appeal, which has now been withdrawn. The withdrawal allows the matter to proceed.

* 1. **1926 Lakeshore Blvd and Site Plan Involvement:**

***May 16, 2017:Bill reported that the developer is asking for our support for; changes to the OMB approved plan, and to oppose the City's request that either the podium be reduced in height , which means reducing parking spaces below the required by law minimum, or some of the podium be buried which means that the excavation could cause damage to the surrounding buildings. The subcommittee met and is opposed to the digging because of possible collateral damage. While the proposal to reduce the podium has support within the committee there is concern about the consequences of reduced parking and the Committee needs the City to provide their argument for reduced parking.***

April 18, 2017:  Veronica reported that the Councillor's office found that no Site Plan application or Committee of adjustment application has been submitted.

March 21, 2017:Bill reported that the Developer has just resubmitted the application to the City. SARA has no objections at this time.

Re-examination of the OMB decision regarding the traffic study changes our previous understanding of the responsibilities for its execution. Currently, the City and the Councillor have responsibility for spending the study money. Veronica will send Chris Haskim a copy of the OMB decision.

February 21. 2017: The developer is resubmitting the plans with changes to the towers, the developer has agreed to share the new Site Plan and shadow study with us. Elizabeth Tsihlias will ask the developer for information on the change in views from her building at 15 Windermere Ave.

January 17, 2017: Guests Dan Bloom and Elisabeth Tsihlias. Concerns about the required traffic Study as per the OMB Settlement are discussed. It is determined that the settlement has detailed requirements for the study and awards the Executive Director control of the study.

December 13, 2016: The developer has presented a revised plan to the City. The revised plan avoids excavating for below grade parking by putting the parking in the podium and raising podium, it recovers lost GFA by enlarging the towers and moving the towers closer together. The City wants the west tower moved closer to Windermere Ave.. the Developer has requested a meeting with the South Swansea Neighbourhood Committee (Which includes our members: Bill, Veronica and Nick) on Dec. 1th9 or 20th.

October 18, '16: the discussion was In Camera.

Sept. 20 2016: The site has a new owner.

* 1. **2265-79 Bloor W. Site Plan Approval Process**

April 18, 2017:  Veronica reported that Mark Crawford has responded with a promise to respond fully by April 2nd. Chris Haskim reported via e-mail that they have not heard from Prish since the Site Plan Review meeting and that the Councillor, as well as Phil Carvalino, have asked City legal for a follow up meeting with the stakeholders (such as SARA) but have not heard back yet regarding this request.

March 21, 2017:Veronica reported that following our letter of Dec. 11, 2016 to the City's and developer's lawyers a second letter was sent in March to Mark Crawford requesting a March 31st response to our issues. Chris Haskim reported that Councillor Doucette and Planner Phil Carvalino have also contacted Mark Crawford but there has been no response. Chris will ask the Councillor to copy SARA with the message.

February 21. 2017: Given that there is no news about the Site Plan it is the consensus that Nick and Veronica should contact the City and copy Councillor Doucette and Bill should contact Kim Kovar for news depending on the response from the Councillor to SARG's letter from Nick and Veronica..

January 17, 2017: Moved by Veronica Wynne seconded by Sydney Reimer, and CARRIED that Veronica and Nick will ask the City for the revised Site Plan. If this is unsuccessful our legal council will be asked to pursue the Site Plan and a meeting with Harrington regarding the improvements (asks)discussed at the Nov. 24, 2016 Site Plan meeting.

December 13, 2016: In camera discussion

MOVED by Veronica, seconded by Nick and CARRIED: That Bill Roberts contact Ian Flett, to have Ian Flett forward the letter drafted by V. Wynne (previously approved by e-mail by the Executive and sent to the City, regarding concerns that arose from the Nov 24th Site Plan meeting with the City) to Kim Kovar, and to discuss costs with Ian (if any ).

MOVED by Kate, seconded by Keith and CARRIED: that SARG/SARA authorize a letter be sent to the adjacent neighbours on the status of the Site Plan discussions and any issue that may be of specific interest to those neighbours. The timing and the content therein to be left to the discretion of N. Singh and V. Wynne.

November 15, 2015: Veronica Wynn received the Site Plan and is reviewing them with Bill Roberts. There is a meeting with the Planning department to discuss the Site Plan and some potential discrepancies. Veronica and Nick will attend.

June 21, 2016: Veronica reported that the letter regarding our concerns was sent. Veronica attended the meeting at which the final report was submitted and she requested a deferral of the acceptance of the report as it was in error on several points including the number of units and the absence of consultation. The response to Veronica was that the error in the units will be noted for correction and there will be no demolition of the existing buildings until the site plan has been submitted and this provides an opportunity for input. The report was adopted.

* 1. **1908 – 1920 Bloor Street West connection to 2265-79 Bloor West**
	2. **Harmonized City Wide By-Law**

***May 16, 2017: A prehearing is scheduled for June 4th. Bill filed our concerns on FridayApril14th; they include: issues regarding GFA, the accounting of garage space and basement space, external building cladding, mechanical space, and definitions for multi-unit buildings.***

April 18, 2017:  Bill will try to have a meeting with Jessica Wilson regarding the upcoming OMB hearings.

March 21, 2017:Bill reported that he has asked the City to include definitions for "duplexes" "triplexes" "and four unit buildings" as there are potential consequences for the condominium definition and loss of rental units if the definitions are not clear. Bill and Veronica will attend the OMB hearings for SARA and Jessica will attend as our witness.

Moved by Veronica Wynne and seconded by Sydney Reimer and CARRIED to authorise Bill to pursue these matters.

February 21. 2017: Preliminary hearings are set for April, with a Phase I Hearing on May8th. A Phase II prehearing meeting will be held in early June and the hearing at the end of June. The full scope of the matters to be discussed are not clear because position summaries were sent out before we had party status. Bill will enquire after them.

January 17, 2017:Veronica reported that the hearings are coming up but the procedural orders have not yet been received. John is to enquire and Veronica will forward hearing information.

