

Swansea Outlook

Volume 39 – Number 1

Newsletter of the Swansea Area Ratepayers' Association

June, 2012

(<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. Due to seating limitations, kindly contact the Executive before attending. Your executive as of the date of this letter: Louis Gris - Past-President; Nick Singh, President; Vacant - Vice-presidents; K. Lawson - Treasurer; D. Fleming - Secretary; John Meijer - Membership Chair; Directors: Gared Daniel, E. Gaigalas, I. Mclsaac, William (Bill) Roberts, E. Elson, S. Wilkinson, and Brian O'Rourke

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.

ANNUAL GENERAL MEETING – The 2012 Annual General Meeting will be held on Monday, June 18, 7:30pm in the Council Chambers of the Swansea Town Hall. **TTC Chair Karen Stintz** will speak on issues facing the Toronto Transit Commission, and the link between public transportation and neighbourhood development.

MEMBERSHIP It is time to renew membership for 2012. If you haven't already, please renew now for 2012.

THE FOLLOWING ARE THE FEES for 2012 (unchanged):
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 to renew. Membership forms may also be sent to Swansea Area Ratepayers' Association, c/o Swansea Town Hall, Box 103, and 95 Lavinia Avenue, Toronto, M6S 3H9.

SWANSEA TOWN HALL Memberships for the Town Hall Association are always available at the Town Hall for only \$2/year!

SCOTIABANK TORONTO WATERFRONT MARATHON – SARA, along with our partner organizations (the Swansea Recreation Centre, Royal Canadian Legion, Swansea Branch 46, and the Swansea Town Hall), will again participate in running the cheering stand at the bottom of Windermere at the Lakeshore on October 14, 2012. We are looking for additional volunteers with energy or experience to help organize the cheering station.

2500/2490 BLOOR STREET WEST (HUMBERSIDE MOTORS) – We are monitoring the ongoing development of these sites.

SARA FUNDRAISER NOV 2012 AT THE VILLAGE PLAYHOUSE
SARA will again hold a fundraiser preview night at the Village Playhouse in November 2012. Contact a SARA Executive member for your tickets, now available.

SWANSEA REC CENTRE / RENNIE PARK

A Spring Fling dance was held May 25 at the Swansea Recreation Centre. The Rennie Park garage sale was not held this spring. If anyone would like to pick up the ball and organize for next year please let us know.

CORRA – The Queen Street East midrise development plans raise some concern about the question of Avenue Studies and the impact of approving developments in their absence. The process for approving

development along avenues is not robust and does not seem to protect existing neighbourhood character.

Impact on Chimneys from the Construction of Taller Buildings: SARA has been involved in this issue through CORRA. CORRA has discussed the matter and is trying to assess whether the issue is local or citywide. SARA has contacted our local MPP on this since it is a building code issue at the Provincial level.

ZONING BY-LAW HARMONIZATION / OFFICIAL PLAN REVIEW

Public meetings will likely be held in the fall on the consolidated zoning by-law revisions which were to be reported on in June. SARA will be monitoring. Also, the Official Plan five year review is in progress and SARA is monitoring.

SALE OF PUBLIC PARKLANDS

SARA has written to the Toronto and Region Conservation Authority reiterating our position against sale of public parkland to private individuals for security or any other reason. We maintain that security can be addressed through alternate means, and are concerned that lands involved may end up used for other purposes even with conditions imposed by the City. SARA supports the recommendation of staff that the lands be retained for conservation purposes.

SWANSEA MEMORIAL LIBRARY AND FRIENDS OF THE LIBRARY – Please continue to visit our Library! With our support, the usage of the Library keeps growing; this only helps to protect this community resource.

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.

COMMITTEE OF ADJUSTMENT/ PLANNING MATTERS – SARA continues to monitor all minor variance applications in Swansea which go before the Committee of Adjustment. This is to ensure their appropriateness and desirability for the neighbourhood and community. Below are some recent applications of interest:

155 Morningside – The settlement hearing was conducted May 17 and approved at OMB. The resulting GFA will be 0.41, and conditions were imposed on the rear line to mitigate impact on neighbours.

22 Mayfield – the hard surface has been removed from the front yard parking pad, and SARA is monitoring the property.

2 Wendigo – the development application was deferred at Committee of Adjustment pending a Forestry report. We have not yet any word on this proposal since that time.

185 Windermere – This application was to construct a complete 2nd storey addition, 1 storey front addition, rear wooden deck, and detached rear yard garage. It went to the Committee of Adjustment, and at this time SARA is unaware of the decision.

96 Durie – This application for a covered front porch, front balcony, rear deck, increased 1st fl height, and a 1 storey rear addition, plus a complete 2nd storey addition over existing and new rear addition was approved at Committee of Adjustment. An OMB appeal was filed by an adjacent neighbour, with a hearing scheduled for Tuesday July 24, 2012. SARA to contact the neighbours to discuss the appeal.

14 Valleymede – Construct a 2-storey detached dwelling, covered rear porch and ground floor rear deck, plus a 2nd floor rear deck. Reviewed as new since more than 50% of the existing walls are to be removed. SARA heard from an adjacent neighbour and suggested a review of the plans before coming to any decision.

223 Riverside Drive – The proposal was to construct a new 3-storey detached dwelling with attached 2-car garage. SARA sent in a letter of opposition to this variance application as the proposal is out of street character due to the third floor, the height, and the GFA.

45 The Palisades – The owner is progressing through the process of applying to build a one-car garage with access to Valleymede Road from the side of their property. SARA has been in communication with Valleymede residents on this matter.

SOUTHPORT PLAZA

SARA has been working with the South Kingsway Neighbourhood Association, the Councillor, and the developer to provide direction for community input to the development. It appears that the current plans would comprise 14000 sq ft. of retail space, plus an additional 7000 square feet of live/work space, and that the parking to be provided will be a little more than originally proposed. The remaining issue is the density and height of the towers, and SARA is involved in collecting input from the local community on the desired massing and scale. It is expected this application could come before Etobicoke York Community Council in the fall.

SOUTH KINGSWAY / QUEENSWAY RAMPS

SARA wanted improved sightlines at the stop sign turning west off South Kingsway onto the Queensway, and restoration of the stairwell at the former TTC stop, but it appears these issues have no momentum at the city planning level.

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



SARA 2012 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
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Area Code Telephone Number

Email Address

Yes, I want to get involved and help with:

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

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