

SWANSEA AREA RATEPAYER'S ASSOCIATION

MINUTES OF MEETING, Tuesday, December 11, 2007

Present: Nick Singh, Bill Roberts, David Fleming, Heather McCulloch, George Dubauskas, John Meijer, Kate Lawson, Sybil Wilkinson, Louis Gris, Ed Gaigalas, Chris Korda
Regrets: Bill Jermyn, Bill Steele, Ian McIsaac

1. CALL TO ORDER AND DECLARATION OF CONFLICTS OF INTEREST:

The meeting was called to order by Nick Singh at 7:33 pm.

2. AGENDA AMENDMENTS & APPROVAL:

Upon motion by Bill Roberts, seconded by David Fleming, and carried, the amended Agenda for December 11, 2007 was approved.

3. APPROVAL OF MINUTES

Upon motion by Bill Roberts, seconded by Ed Gaigalas, and carried, the amended Minutes for November 20, 2007 were approved.

4. EXECUTIVE REPORTS

a) Membership: John Meijer presented the membership report. The report was accepted upon a motion by John Meijer, seconded by David Fleming and carried.

b) Fundraising: Kate Lawson reported that she has not completely reconciled ticket sales with monies. She will talk with Louis Gris finish reconciling the dollars. So far \$707 has been raised. The financial details should be available for the January Executive Meeting

c) Treasurer's: Kate Lawson presented the financial report. The report was accepted upon a motion by Kate Lawson, seconded by Ed Gaigalas and carried

d) Expenses: None.

5. CURRENT MATTERS

a) New Members and Guests: None

b) Adopt a Block: Heather McCulloch reported that she is still working on rebuilding the Display Poster infrastructure.

c) Property Encroachment at 55 Mayfield Ave - Willard Gardens Parkette: No news.

d) Traffic Studies in Swansea: Nick Singh reported that he has sent emails, and talked to contacted Councillor Saundercook. Councillor Saundercook told Nick he would get back to him, but Nick has not yet received a response.

e) Meeting with Cheri DiNovo:
meeting to discuss issues in Swansea.

No news. Nick Singh will ask Cheri for a new

f) Flyer to promote SARA to new Swansea Residents: Ed Gaigalas that the Swansea Town Hall Board of Management is preparing a newsletter and would like to get collaboration from SARA. To be discussed at the January Executive Meeting.

g) Swansea Town Hall Web Site Redesign: Ed Gaigalas reported that the new website is up and running, and does not have any content from SARA. John Meijer will provide Ed Gaigalas with SARA content.

h) Humbergate Initiative: Nick Singh reported that the study has been published. He will try to get a copy of the report from Councillor Saundercook.

i) Waterfront Master Plan: Nick Singh reported that he attended the public meeting at City Hall on Monday November 26, 2007. The consultants resume and the proposal look good. He reported that Ian McIsaac is attending a special meeting of the Parkdale High Park Community Advisory Council that was called to discuss this issue. He will report at the January Executive Meeting.

j) Discussion of Co-hosting All Candidates Meetings with BWVRA: It was discussed that we will need to contact the BWVRA to explore their interest, and if a joint effort was to happen, where it might take place. Ed Gaigalas will contact the BWVRA to discuss the matter.

k) High Park Off-Leash Dog Zones: Heather McCulloch reported that there were 530 respondents to the online survey. Naturalists are concerned of environmental damage to sensitive areas that is caused by dogs. Dog owners seem to be upset that there is an issue. Ed Gaigalas reported that a native group gave him a document about a bear mound beside Dog Hill in High Park. He will pass the details to Heather. The High Park Advisory Committee has six choices that they are soliciting feedback for. Dave Fleming motion that SARA's feed back be:

- There is direct community involvement in the decision.
- If satellite zones are going to be proposed, then residents in areas adjacent to proposed off leash areas should be directly informed and invited to discussions.
- There should be no dog zones, especially near environmentally sensitive areas.
- We should inform our membership of the issue in the next newsletter.

The motion was seconded by Bill Roberts and carried. Heather McCulloch will summarize the issues for feedback, and present a letter to the High Park Advisory Committee.

l) 21 Old Mill Road: There is a developer proposal to convert the upper parking lot at the Old Mill into a 10 story condo. Bill Roberts explained that the area is zoned Private Open Space, and residential development is not permitted. Bill Roberts motioned that we write the Etobicoke York Community Council to be kept informed, and Bill Roberts and Nick Singh contact the Old Mill Residents Association to see how we can help. The motion was seconded by David Fleming and carried.