October 18, '16: Veronica reported that the OMB has scheduled a pre hearing for October 14th and that the many appeals have been divided into two groups and will be heard separately in 2017. Appeals #125-#800 will be heard from April 13th to 17th and May 8th to 17th, while the other residential appeals will be the subject of a prehearing on June 6th and be heard June 26th to 30th.Veronica has told the City by phone that SARG wants to be involved in the meeting to resolve party status issues.. Bill reported that the previous meeting to settle the status of the parties/participants and the conditions for admitting them late was interrupted. Bill has written the City's lawyer, Kelly Matsimotto, requesting equal treatment in the matter of preconditions, i.e. if there are none for one there are none for the other. We are waiting for the procedural order for the main hearing.

September 20, 2016: Veronica: Bell Canada and the City have agreed to an exclusion of Bell's electrical stations from the bylaws by making conditions for these stations specific to Hydro's electrical stations only. As a party to the proceedings SARA has a right to object but first we would like to understand the reason for the narrowing of the bylaw; **Action Item:** Veronica will enquire with Thomas Wall.

* 1. **Coordination of the 4 x Ratepayers Association:**

October 18, '16: change the title of this item from "Coalition Formation" to "Coordination"

* 1. **West End Ratepayer Groups – Heritage Designation Effort**

February 21. 2017: The first official City meeting for the HCD was held on Jan. 23rd and a draft summary of the meeting was circulated by the City on Feb 16th. Nick to forward the summary to the SARA Board members.

January 17, 2017: At the December 21, 2017 meeting (see 6.b) Councillor Doucette said that the Heritage Conservation Designation meetings would begin in the new year.

* 1. **Bloor West Avenue Study:**

***May 16, 2017:Veronica reported that she and Bill attended the Local Advisory Committee meeting held by the City and they participated in discussions regarding options for street design, historical and heritage contexts, testing of bike lanes with bollards and parking lanes and there was discussion of parameters and modeling of various neighbourhoods. It was revealed at the meeting that there will be a Character Study of the apartment neighbourhood area north of High Park.***

April 18, 2017:  Nick and Bill attended the design charette on Saturday. There were not as many attendees as expected however the local residents associations were represented as well as High Park representatives, the BIA and others. There was a recap of the previous presentations by the study staff. The design part of the day was centered around four table, three tables had Styrofoam forms set out on a map to mirror the actual buildings and locations of three sections of Bloor street, the Humber River to Jane St., Runnymede to Ellis Ave. and the area north of High Park. Using additional Styrofoam blocks we suggested what redevelopment might look like. The forth table featured a cross section of a street and possible uses for the sidewalk and street space including retail space, cafes, pedestrian areas, street furniture, bike lanes, parking and vehicle traffic for the entire space from the building face on one side of the street to the building face on the other side. The next participatory event is the meeting of the Local Advisory Council.

March 21, 2017:Veronica reported that the first open public meeting on February 27th was well attended. The presentations from the organisers replayed the information from the Feb 9th meeting and were followed by questions and then working tables. There were six focus questions asking what are the issues regarding: 1) heritage, 2)planning design as it applies to a) land use built form public realm and natural heritage and b) the character areas 4) daily transportation 5) long-term transport issues and 6)other servicing issues. Participants were also asked to leave written responses and comments. A planning charette has been scheduled for April 8thand Bill and Nick have applied and are awaiting invitations to attend. Veronica sent the organisers a letter justifying two reps, not one, to represent SARA on the Local Advisory Committee.

February 21. 2017: There was a community representatives meeting on February 9th. There was a presentation and a working session to gather comment on four topics: Study overview and heritage context, planning and design, transportation and services. In addition we submitted an old area map and the Blue Sky report that we were asked to submit to indentify the community expectations of the Avenue study. We were told that the Councillor was choosing area representatives for a Local Advisory Committee to provide further advise at later meetings. Each group would be allowed one representative (perhaps two for SARA if there was a case for two.) We will submit a case for two reps based on the size of our area and complexity of our side of the avenue as well as our deep involvement in area matters as well as in the HCD application.

It was moved by Veronica Wynne and seconded by Brian O'Rourke and CARRIED that Bill would be our prime representative Veronica would be the second and Nick would be the backup for either of them, in addition Nick would be our rep for the HCD study.

January 17, 2017: At the December 21, 2017 meeting (see 6.b) Councillor Doucette said that the Avenue Study meetings would begin in the new year.

October 18, '16: Chris Haskim reported that the candidates have now been reduced from 5 to 3.

Action Item: Moved by Veronica, seconded by Sydney and carried: that Veronica will write a letter from SARG to the City to support, and thank them for, the Avenue Study.

Sept. 20 2016: Councillor Doucette Reported that the RFP's garnered five proposals which the City's departments, involved in the study, will study. The Departments will then select one proposal to be the consultant for the Avenue Study. The selection will likely be announced in October which will be followed by a public meeting sponsored by the consultant. Councillor Doucette Reported that she is trying to co-ordinate the HCD study with the Avenue Study.

**Action Item:** Nick and Veronica will notify the South Kingsway Neighbourhood Committee so that they may pursue involvement in the site plan as per their OMB settlement.

* 1. **Promoting SARA and Membership Recruitment:**

***May 16, 2017:John reported that the newsletter was sent. Veronica suggested that we do a summer door to door campaign.***

April 18, 2017:  Given the community interest on Riverside Dr. (See minuted item 6,bb) John will send Sydney copies of our last newsletter to support a local membership drive.

March 21, 2017: this item was deferred to an online discussion

February 21. 2017: this item deferred.

January 17,2017: Veronica reported that the community is looking for information on proposed developments in Swansea.

Action items: Veronica to send out letters to her local area with updates. John to work on a newsletter.

October 18, '16: Action Item: During discussion of item 11 j. it was Moved by Veronica, seconded by Sydney and carried: that the Committee of Kate, Veronica, and Brian will form a committee for promoting SARA and will gather information regarding :

1. the Humber River Pedestrian Bridge
2. '67 and '72 efforts by the City to sell the Town Hall and SARA's campaign to save it. See the millennial (2000) newsletter. John will research and distribute the newsletter
3. The creation of the John Bonham Residence
4. The corrections of the official map of Swansea
5. The campaign to stop apartment buildings at Grenadier Pond
6. The campaign for retail space at the Southport Plaza development

It was suggested that Facebook would be a good place to display the kit's digital materials.

