

Swansea Outlook

Volume 33 – Number 2

Newsletter of the Swansea Area Ratepayers' Association

May, 2006

OUR WEB SITE is <http://www.swansearatepayers.ca>.

EXECUTIVE MEETINGS

Please note that Executive meetings are public and held normally on the third Tuesday of each month, excluding July and August. There may be seating limitations, so contact the Executive before you come to a meeting.

Your executive as of the date of this letter: Peter Chant - Past-President; Louis Gris, President; Nick Singh and M. Hudson - Vice-presidents; L. Gris & John Meijer Membership Co-Chairs; John Meijer - Treasurer; C. Korda - Secretary; Directors: G. Dubauskas, D. Flemming, E. Gaigalas, B. Jermyn, K. Lawson, F. Labelle, Pat Reavy, William (Bill) Roberts, B. Schulman and S. Wilkinson.

The Executive needs volunteers to help with various duties. Persons interested should contact the President and, if they wish, attend our Executive Meetings to help understand what is involved. Our AGM, to be held May 24, presents a good opportunity for those wishing to become involved with the new Board.

SWANSEA TOWN HALL

Temporary fencing is up and the work is near completion.

JOYCO OIL STATION. SARA continues to watch the situation, and remains concerned over the state of preservation of the historical structure, which has now been wrapped in protective plastic while the City decides an appropriate use for the site and restored building. There's an opportunity here to provide suggestions for use of the site and building which will restore the structure and provide some type of service or amenity for the benefit of our community.

MEMBERSHIP If you haven't done so already, please renew your membership for 2006. On the reverse is a membership form you may use.

THE FOLLOWING ARE THE FEES FOR 2006:

Single membership	standard	\$12.00	senior	\$10.00
Family membership	standard	\$14.00	senior	\$12.00
Business membership		\$20.00		

Note: A Senior is anyone 60 plus.

Please contact John Meijer at (416) 604-3766 to renew. Membership inquiries may be sent to Swansea Area Ratepayers' Association, c/o Swansea Town Hall, Box 103, 95 Lavinia Avenue, Toronto, Ontario, M6S 3H9.

HUMBER RIVER PEDESTRIAN/CYCLING TRAILS. We will be checking on the paths now that Spring has arrived.

STELCO / WINDERMERE BY THE LAKE – Crestford, the developers of the west site (6 Windermere) are proceeding with the construction of townhouses on the west side of Windermere and will soon be commencing work on the design of the condominium towers sited behind the townhouses. Crestford plans to build 900 condo units, however at this point in time it is unclear if the gross floor area as currently approved will allow for this many units. For further information contact F. Labelle.

THE DARK HORSE. SARA has referred the matter to the Ombudsman of Ontario and we are hoping for an investigation.

CITY PLAN. SARA had filed an appeal, and the Swansea Secondary Plan has been contingently approved. The Swansea Part II plan awaits final approval which is scheduled for June 5, 2006. CORRA, with SARA's support, is before the Ontario Municipal Board on many issues.

BLOOR WEST URBAN DESIGN STUDY. Nick Singh and William Roberts were on the steering committee and continue to monitor the study's impact. SARA is pleased that the Odeon Humber proposal for a building of ten stories in height was voted down by the Etobicoke York Community Council on April 4. This outcome was due in part to the vocal opposition of many members of the community including SARA and the Bloor West Village Residents Association. It is an outcome which recognizes the principles put forth by [the participants in] the Urban Design study. The proposal now goes before City Council in their meeting of April 25. It is possible that the fate of the study may be linked to the Council decision on the Humber site, however SARA continues to push that the study be put forward independently - as a document which will guide development in the Bloor West area.

ONTARIO MUNICIPAL BOARD HEARINGS

SARA continues to be involved in the City-wide appeal of the New Official Plan. The hearings have continued as scheduled from January 2006, and will likely wrap up sometime this summer.

HUMBER CINEMA

As previously discussed the ten-story proposal put to the Community Council on April 4 was turned down by that body. It goes before City Council on April 25. It appears that planning staff, although supporting the developer, did in its report recognize the principles put forth by the Bloor West Urban Design Study. SARA remains hopeful. If a ten-story building is permitted; then the entire Bloor West Village is put at risk.

To recap, the present proposal is ten stories, has a density of 6.5 times coverage and does not contain sufficient parking for the proposed uses. There are access issues amongst other matters.

SWANSEA/SOUTHPORT PLAZA

SARA has learned that the developer of the site may be in discussions with the City attempting to reduce further the commercial component of the existing proposal and increase the residential one.

