

# Swansea Outlook

Volume 42 – Number 1

Newsletter of the Swansea Area Ratepayers' Association

February, 2015

(<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: Nick Singh - Past-President; John Meijer, President; Keith Dicks, Ian McIsaac - Vice-presidents; K. Lawson - Treasurer; D. Fleming - Secretary; John Meijer - Membership Chair; Directors: Gared Daniel, William (Bill) Roberts, E. Elson, S. Wilkinson, V. Wynne, and Brian O'Rourke

The SARA Executive still 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.

## 2265-79 BLOOR W (AT DURIE) DEVELOPMENT PROPOSAL

The proposed development at 2265-79 Bloor Street was subject to Mediation at the OMB on January 6-7, 2015. Parties to the Mediation were the developer Harrington, the City, SARA and other area residents' associations (Bloor West, Old Mill, High Park Residents). More than 110 community members registered as Participants at the Pre-Hearing.

Discussions are ongoing and results will be released once a final decision is reached. We remain optimistic for positive outcomes of this Mediation.

Donations can still be made to the Save Our Village campaign at [www.saveourvillage.ca](http://www.saveourvillage.ca) to deal with this item and future developments.

**MUNICIPAL ELECTION DEBATES** SARA successfully hosted both a Councillor's debate and a Mayoral debate in late September/early October in conjunction with other area residents' associations. Both debates were informative and well attended.

## 2217 BLOOR (AT HARCROFT) DEVELOPMENT PROPOSAL

The developer has held several community consultations, and is working on plans for the development. They are expected to submit their application any day in the near future.

## MEMBERSHIP

A new calendar year is upon us! If you haven't already done so, please renew your membership now for 2015 on our SARA website at [www.swansearatepayers.ca](http://www.swansearatepayers.ca)

THE FOLLOWING ARE THE FEES for 2015 (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, or visit the website at [www.swansearatepayers.ca](http://www.swansearatepayers.ca) to pay via credit card / PayPal. Membership forms may also be sent to SARA, c/o Swansea Town Hall, Box 103, 95 Lavinia Avenue, Toronto, M6S 3H9.

**SARA WEBSITE** Please visit <http://www.swansearatepayers.ca> to catch up on the latest news, view prior newsletters, donate and/or renew membership.

## SARA FUNDRAISER AT THE VILLAGE PLAYHOUSE

SARA's annual fundraiser was held on the preview night of the Village Playhouse production of "*Strictly Murder*", on **Thursday November 6, 2014, 8:00pm**. We had a successful event, a delightful play, and raised several hundred dollars to go toward the OMB Hearing for 2265-79 Bloor W.

**SWANSEA TOWN HALL** The Town Hall Board of Management Annual General Meeting is **Feb 26, 7:30pm at Swansea Town Hall**. Memberships for the Town Hall Association are always available at the Town Hall for only \$2/year. SARA's representative on the Town Hall Board of Management for 2015-2017 will be William Roberts.

## ANNUAL GENERAL MEETING

Our 2015 Annual General Meeting will be held on **Wednesday, May 13, with guest speaker Edith George who will talk on various matters including the 400<sup>th</sup> Anniversary of Brule voyage and portage down the Humber River**.

**CORRA** – CORRA is involved at the moment with matters including the Development Permit System, the Eglinton LRT, the Local Appeal Body for the City of Toronto, Heritage Policies, the Island Airport, the Consolidated Zoning bylaw, Official Plan review and more. SARA reps attend CORRA meetings on a regular basis.

## SWANSEA LEGION BUILDING

SARA is in contact with the new owner of the Legion Hall concerning zoning changes which he is seeking.

## HERITAGE CONSERVATION DESIGNATION

SARA worked with other local ratepayer groups and the city councilor on a Heritage Designation nomination. We recently learned Bloor West and Baby Point were two areas chosen for study in 2016. SARA is monitoring the situation to ensure we are not dropped off the list of approved areas or postponed until a later date.

## ZONING BY-LAW HARMONIZATION / OFFICIAL PLAN REVIEW

SARA is appealing the City's Zoning By-Law harmonization, and monitoring the Official Plan review. A pre-hearing has been scheduled for the end of March.

## 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. Spread the word; there are children's programs and you can order your books for convenient pick up at our branch.

### 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.

## SWANSEA RECREATION CENTRE

Will hold its Spring Fling dance Friday May 22, 2015.

**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:

90 South Kingsway– The application was approved at its second Committee of Adjustment hearing, with modification of the front yard parking which was objected to by SARA.

52 South Kingsway – is now under construction.

68 Kennedy Ave: To construct a rear two-storey addition and a rear deck. SARA is reviewing this application.

78 Kennedy Ave: To construct a rear two-storey addition. SARA is reviewing the variances.

48 Lavinia Ave: To construct a rear two-storey addition and a rear and south side deck. SARA is reviewing the variances.

176 Morningside Ave: To construct a front two-storey addition, a rear two-storey addition, a second storey addition above the existing house, and a second floor balcony. SARA is reviewing the variances.

83 Morningside Ave: construct a one-storey rear addition with a rear deck, a second and third storey addition, a third floor rear balcony, and a front yard parking pad. SARA is reviewing the application.

304 South Kingsway - This is the building at the top of South Kingsway at Mossom Road. There is concern that the building has been turned into a rooming house, which is not allowed. The house is supposed to be converted back to 6 units. Councillor Doucette’s office is following up on the matter.

83 Morningside Ave – This was adjourned by Committee of Adjustment on Oct 2, with SARA objecting along with adjacent neighbours. It will be re-heard on Feb 26, and SARA is reviewing the application.

**SOUTHPORT PLAZA**

The Applicant will be applying to the Committee of Adjustment to increase the amount of retail in the development to approximately 30,000 square feet in total. Plans include the invitation to a major retailer to provide a larger fresh food outlet than planned. There remain some concerns over height and geotechnical issues,

Also, SKNC (the South Kingsway Neighbourhood Committee) continues to work with the Chief Building Official in resolving the geotechnical issues in particular. In partnership with SARA, they are sponsoring submissions from the geo-tech engineering company, LVM Associates, to ensure that all the surrounding condominiums are identified as part of the Site Plan Application and protected during the construction phase of the development. Along with increased retail, the developer is proposing some changes to height and site configuration which we are reviewing for appropriateness.

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

**1926 LAKESHORE (4 POINTS SHERATON) DEVELOPMENT**

The OMB decision confirming the mediation result came out in October and is available from the link on our website. SARA along with the Councillor’s Office is attempting to get a copy of the Section 37 Agreement registered.

**Membership Payments accepted at:**

[www.swansearatepayers.ca](http://www.swansearatepayers.ca)

**SARA 2015 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
- 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

\* Membership payments also taken at [www.swansearatepayers.ca](http://www.swansearatepayers.ca)