* 1. **AGM: speaker, notify politicians and media, nominating committee, refreshments**

***May 16, 2017:Veronica reported that she has sent out the Save-the-Date notices, the STH has confirmed the date, Blog TO has been contacted, posters and flyers have been sent out, the local papers have been contacted. Veronica will send invites to three levels of politicians and enquire with Chris Haskim about the guidelines for an appreciation gift for the guest speaker.***

***Moved by Veronica Wynne*** ***and seconded by Keith Dicks and CARRIED that Veronica will source an appreciation gift up to a value of $50.***

 ***Moved by Veronica Wynne*** ***and seconded by William Roberts and CARRIED that Nick will arrange for coffee and cookies up to a value of $100.***

***John reported that, so far, there is no change to the membership of the Board.***

April 18, 2017:  John has confirmed with Carol Walmsley that our AGM will be held at the STH on June 15th. Veronica will contact Barbara Gray to confirm her appearance as our guest speaker. And Veronica will send out a Mail Chip message soliciting new candidate directors. John will contact our current Board Members for their intentions to stay.

March 21, 2017:Veronica reported that Barbara Gray agreed to speak at the AGM but her commitment to the date was not clearly established. Veronica will follow up.

February 21. 2017: We are awaiting a response to our invitation to Barbara Gray. We also have an offer for a speaker from Emergency Preparedness.

January 17, 2017:It was suggested that Barbara Gray be invited to speak. Our proposed date is June 15th with June 22nd &29th as backup dates.

* 1. **Development Permit System Appeal:**

***May 16, 2017: It was reported that discussions to mediate the issues at the OMB are ongoing. The hearing for two weeks is January are still scheduled.***

March 21, 2017:In Camera Discussion. The OMB has ruled that SARA/SARG has party status for the hearings.

February 21. 2017: Bill reported that the objections to SARG being a party to the proceedings were dismissed and we have standing at the OMB hearings as a party. The Prematurity motion is to be scheduled for mid July and the hearing, assuming the prematurity motion fails, for two weeks in January, 2018.

January 17, 2017: Veronica reported that a conference call is scheduled for Feb. 12, 2017.

Moved by Veronica Wynne seconded by Brian O'Rourke and CARRIED that SARA oppose the conversion of the Feb. 17 meeting to a prematurity motion hearing.

January 17, 2017: Moved by Veronica Wynne seconded by Kate Lawson and CARRIED that John will write to Bill instructing him to respond to Eileen Denny only in regards to matters germane to the DPS case before the OMB .

December 13, 2016: V. Wynne reported that we are continuing to work with other parties to the hearing and other concerned persons to resolve our concerns re DPS.

October 18, '16: Bill reported that the new dates for the hearing are in February and March and the Ministry has made a motion to remove us due to inactivity. CORRA has not responded to e-mails.

Sept. 20 2016: Bill Roberts reported that the late admission of the Ministry to the proceedings as a party resulted in legal delays at the August 22, 2016 hearing and an adjournment until the spring of 2017.

**In Camera**: Further DPS Discussion – Executive Members only

June 21, 2016: **In Camera**: Further DPS Discussion – Executive Members only

Nota bene; Bill Roberts excluded himself from discussion and vote on this item, i.e. he left the room until the matter was dispatched.

**Moved** by Veronica, Seconded by Kate and carried: That SARA/SARG spend up to $5,000 to retain the services of Bill Roberts for the five day DPS hearing/mediation/discussion in August at the OMB.

**Moved** by Veronica, Seconded by Kate and carried: to confirm the e-mail decision for SARA/SARG to retain, for the amount of $2,100, the services of Terry Mills for the five day DPS hearing/mediation/discussion in August at the OMB.

* 1. **Eglinton Connects OMB appeal:**

October 18, '16: Bill reported that as a result of proceedings at the OMB, CORRA and ARECA are no longer part of the proceedings and we are not in a position to proceed.

Moved by Veronica, seconded by Sydney and carried: That we withdraw from the Eglinton Connects OMB appeal.

* 1. **Moccasin Trail in Maud Montgomery Park:**

October 18, '16: change the title of this item from "400th Anniversary of Brule" to "Moccasin Trail in Maud Montgomery Park"

* 1. **Swansea Town Hall Sidewalk Sale:**

***May 16, 2017:John will circulate an email regarding our participation. Targeted time would be from 10:00AM to 4:00PMand Nick will provide the tent.***

June 21, 2016: Due to short staffing we did not participate in this year's event. It is suggested that we prepare promotional material for events such as the sidewalk sale. It was noted that this year is our 90th anniversary and the door is open for ideas to celebrate.

* 1. **Ratepayers' Associations and the agreement for funds collected for the Save Our Village Fund:**

October 18, '16: It was agreed that this item should remain on our agenda until matters the development has been completed.

Action Item: Nick and Veronica to discuss and report.

* 1. **Traffic Study at Bloor Street W and South Kingsway:**

October 18, 2016: Chris Haskim reported that the money for this study is sitting in an account and that the Old Mill-Humberside Community Association has an interest in it dispersal.

Action Item: This matter should be discussed at the Oct.19th RA's meeting.

June 21, 2016: The study required by the Tridel settlement has not yet been undertaken.

* 1. **Mid Rise Guidelines & Performance Standards Recommendations Report**:

June 21, 2016:

Veronica reported that On June 7th Toronto City Council adopted the Mid-Rise Guidelines & Performance Standards Report which included the suggestions proposed by our subcommittee including the 8:1 height ratio, and improved, clear and unambiguous language. Our subcommittee's efforts were gratefully recognized.

* 1. **South Kingsway/Mossom Intersection:**

January 17, 2017:Sydney reported that the Old Mill Humbercrest NC is not concerned about the design of the intersection but is concerned about the amount of traffic that passes through it and potential increases due to development proposal for the Humber Cinema.

Sept. 20 2016: Sydney reported that her calls to the other two RA's have not been answered so there has been no progress on a united plan for improvement. However there have been suggestions made by the Humber Odeon to widen the intersection further which might make matters worse since the current traffic light set up is for tight intersections.

