

# Swansea Outlook

Volume 34 – Number 3

Newsletter of the Swansea Area Ratepayers' Association

September, 2007

(<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: Louis Gris - Past-President; Nick Singh, President; Vacant - Vice-presidents; John Meijer - Membership Chair, Treasurer; D. Fleming - Secretary; Directors: G. Dubauskas, E. Gaigalas, C. Korda, K. Lawson, H. McCullough, B. Jermyn, William (Bill) Roberts, B. Steele 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.

**ALL CANDIDATES MEETING – 7:00pm, Sep 25** - The All Candidates Meeting for the Provincial Election will be held on Tuesday Sep 25, 7:00pm in the Rousseau Room at the Swansea Town Hall.

## SWANSEA AREA RATEPAYERS' ASSOCIATION

### ALL CANDIDATES MEETING For the Provincial Election

Sep 25, 2007  
at the  
**SWANSEA TOWN HALL**  
(95 Lavinia Avenue)  
**ROUSSEAU ROOM**  
7:00 P.M.

#### AGENDA

(7:00-7:15pm)  
Opening Remarks/Business

(7:15- approx 8:40pm)  
Opening Statements / Q&A Period

(8:40)  
Closing Statements

If you cannot attend at this opportunity, SARA is aware that the Roncesvalles-MacDonnell Residents Association is co-hosting another All-Candidates' Meeting, October 1st, to be held at the May Robinson Auditorium at West Lodge.

**SWANSEA TOWN HALL** For 7:30 P.M. on the 24th of September, 2007 a Special Meeting has been called to consider amendments to the Swansea Town Hall Association's constitution and the creation of a Governing By-law for the Board of Management. In addition for information there will be a draft procedural by-law. If you can you

should attend and join the Association so you will have a say in the future operations of the Swansea Town Hall.

**HERITAGE DESIGNATIONS** At our AGM in May, SARA members enjoyed a talk from Mr. Michael McClelland of E.R.A. Architects Inc., who spoke about heritage designations, what they are and how a designation could apply to Swansea. Basically, a heritage designation is a status that a community could seek for a building or set of buildings, a street or enclave with some defining heritage characteristic(s) that is desirable to preserve. The designation put limits on property owner's flexibility to redevelop, however the limits are largely set by consensus of the community of participants seeking a designation. SARA believes heritage designations could potentially be used to help preserve the character of [parts of] Swansea that we value. Any persons interested in exploring further a heritage designation for an area are welcome to contact SARA for advice.

**JOYCO OIL STATION** Renovations are underway at the former Joy Oil Station buildings, which have been moved to a new location - on the south side of Lakeshore Boulevard just west of the intersection with Ellis Avenue. This renovation work will preserve part of the history of Swansea - the Joy Oil stations having been built in the 1930s and '40s - and will re-purpose the buildings as a concession stand and tourist information centre.

**MEMBERSHIP** Thanks to all renewing members! - and a reminder to those still to renew, our membership year is January to December and we hope you will consider renewing your membership for 2007 if you haven't yet this year. On the reverse page is a membership form. THE FOLLOWING ARE THE FEES FOR 2007:  
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.

**CITY PLAN** No news since housing related matters were adopted by the Ontario Municipal Board back in April. SARA notes that the plan is having an impact on planning decisions taken by the various bodies involved in development applications. See 296 Riverside Drive below.

**TRAFFIC STUDIES** No update on a possible traffic study for Swansea. It appears the resurfacing of Kennedy Avenue has removed the speed bumps that were installed in 2000.

## 2007 FUNDRAISER at VILLAGE PLAYHOUSE

Lots of tickets are still available for SARA's fundraiser event, the "Night Watch" by Lucille Fletcher, to be held Thurs, Nov, 15 2007 at the Village Playhouse: *"Ellen Wheeler, a rich widow, is recovering from a nervous breakdown. One day, while staring out the window, she witnesses a murder. But does anybody believe her?"* Tickets are only \$16, and available from the SARA Executive.