6. LAND USE ITEMS

a) Past Items:

- 86 Deforest Road: Kate Lawson reported that all variances we approved, and she needs help to formulate an appeal to the OMB on behalf of her mother. Bill Roberts explained that an OMB appeal needs to be well formulated put together properly. He suggested that the four tests to satisfy the variances application were not met either individually or collectively. Two main points are, the proposal does not fit in the community, and it will overwhelm the neighbor's properties. Ed Gaigalas noted that in the past SARA has supported and taken the lead in issues like this one, and that this may be an issue that SARA should take up. Ed Gaigalas motioned that if an OMB appeal is filed, SARA support the appeal. The motion was seconded by David Fleming and carried.
- 250 Ellis Avenue: Demo and construct 2 story home - 0.51GFA in a 0.35 zone with side setbacks. All variances were granted. One neighbour came to oppose but was deemed to live to far away. No further action will be taken.
- 35 Beresford Ave: David Fleming reported that he has asked the City Right of Way Management, on October 30, 2007, and on December 7, 2007 for a report detailing the property and how it complies with all requirements for the parking permit, including landscaped open space and soft landscaping. There has been no reply.
- 169 South Kingsway: Nick Singh reported that he has tried co contact the inspector for the property, but has not been able to touch base with him
- 29 Dacre: No news. John Meijer to follow up.
- Windermere by the Lake: David Fleming reported that the he did not send the letter. The variance was granted.

b) 14, 16, 18 Mossom Road: Bill Roberts reported that he met with the developer Prish Jain, South Kingsway residents, and Mossom Road residents. He brokered an agreement between the three that will have the houses built at 0.60 GFA.

c) New COA Matters: None.

7. COMMUNITY ORGANIZATIONS

- a) Community Police Liaison Committee: No news.
- b) High Park Community Advisory Council: Heather McCulloch reported that \$60,000 of Section 37 monies were used to study the type of stairs to build at the north west corner of the park. The cost of rebuilding the stairs is in the 2008 Capital Budget, and they should be fixed in 2008.
- c) Swansea Community Recreation Centre & Rennie Park: Ed Gaigalas reported that the New Years Eve Countdown will be at 9pm in Rennie Park.
- d) Swansea Memorial Library and Friends of the Library: George Dubauskas reported he has a draft of the letter of commendation for the librarian.
- e) Swansea Public School: No news.
- f) Swansea Town Hall Board of Management: Bill Roberts reported that there will possibly be four Board openings available for the elections in their February 26, 2008 AGM. He mentioned that meeting rooms are being booked very fast, so SARA should be booking rooms as early as possible. Dave Fleming will book the rooms for 2008, and add this as an item to the agenda.

g) J.T. Bonham Residences: Ed Gaigalas reported that the new property manager will be taking over as of January 1, 2008. SARA still needs a representative. John Meijer will mention this in the next newsletter.

h) CORRA: Bill Roberts reported that CORRA has helped rework the protocol for Section 37 monies. CORRA is trying to push to have a requirement that reports, related to applications for rezoning and possible development, that City staff receives, are available to the public. David Fleming motioned that SARA support CORRA's request. David Fleming will write a letter when details become available. The motion was seconded by John Meijer and carried.

8. ITEMS BEING MONITORED

a) Windermere by the Lake: See item 6a.

b) Southport Plaza: No news.

c) Former Joyco Station: No news.

d) Dark Horse (liquor license): Nick Singh reported that he wrote the letter opposing the request, but did not provide enough detail. He will try to file the objection even though the due date has past.

e) Humber Bay Treatment Plant: No news.

f) Proactive Measures to Preserve the Character of Swansea: See item 7h.

g) Storm Water Management Plan – Ellis Ave/Colbourne Lodge Dr: No news.

h) South Kingsway Ramps Redesign Meeting: Chris Korda has forwarded correspondence to the Executive from Penelope Palmer that indicates the Link Road option is not being considered, and that Traffic and Planning are looking for ways to make the area more accessible to pedestrians and cyclists. John Meijer reported that he has posted content about the Ramps on the SARA website.

i) Bloor West Urban Design Study: No news.

k) 41 Brule Crescent: Bill Roberts reported that the OMB approved the decision with an additional condition that the site is built in accordance to the elevations and site plans.

9. NEW BUSINESS: Nick Singh reported that the Humber River Watershed Plan held a meeting on Wednesday November 21, 2007. The big issues for discussion were pollution from chemicals and detergent, and water runoff. They will be launching a campaign to bring the issues to the public. There is a possibility that that Humber could lose its Heritage status due to pollution. The Humber will be considered in the Waterfront Master Plan.

10. NEXT MEETING: Tuesday January 15, 2008

11. ADJOURNED: 10:00 PM