* 1. **Closure/Merger of 12th Division Police Station** **(Trethewey Dr. and Black Creek):**

Sept. 20 2016: Bill and Nick attended a meeting in the Division 12 area which was held to discuss changes to the police budget and the delivery of services. The meeting was well attended by local residents and groups who were particularly concerned about the proposed closure of Division 12. Opposition to the closure of the Division was almost universal. Though it seemed that plans for the closure had proceeded to an advanced degree, Police Chief Mark Saunders said he was listening to the community, and insisted that changes would be evidence based.

June 21, 2016: It was noted that the division is excellent at developing good relations with youth and indigenous groups.

Moved by Bill, Seconded by Kate and carried: Bill will enquire as to what support SARA can provide to encourage the maintenance of the Division.

Moved by Kate, Seconded by Sydney and carried: Bill, Kate and Sydney will form a sub-committee to deal with supporting #12 Division.

* 1. **Swansea Legion Hall Redevelopment:**

October 18, 2016:

Action Item: Sydney will consult with the Swansea Historical Society to assist in applying for an Historical Designation for this building.

Sept. 20 2016: Councillor Doucette Reported that the owner's complaint that he has not received a permit for either a yoga studio or daycare is caused by the owner's continuing failure to complete an application for either use. Bill Roberts noted that the original internal and external design of the building reflected that of a drill hall or armoury.

Movedby Bill, seconded by Veronica and carried: That John will write the York Preservation Society, Toronto Preservation and the Swansea Historical Society and copy Councillor Doucette, to support the listing of the Legion as a Swansea Heritage Site.

* 1. **2259 Bloor:**

Sept. 20 2016: Councillor Doucette Reported that there is no application for development at the site as yet, but as far as she knows the changes will be put to the Committee of Adjustment.

* 1. **Pathway between Palisades and Ellis:**

March 21, 2017:John reported that that based on his research the last owner of record for the property was James Harvey and that was so long ago that the property may now be in the public realm.

Moved by William Roberts and seconded by Nick Singh and CARRIED we write to Councillor Doucette recommending that based on the law, public implication, and the value of the natural flora that the pathway be officially designated as the James Harvey Nature Trail.

November 15, 2016: John Meijer reported that he went to the Land Registry to investigate the pathway/right of way. He was not able to find any definitive references to the path.

October 18, '16:

Action Item: John will follow up to find out who is the owner of record for the property.

Sept. 20 2016: The path has been assumed by an owner or owners who believe that they have a right to bar the public from the path and have posted "no trespass" notices which also proclaim it as private property. Councillor Doucette reported that a City official has followed the history of the property up to February of 1938 when it was acquired by Mary Harvey and Herbert Bell. The Official thus declared the property to be private but failed to determine who the current owner might be. Despite this the neighbours do not have the right to post notices or close the pathway since they do not own the property. Bill Roberts recalls that the property might have been appropriated by the Village of Swansea for the failure to pay the taxes. In any case the Property Identification Number (PIN) maps show the property to be a pathway, a condition reiterated by the line of fences that were constructed by the neighbours, in which case it may be protected in law as a public pathway or right of way. Our Board is of the consensus that the City report is incomplete and premature in declaring the property to be "private property". It seems that the property's neighbours, who were scheduled to attend this night's meeting, but did not, are responding to 'undesirables' using the area for suspicious purposes.

* 1. **Making Lucy a $100: Item Closed**

December 13, 2016: The new $10 note has been decided and will feature Viola Desmond. Close Item

Sept. 20 2016: No report

June 21, 2016: the Committee reported that the public polling has closed and a list of 12 candidates, including Lucy Maud Montgomery, has been finalised and sent to an expert panel for a decision. The Committee is considering a number of next steps including publicity of the effort and lobbying the panel.

* 1. **Swansea Safety Meeting:**

October 18, 2016: Nick Singh reported that the meeting was well attended with many community members from within, and surrounding, the Swansea Mews. Mews residents are feeling isolated and ignored in their outreach efforts, such as the community farmer's market and social events. The residents of Coe Hill were concerned about being restricted in their efforts and were mostly concerned with the identifying individuals who are disturbing the neighbourhood. Nick invited Mews representatives and Jeff Larden of Boldxcentered to attend our meeting to see how we can use our connections to help. Veronica asked the Councillor to consider the use of $800,000 unallocated section 37 money to assist the Mews however the Swansea Town Hall may also be looking for section 37 money. Chris Haskim reported that there is money in the budget, if it survives budget cuts, for a renovation of the Mews.

Sept. 20 2016: STH Council Chambers 7:00PM Sept 22, 2016, Councillor Doucette Reported that the community group Streets to Homes will be at the meeting to talk about homelessness and panhandlers and the police will attend to put the recent events at or around the Swansea Mews in perspective.

* 1. **Councillor Doucette New Years Levee and Midrise Performance Standards Guidelines:**

February 21. 2017: Veronica reported there was an update about the guidelines that were adopted by City Council on June 7, 2016 and that there would be further community consultation in 2017.

* 1. **Riverside Drive Redesign:**

April 18, 2017:  Sydney reported that: the April 10th Public Meeting was attended by about 20-25 City representatives and 100-150 residents from Riverside Drive, there was universal opposition from the residents to the current redesign proposal, The residents were well prepared and presented their objections clearly and cogently, at the end of the meeting Barbara Gray, City of Toronto Manager of Transportation Services, agreed to joining Sydney on April 20th to walk the street and consider the issues raised by the residents.

March 21, 2017:The residents along the street are concerned that the proposed redesign of the roadway will contribute to an increase in use and an increase in speeding. They feel other options should be considered in accordance with the Complete Streets guidelines.

March 21, 2017:InCammera Discussion.

Moved by Veronica Wynne and seconded by Sydney Reimer and CARRIED to support the residents' request for a pause in the project to address the concerns of those who live on the street and to consider their suggested changes.

* 1. **2115 to 2117 Bloor Street – Community Council Meeting:**

November 15, 2016: In Camera discussion.

* 1. **Speeding on South Kingsway:**

March 21, 2017:Chris Haskim reported that the Transportation Department will be starting a traffic study in about 8 months

 February 21. 2017:Nick to search his notes for any discussion at the last meeting. Brian to send a follow-up letter.