## SWANSEA MEMORIAL LIBRARY AND FRIENDS OF THE LIBRARY

Please remember if we do not use our local library, we risk losing it, particularly in these times of budget constraint.

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  
Friends of Library contact: G. Dubauskas at 416 - 762 -6413.

### THE COMMITTEE OF ADJUSTMENT

SARA continues to monitor its operation. Here are some current matters:

*296 Riverside* – the OMB turned down the development proposal. SARA successfully supported the neighbours, who were opposed. The OMB relied on the evidence of the Community and that of Catherine Spears, the independent planner hired by the City, and found the application was too large for the site. The Board relied on the Neighbourhood protection policies of the New Official Plan and the change which now states you look to the density and height limits set out in the Zoning By-law rather than the old test of up to One Times coverage. It should be noted the City of Toronto and the Swansea Historical Society also opposed the application.

*35 Beresford* – the parking pad application went before the Etobicoke York Community Council Sep 10, and was approved (with conditions recommended in the planning report) on motion by Councillor Saundercook. SARA was opposed given the loss of green space and the potential impact on permit parking in the immediate area. We are attempting to contact Councillor Saundercook on the matter.

*29 Dacre Cres* – is going before Committee of Adjustment Sep 20, having been adjourned in July. SARA wrote in opposition to the variance request for a below grade garage, and have requested a copy of the decision.

*41 Brule Crescent*. - SARA is supporting the neighbours who have opposed the variance application, which now goes before the OMB on Oct 3. Many of the issues are the same as with 296 Riverside Drive.

*9 Ellis Gardens* – opposed by SARA, but approved by CoA on Aug 23 on condition that the development be built substantially in accordance to plans submitted, a variance request for 0.70 GFA in a 0.35 zone.

*69 Beresford* – SARA supported neighbours opposing this application for 0.82 GFA and a side yard setback variance. In the end, an agreement was negotiated between the applicant and adjacent neighbours, and the CoA approved 0.76 GFA (vs. the zoned requirement of 0.60 GFA coverage).

*86 Deforest* – a variance application has been submitted for the Sep 20 public hearing of CoA, comprising eight variances including a GFA request for 1.73 density, plus height and setback variances. SARA discussed the proposal with the applicant at our Sep 18 Executive Meeting, however it became clear that the application may be faulty and our recommendation to CoA was to adjourn to a later date so that a clean and correct application could be submitted. As it stands, we are opposed, and wrote a letter to that effect.

**SWANSEA REC CENTRE/RENNIE PARK** The annual Octoberfest Dance will take place the evening of October 20<sup>th</sup>, at the Swansea Rec Centre.

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

SARA continues to promote the pilot project "Adopt-a-block", whereby residents take initiative to help keep their locale free of unsightly litter, and improve the beauty of Swansea. SARA will have a display poster detailing our efforts at the ACM on Sep 25.

**SOUTHPORT PLAZA** No news at this time.

### SOUTH KINGSWAY RAMPS

SARA had an active summer, playing a key role in raising awareness and opposition to the planning department's recommendation of a Link Road option for the intersection of Queensway and South Kingsway. SARA, although remaining concerned about traffic routing from the Gardner to the new development at 3 and 6 Windermere, felt the "Do Nothing" option was the preferred alternative to all options considered by City staff. In the end, Councillor Saundercook acknowledged the considerable community opposition to the City plans, and supported us by requesting City staff to halt the project. So, the cloverleaf intersection will remain, although there will likely be resurfacing work and improvements to the TTC stop which we welcome!

All the best, and we are looking forward to seeing you at the ACM!  
William (Bill) Roberts / John Meijer: Editors  
Nick Singh: Advisory Committee

### SARA 2007 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 Chair, 16 The Palisades, Toronto ON M6S 2W8