Both the Site Specific By-law and Official Plan Amendment require there be a certain size commercial component before the residential component is started. The question we ask is: "Should a developer be rewarded for the loss of commercial tenants by further concessions, in violation of prior agreements that they are party to?"

CITY OF TORONTO ACT / CITY GOVERNANCE

Nick Singh made a deputation on behalf of SARA at the Community Council meeting of April 4. SARA's main concern with the proposed act is how local community input and control will be maintained and/or strengthened when the Act appears to centralize power at City Hall

which may not necessarily be beneficial to local communities. Councillor Saundercok has expressed his support for the Act to his constituents and SARA alike.

SWANSEA MEMORIAL LIBRARY

We continue to keep an eye on the Library. Please remember if we do not use it we will lose it. Remember it is a living memory to the Village of Swansea soldiers who served in the First World War – the 22 who did not come back and the 150 who did.

Also do not forget you can arrange for any movie, book or any other library material to be delivered to the Swansea branch for pickup.

NEW LIBRARY HOURS ARE:

Monday: Closed
Tuesday: 10:00 A.M.- 12:00 & (*) 1:00 - 6:00 P.M.
Wednesday:1:00 - 8:00 P.M.
Thursday: 10:00 A.M.-12:00 & (*) 1:00 - 6:00 P.M.
Friday: Closed
Saturday: 10:00 A.M. 5:00 P.M.
Sunday: Closed

(*) closed for lunch from 12:00 - 1:00 P.M. Tuesday & Thursday
Please contact G. Dubauskas at 416 - 762 -6413.

Please note now that the Runnymede Library has re-opened Swansea's hours were reduced. We need to use the Library or lose it.

THE COMMITTEE OF ADJUSTMENT

SARA continues to monitor its operation.

85 South Kingsway: The Committee of Adjustment (COA) approved the application with conditions outlined by the neighbour and by SARA. One of the conditions is that the house be built with substantial compliance with the plans.

52 Ellis Park Road The OMB hearing is set for April 26th, 10:00 AM. SARA will attend in support of the size of the deck as approved by the COA, but not larger.

36 Worthington Crescent: The COA approved the application, after correcting the GFA figures. Re-mailing of public notice was not done as was requested in SARA letter.

203 Riverside Drive: The application was approved by the COA, in spite of SARA's letter of concerns.

MESSAGE PARLOURS SARA continues to monitor this issue.

QUEENS PASTA No word yet on the proposed changes to the patio at Queens Pasta.

"ADOPT A BLOCK" and the "CLEAN CITY CAMPAIGN"

SARA has become involved with the City of Toronto and the Toronto Board of Trade in the "Clean City Campaign". We have volunteered to participate in the pilot project for the "Adopt a Block" campaign; and recently attended a second meeting to set forth a plan. It appears that the pilot will go forward, and SARA will be required to develop its own implementation plan.

ANNUAL GENERAL MEETING

SARA will hold its AGM on May 24, 2006, 7:30 pm. See sidebar notice.

SOUTH KINGSWAY RAMPS

For those of you who may not be aware there is a proposal to permanently close the two lower ramps that connect the Queensway Eastbound lanes to South Kingsway North and South bound. As part of the environmental assessment, there is a Public Meeting May 2 at 7:30pm, Swansea Town Hall to collect public input to the plans.

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

SWANSEA AREA RATEPAYERS' ASSOCIATION

ANNUAL GENERAL MEETING

May 24, 2006
at the
SWANSEA TOWN HALL
(95 Lavinia Avenue)
ROUSSEAU ROOM
7:30 P.M.

AGENDA

(7:30-8:00pm)
President's Report
Treasurer's Report
Other Reports
Election of Officers

(8:00-9:00pm)
**Speakers: Local Representatives, plus
Hon. Gerard Kennedy, M.P.P
Parkdale-High Park**

SARA 2006 Membership Application Form

Yes, I want to renew/join SARA as a:

- Individual Membership \$12.00 / \$10.00 Senior
 Family Membership \$14.00 / \$12.00 Senior
 Business/Organization \$20.00

Please indicate if:

- New Member Renewing Member

Please note that memberships are for a one year term: January->December

Name

Company/Organization

Address

Suite/Apt/Unit Number

City

Province Postal Code

()

Area Code Telephone Number

Email Address

Yes, I want to get involved and help with:

- Membership Committee Chair
 Special Events Board of Director
 Fundraising Community Liaison
 Web Content Media Relations
 Other – specify

Payment:

Please make your cheque payable to the:
Swansea Area Ratepayers Association

Please send this completed form along with your cheque to:
Swansea Area Ratepayers Association, c/o John Meijer,
Membership Co-Chair, 16 The Palisades, Toronto ON M6S 2W8