November 15, 2016: Brian O'Rourke reported that the speed of traffic at the cross walk at Ormskirk is quite high and is dangerous. Attempts to contact the traffic officer was impossible due to a full mailbox. He contacted the Community Liaison Officer and complained about the traffic. Chris Haskim suggested that we ask the Councillor and Transportation to investigate the road between the Gardiner and the cross walk. Bill Roberts motioned that we write the letter. The motion was seconded by Keith Dicks and carried. Brian O'Rourke will write a letter.

* 1. **Lobbyist Registration List for Not-for-Profit Organizations**
	2. **Facebook Account:**

October 18, '16: Facebook has merged with MailChimp, our e-mail distribution service. Veronica will investigate with David to determine what the merger means for us.

* 1. **Blanket Speed Limits for Swansea Streets**

October 18, '16: Chris Haskim reported that the survey required to blanket the community with a 30K speed limit did not meet the minimum numbers required but it will still be applied to school zones and on individual streets where a petition and positive study support the limit.

* 1. **High Park Mega Development Projects**

***May 16, 2017:Veronica reported that she attended the Public Meeting which was well attended by the community. Though there are seven proposals each one will have its own separate Public Meeting. The next one is scheduled for May 18th at Lithuania House on Bloor. The City's position is that the proposals are too much.***

April 18, 2017:   Veronica reported that in the area north of High Park there are applications for seven new towers and townhouse developments. There are two community meetings planned for May 8th &18th at Lithuania House on Bloor. There is a new community group, the High Park Coalition, formed in the face of the applications. One of the proposals by the different developers is that there would be no or reduced amenity space because new residents can go to High Park and use the City's services there.

* 1. **Official Plan Amendment - Neighbourhood Policies**

***May 16, 2017:Bill reported that the OMB instructed the parties to streamline the process and to shelter the issues under their appeals. That process is ongoing as the September hearing date approaches. Bill will explore co-operating with FONTRA.***

April 18, 2017:   This amendment would define the size of an area a developer can use where a developer is attempting to justify a proposal with the examples of similar characteristics in the same area. The amendment would define the area as being the immediate block. The amendment is under appeal by developers. the City will be supporting it

Moved by Veronica Wynne, Seconded by Brian O'Rourke and carried: That we support the City's position and direct William Roberts to a) seek Party status in the matter and b) seek advice from the SARA Board on further actions.

1. **NEW BUSINESS:**
2. **Short Term Rentals/Airbnb City Consultation**

April 18, 2017:  Veronica reported that: she attended the City's Public Meeting on behalf of SARA, there was a strong presence at the meeting advocating for rental units over B&B's, there was a feeling that B&B's reduce property values and result in short term (1year) rental leases, there was support for regulations governing Air B'nB/Uber rentals. There is a web site at "Have Your Say" to make comments.

Our guest Froser Melvin made the following suggestions for regulating the short term rental businesses: 1) the owner of the units must live in the unit for a minimum of 80% of the year. 2) The number of rented days per year should be limited. 3) Points 1) & 2) are waved if the owner is living in the unit at the time of the rental. 4) income from the rentals must be reported and taxed as income.

Next Agenda Item: Veronica will draft a position for SARA

**8. COUNCILLOR DOUCETTE ITEMS:**

1. **Site Plan for 2265 Bloor St. W. :**

March 21, 2017:Chris Haskim reported that the Site Plan has not been submitted yet and the developer has requested a meeting with the Councillor.

1. **1926 Lakeshore blvd. W. : See 6(d)**
2. **34 Southport St. : See 6(c)**
3. **2259 Bloor St. W. : See 6(w)**
4. **Avenue Study for Bloor West Village : See 6(j)**

January 17, 2017: See 6.j

December 13, 2016: V. Wynne reported that the consultants have been chosen and the first working meeting should be end of January or beginning of February 2017.

November 15, 2016: Chris Haskim reported there is no news, but is hoping that an announcement will be coming in the next week or two.

1. **Humber Theatre 2442 Bloor St. W. : See 6(b)**

November 2016: See Fundraising.

October 2016: Support

1. **Community Issues: Swansea Safety Meeting : See 6(z)**
2. **Park Site at The Queensway and Ellis Ave. :**

Sept. 20 2016: Councillor Doucette reported that Toronto Heritage has finalised a plan to place a plaque commemorating the area's Black Oak Savannah trees.

1. **Construction Problems on South Kingsway :**

June 21, 2016: The expected meeting regarding construction problems along the South Kingsway has been set aside; Councillor Doucette has made a 'non-interference-in-legal-matters' response to our inquiry about having the meeting.

Moved by Veronica, Seconded by Bill and carried: SARA to send a letter to Councillor Doucette encouraging a meeting and requesting a response by the end of June.

Moved by Bill, Seconded by Sydney and carried: that our subcommittee of Veronica, Bill and Brian will deal with the Councillor's response and next steps

1. **City Budget :**

March 21, 2017: Chris Haskim reported that there were no big changes in this budget

1. **Leaves and snow removal**
2. **LAND USE ITEMS: (Chair & members will identify and discuss only the items that need attention.)**

**a. New Items**

1. **100 South Kingsway:**

***May 16, 2017: Moved by William Roberts seconded by Veronica Wynne and CARRIED that John will write the COA that SARA does not oppose this application on condition that the construction will be completed as per the plans which were submitted at the time of the application.***

1. **89 South Kingsway:**

***May 16, 2017:*** ***Nota bene: William Roberts excluded himself from discussion and vote on this item, i.e. he left the room until the matter was dispatched.******Moved by Veronica Wynne seconded by Brian O'Rourke and CARRIED that John will write in opposition to this application.***

**b. Previous Items**

October 18, '16: It was reported that the COA approved this application

* + 1. **86 Deforest (Tree House):**

February 21. 2017: It was reported that the owner has provide a revised plan that is under review.

January 17, 2017:The OMB Chair reluctantly agreed to a short pause for settlement discussion which led to a settlement as follows: The tree house will be separated from the property line by 0.65m, the height will be reduced to 4.5m (the lower grade at 86 will provide a effective height of approximately 4m for neighbour at 88 Deforest), 86 Deforest will provide a new fence of 2m height between 86 and 88, and all conditions will be completed by May 31, 2017.

December 13, 2016: Moved by Veronica, seconded by Keith and carried: that SARG SARG attend and support with a letter the opposition to the applicant/appellant variance application and support the neighbours and the City in the opposition to the same at the January 5th OMB hearing.

November 15, 2016: The OMB hearing is coming up on Thursday January 5, 2017.

October 18, '16: Chris Haskim reported that the motion to oppose this appeal will be made by Councillor Doucette at the next meeting of City Council.

Sept. 20 2016: Councillor Doucette Reported that she will be putting a motion to have the City oppose the application if mediation fails for the hearing scheduled for 5 January, 2017.the City will be opposing the applicants' appeal to the OMB which is scheduled for Jan.5th.

June 21, 2016: Nota bene: Bill and Kate excluded themselves from discussion and vote on this item, i.e. they left the room until the matter was dispatched.

This address is going to the COA with an application for an auxiliary structure. This is a return to the COA for a second structure that has already been built and cited for removal by the City. The application is for three times the allowable coverage and 25% extra height and sits above the middle of the neighbour's fence blocking sunshine and normally expected views. Councillor Doucette submitted a letter asking for a reduction in the structure.

Moved by Brian, Seconded by Sydney and carried: That we oppose this application.

Sept. 20 2016: Approved by the COA?

* + 1. **167 Riverside:**

Sept. 20 2016: All variances approved by the COA. Sydney reports that the Committee dismissed our objections as being unsupported by documented proof (as in a court of law).

* + 1. June 21, 2016: This address is going to the COA with seven variances including 20% extra floor space, extra height, second story deck and proximity to a ravine edge. A neighbour is opposed.
		2. **12 Lavinia:** second storey addition above existing front porch 2.08m front setback vs 3.49 or 3.07m required

October 18, '16:

Moved by Bill, seconded by Ian and carried: that SARG oppose this application.

Action Item: John to write the letter.

* + 1. **27 Grenadier Heights**: one storey rear addition, third storey addition over portion, third floor rear deck, 0.82 fsi, vs. 0.35 max, 8.76m side wall height, 7m max, 6.22m from stable top of bank, 10m required

October 18, '16:

Moved by Bill, seconded by John and carried: that SARG oppose this application.

Action Item: John to write the letter.

* + 1. **44 Morningside** - sever lot into two undersized residential lots (6.6m and 6.8m frontage respectively)long list of variances (10 and 13) for each, see attached.

February 21. 2017: The OMB date is June 29th.

December 13, 2016:Tina reported that: She and a number of neighbours attended the COA hearing and made presentations, SARA's letter was read in to the record, City Forestry objected because of a tree located on the property, City Traffic had presented a long list of conditions to be met for the application to be acceptable. Despite the above the COA approved the application and the City has appealed the matter to the OMB. Frank Santaguida is the City's lawyer handling the file. Councillor Nunziata will be holding a meeting. Tina said that the neighbours are willing to get involved in the OMB hearings and they are asking that SARA get involved as a participant to support the neighbours

In camera discussion. Moved by Keith, seconded by Veronica and carried: that SARG support the neighbours and the appeal

October 18, '16: : Nota bene: Bill excluded himself from the discussion and vote on this item, i.e. he left the room until the matter was dispatched. Veronica reported that the previous COA hearing of this application at the had been differed to allow the applicant to address community issues however the changes in the revised application are negligible

Moved by Brian, seconded by Kate and carried: that SARG oppose this application.

Action Item: John to write the letter.

* + 1. **44 Ellis** October 18, '16: It was reported that the COA approved this application
		2. **18 Riverside Cres.:**January 17, 2017: Sydney to contact neighbour

**xvii.** **296 Windermere:**February 21. 2017: The COA approved this application

January 17, 2017: Moved by William Roberts seconded by Kate Lawson and CARRIED that John will write in opposition to the size of this application.

**xviii**. **24 Innisfree Crt.:**February 21. 2017: The COA approved this application

January 17, 2017: Moved by Veronica Wynne seconded by Kate Lawson and CARRIED that John will write in opposition to this application.

**xix.** **4 Mossom:**

March 21, 2017: John reported that the letter was sent.

January 17, 2017: Moved by Sydney Reimer, seconded by Brian O'Rourke and CARRIED that John will write in opposition to the deck size and unstable slope of this application.

**xx.** **7 Ellis Gardens:**

November 15, 2016 - 4 variances including GFA, height and a deck that is three times allowable. Bill Roberts moved that we object. The motion was seconded by David Fleming and carried.

**xxi.**

November 15, 2016 - GFA – 50 in a 40. No letter of objection.

**xxii. 57 Lavinia**:

***May 16, 2017:On completion of a property survey it was determined that the eaves of 57 Lavinia were improperly encroaching on 55 Lavinia and they have been moved.***

March 21, 2017: Darcy and Margret Donnell of 55 Lavinia attended regarding the ongoing construction next door at 57Lavinia. A variety of complaints were described including possible violations of the building code and regulations and City Bylaws and encroachment onto 55 Lavinia. The City has confirmed the need for 57 Lavinia to receive Committee of Adjustment approval for at least one bylaw violation (side yard setback)to be legal. Darcy and Margret asked for support in opposing the CoA application.

Following an in camera discussion it was Moved by William Roberts and seconded by Sydney Reimer and CARRIED: that depending on the specifics of the application we would support the opposition to the CoA application.

November 15, 2016 - To be monitored to ensure they are building in accordance to the plans

**xxiii 290 Riverside Dr.:** ***March 21, 2017: Application approved***

February 21. 2017: this applicant is seeking 7 variances including extra GFA, deck, height, and short proximity to ravine edge. We agree to oppose this application, John is to write the letter.

**xxiv. 218 Riverside Dr.:**February 21. 2017: this applicant is seeking extra GFA, and an attic conversion. We agree to oppose this application, John is to write the letter.

**xxiiv. 129 Beresford:** ***March 21, 2017: Application denied***

February 21. 2017: this applicant is seeking12 variances for a new three story dwelling including: an integral garage, side yard setbacks, extra height, extra high side wall. We agree to oppose this application, John is to write the letter.

**xxiv. 121 Beresford**

*April 18, 2017:  Moved by William Roberts, Seconded by Veronica Wynne and carried: That we oppose this application.*

 **xxv. 139 Beresford**

*April 18, 2017:  Moved by William Roberts, Seconded by Veronica Wynne and carried: That we oppose this application.*

 **xxvi. 44 Ellis Park**

*April 18, 2017:  Moved by William Roberts, Seconded by Veronica Wynne and carried: That we oppose this application.*

 **xxvii. *April 18, 2017:***   John will review and advise the Board on the other three application going to the COA

**10.COMMUNITY ORGANIZATIONS:**

**(Chair & members will identify and discuss only the items that need attention.)**

* 1. **High Park Resource Group**

***May 16, 2017: If we have sufficient volunteers we could apply for a booth at the High Park Canada Day Picnic to be manned from 11:00AM to 1:00PM.***

* 1. **Community Police Liaison Committee**
	2. **Swansea Community Recreation Centre and Rennie Park**
	3. **Swansea Memorial Library and Friends of the Library:**

March 21, 2017: Chris Haskim reported that SML will be part of a trial of a new digital service for after hours pickup.

The Runnymede Branch will again be closed for renovation work resulting in extended hours for the Swansea Town Hall branch.

* 1. **Swansea Public School**

***May 16, 2017:Sybil will be able to attend the Swansea School Graduation.***

April 18, 2017:  Bill and Kate will contact Sybil to check on her availability to attend the plaque presentations in June. The money for the plaques will be the same as previously provided.

* 1. **Swansea Town Hall Board of Management**

April 18, 2017:  the STH Board of Management AGM will be held on May 10th.

*November 15, 2016: Bill Roberts reported the AGM will be in May. Members can join for $2 and vote.*

* 1. **J.T. Bonham Residences**
	2. **CORRA:**

***May 16, 2017:Veronica spoke to Hans about hosting a meeting, he will look for a venue.***

April 18, 2017:  Veronica reported that there does not appear to be any expectation of a CORRA meeting being called and there has been no report issued about CORRA activities.

Moved by Veronica Wynne, Seconded by Sydney and carried: That we sponsor a meeting of ratepayer groups and spend up to $200.00 for food and rental. Nota Bene: William Roberts abstained from the discussion and vote.

March 21, 2017:Veronica Wynn reported that she has written as Vice Chair to Chair Eileen Denny requesting a meeting of the membership or the AGM. In camera Discussion.

Moved by Brian O'Rourke and seconded by Sydney Reimer and CARRIED to approve of the letter and support for a meeting of the CORRA membership. Nota Bene: William Roberts abstained from the discussion and vote.

February 21. 2017: As there has been no meeting of the CORRA members since last June, it was moved by Veronica Wynne and seconded by Brian O'Rourke and CARRIED that Nick and Veronica will write Eileen to request a meeting.

Sept. 20 2016: Nick and Veronica attended the meeting in June which was well attended. Eileen converted the first half of the meeting into an off-agenda round table introduction and 'what are our issues' sharing with questions and answers and discussion. Eileen said she could not do everything herself however no new duties were shared out. The second half was more focused. Eileen spoke about zoning boundaries, Mixed Commercial Residential designation and the DPS. However no action was motioned and promised information has not been received.

June 21, 2016: Moved by Brian, Seconded by Sydney and carried: That Nick would be the SARA Alternate Delegate at the June meeting of CORRA.

**11. ITEMS BEING MONITORED:**

**(Chair & members will identify and discuss only the items that need attention.)**

* 1. **Windermere by the Lake**

April 18, 2017:  we are looking for an update on the park (See item 8,h)

* 1. **Humber Odeon Developments**
	2. **Red Oak initiative.**

April 18, 2017:  The 'Canada 150' celebration may recognise the Red Oak

* 1. **Tree By-Law Outcomes**
	2. **Adopt-A-Block Program and Display Poster**

April 18, 2017:  Close Item

* 1. **2500 Bloor Street West – Tridel Development**
	2. **Five Year Review of Official Plan**
	3. **Impact on Chimneys of Construction of Taller Buildings *April 18, 2017:******Close Item***
	4. **Runnymede Fire Station Closure**
	5. **YIMBY (Yes In My Back Yard):**

October 18, '16: Ian reported that along with Veronica, Kate, and Bill represented us at the 10th annual meeting at the new location at Metro Hall. Given the improved quality of our presentation i.e. projector and other visual materials, Kate has suggested that we put together a display kit for promoting SARA at future events

Sept. 20 2016: Ian and Veronica will be joined by Bill to represent SARA on Saturday 24, 2016.

* 1. **Island Airport *April 18, 2017:******Close***
	2. **Local Appeal Body for the City of Toronto**

***May 16, 2017: there is a new proposal from the City please see the attached appendix A***

***Moved by William Roberts seconded by Veronica Wynne and CARRIED that we oppose the legislation unless the lower bodies are held to higher standards for decision making.***

* 1. **176 Morningside Ave *April 18, 2017:******Close Item***
	2. **67 South Kingsway *April 18, 2017:******Close Item***
	3. **156 Morningside *April 18, 2017:******Close Item***
	4. **Humbergate Initiative *April 18, 2017:******Close Item***
	5. **Former Joyco Station:**

January 17, 2017:The City owned site has a new 'for sale' sign.

* 1. **Bloor West Urban Design Study *April 18, 2017:******Close Item***
	2. **Western Beaches *April 18, 2017:******Close Item***
	3. **Ukrainian Festival and Bloor Street Closures**
	4. **Swansea Traffic Study**
	5. **South Kingsway Ramps**
	6. **Leaves and snow removal (See 8,k)**
	7. **Ride Sharing Outcomes from Uber Decision *April 18, 2017:******Close Item***
	8. **Harmonization of Cash in Lieu Fees for Parking**
	9. **Have Your Say / Parks and Recreation Facilities Master Plan**

November 15, 2016. Kate Lawson will review the Master Plan to see if there are any concerns that we need to address.

* 1. **Park Lawn / Lake Shore Area Transportation Master Plan**

November 15, 2016 - Bill Roberts reported that there will be public meetings on Thursday November 24 and December 3. The area is from Park Lawn to Colbourne Lodge and up to the Queensway. John Meijer will try to attend.

* 1. **57 Lavinia: See 9, b, xxii.**

November 15, 2016 To be monitored to ensure they are building in accordance to the plans.

* 1. **1990 and 2114 Bloor Street West**

2114 has recently been demolished

* 1. **2117 Bloor Street West / 19 Harcroft** – ongoing
	2. **78 Kennedy Ave- ongoing-**under construction ***April 18, 2017:******Close Item***
	3. **Swansea Public School Graduation Plaques etc.**

March 21, 2017: upgrade this item to Monitor

June 21, 2016: Kate reports that the school has accepted our increased award. Bill and Sybil will present the awards.

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

**(Chair & members will identify and discuss only the items that need attention.)**

1. **Booking of Swansea Town Hall Rooms for SARA Meetings in 2017**

January 17, 2017: Moved by William Roberts seconded by Brian O'Rourke and CARRIED that John will sign the STH use agreement.

December 13, 2016: MOVED by Kate, seconded by Keith and CARRIED: That K. Lawson is authorized to book the Town Hall for meeting rooms for 2017, being the third Tuesday of each month except July and August, and the 12th of December, 2017.

1. **State Farm Insurance Policy**
2. **Waterfront Master Plan and Western Beaches**
3. **AGM: speaker, notify politicians and media, nominating committee, refreshments:**

October 18, '16:Kate reported that she has completed the 2016 AGM minutes as far as she can and is awaiting presentation from Bill and Veronica.

1. **Procedures for visitors and guests at Executive meetings**
2. **Pot Luck for the December 2016 Executive**

November 15, 2016: The meeting is December 13, 2016 and will be a pot luck.

1. **Swansea Town Hall Side Walk Sale & Events Template**

June 21, 2016: Due to short staffing we did not participate in this year's event. It is suggested that we prepare promotional material for events such as the sidewalk sale. It was noted that this year is our 90th anniversary and the door is open for ideas to celebrate.

1. **NEXT MEETING:** Tuesday, June 20, 2017 at 7:15 pm
2. **ADOURNED:** 9:50pm

 Appendix A

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|  **BACKGROUNDER**  |
|  **Ministry of Municipal Affairs Ministry of the Attorney General**  |

**Ontario’s Proposed Changes to the**

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|  **Land Use Planning Appeal System**  |

Ontario will introduce new legislation that would, if passed, overhaul the province’s land use planning appeals system, giving communities a stronger voice and ensuring people have access to faster, fairer and more affordable hearings.

**Giving Communities a Stronger Voice**

The new law would establish the Local Planning Appeal Tribunal, which would replace the Ontario Municipal Board. The Planning Act would be amended to eliminate “de novo” hearings for the majority of land use planning appeals. Instead, the tribunal would function as a true appeals body for major land use planning decisions.

The proposed law will include the following reforms aimed at giving communities a stronger voice in local land use planning decisions:

For complex land use planning appeals, the tribunal would only be able to overturn a municipal decision if it does not follow provincial policies or municipal plans. This would depart from the current “standard of review” for land use planning appeals, where the Ontario Municipal Board is permitted to overturn a municipal decision whenever it finds that the municipality did not reach the “best” planning decision.

In these cases, the tribunal would be required to return the matter to the municipality with written reasons when it overturns a decision, instead of replacing the municipality’s decision with its own. The municipality would be provided with 90 days to make a new decision on an application under the proposed new law.

The tribunal would retain the authority to make a final decision on these matters only when, on a second appeal, the municipality’s subsequent decision still fails to follow provincial policies or municipal plans.

 Under this new model, the tribunal would be required to give greater weight to the decisions of local communities, while ensuring that development occurs in a way that is good for Ontario and its future.

**Faster, Fairer and More Affordable Planning Appeals**

The proposed new law would introduce major changes to the way land use planning appeals are conducted in order to reduce the length and cost of hearings and create a more level playing field for all participants. Proposed reforms will include:

Requiring the tribunal to conduct mandatory case management for the majority of cases in order to narrow the issues and encourage case settlement. The tribunal would also be provided with modern case management powers to ensure meaningful case conferences.

Creating statutory rules regarding the conduct of hearings, including setting strict presumptive timelines for oral hearings and limiting evidence to written materials in the majority of cases.

Providing the tribunal with modern hearing powers to promote active adjudication, provide for alternative hearing formats and permit assignment of multi-member panels.

Giving elected officials greater control over local planning, resulting in fewer decisions being appealed, thereby making the decision-making process more efficient.

**Free Legal and Planning Support**

The province proposes to create the Local Planning Appeal Support Centre, a new provincial agency mandated to provide free and independent advice and representation to Ontarians on land use planning appeals. The centre would be modeled after the Human Rights Legal Support Centre and would provide planning and legal advice to people who want to participate in tribunal appeals. The centre would deliver the following services:

Providing Ontarians with general information on land use planning.

Offering guidance to citizens on the tribunal appeal and hearing process.

Providing legal and planning advice at different stages of the tribunal process, including representation in certain cases at case conferences and hearings.

**Sheltering Major Planning Decisions from Appeal**

The proposed new legislation would also include measures to exempt a broader range of major municipal land use planning decisions from appeal, which would provide municipalities with greater certainty and timely implementation of major decisions. The following matters would no longer be appealable under the proposed law:

Provincial approvals of official plans and official plan updates, including approvals of conformity exercises to provincial plans.

Minister’s Zoning Orders.

Local Appeal Bodies would also be given more authority. They would be able to hear appeals on site plans, in addition to their current scope of minor variances and consents.

The legislation would also restrict applications to amend new secondary (i.e. neighbourhood) plans for two years, unless permitted by municipal council, and limit the ability to appeal an interim control by-law when first passed for a period of up to one year. The legislation would also protect municipal policies that support appropriate development around protected major transit station areas, such as GO Train stations and subway stops.

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| **Ministry of Municipal Affairs** Mark Cripps, Minister’s Office, 416-585-6842 Conrad Spezowka, Communications Branch, 416-585-7066  | **ontario.ca/municipal-news** Disponible en français  |

**Ministry of Attorney General**

Clare Graham, Minister’s Office, 416-326-7071

Emilie Smith, Communications Branch,

416-326-2210