

Swansea Outlook

Volume 42 – Number 2

Newsletter of the Swansea Area Ratepayers' Association

May, 2015

(<http://www.swanseratepayers.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.

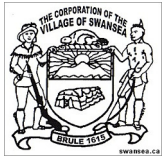
Your executive as of the date of this letter: Nick Singh - Past-President; John Meijer, President; Keith Dicks, Ian McIsaac - Vice-presidents; K. Lawson - Treasurer; D. Fleming - Secretary; John Meijer - Membership Chair; Directors: Gared Daniel, William (Bill) Roberts, E. Elson, S. Wilkinson, V. Wynne, 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.

ANNUAL GENERAL MEETING – WEDNESDAY MAY 13, 7:30PM

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 **400th Anniversary of Brule voyage** and portage down the Humber River.

400TH ANNIVERSARY OF ETIENNE BRULE THRU SWANSEA



SARA in conjunction with Riverside Dr. residents are seeking to celebrate the 400th Anniversary of Etienne Brule's portage through Swansea to Lake Ontario. It is presumed he sighted the mouth of the Humber River from Riverside Drive. We are in contact with the City to focus our event around Lucy

Maude Montgomery Park with a partial closure of Riverside Drive for part of the day on September 13, 2015. Contact SARA for more information.

2265-79 BLOOR W (AT DURIE) DEVELOPMENT PROPOSAL

A mediated settlement for the 2265-79 Bloor St. W. development at Bloor/Durie was approved by the OMB on Tuesday, April 7th.

Highlights of the significant benefits for our community:

- The building will be 25 metres tall instead of 30 metres, as originally proposed.
- The mechanical room is now incorporated into the top residential floor of the building for a much approved appearance.
- The traditional 2 storey profile on Bloor Street is now reflected in five well articulated window bays on the Bloor Street facade.
- The proposed encroachment of the condominium building into the residential neighbourhood has been eliminated and 116 Durie will be reconstructed as a residence with rental apartments.
- Entrance to underground parking is now directly off Durie Street, eliminating most of the potential rear lane traffic behind homes on Ostend Ave.
- Commercial underground parking has been significantly reduced.
- Truck access behind the building is much improved, eliminating the need for maneuvering on Durie St. and backing into the loading bay.

Donations can still be made to the Save Our Village campaign at www.saveourvillage.ca to deal with this item and future developments.

2215-7 BLOOR-19 HARCROFT DEVELOPMENT PROPOSAL

Proposed amendments to the City's zoning bylaws to permit the development of an 8-storey, 5 643 m² mixed use building. Non-residential uses including office and retail are to occupy the ground floor and second floor totaling 1747 m² of gross floor area. Residential uses are proposed on floors 3 through 8 totaling 3 896 m² (43 units).

SARA FUNDRAISER AT THE VILLAGE PLAYHOUSE

SARA's annual fundraiser will be held on the preview night of the Village Playhouse production "MURDER IN GREEN MEADOWS" by Douglas Post on **Thursday November 5, 2015, 8:00pm**. Tickets should be available over the next few months from the Executive.

MEMBERSHIP

If you haven't already done so, please renew your membership now for 2015 on our SARA website at www.swanseratepayers.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.swanseratepayers.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.

SWANSEA TOWN HALL The Town Hall Board of Management Annual General Meeting was held on Feb 26. 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.

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, for residential (single dwelling) and limited commercial (e.g. yoga studio) uses.

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 RECREATION CENTRE

Will hold its Spring Fling dance Friday May 22, 2015, 8:30–11:30pm.

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.

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:

130 Windermere This application, which SARA opposed, was denied at Committee of Adjustment and is being appealed to the OMB by the applicant on July 8. Councillor Doucette is requesting a city lawyer and planner to oppose at OMB. SARA is in contact with neighbours.

88 South Kingsway– The architect presented the proposal to SARA Exec, explaining the GFA, height, and length variances. SARA requested CoA to ensure building is build substantially in accordance to plan.

68 Kennedy Ave: To construct a rear two-storey addition and a rear deck. SARA wrote to oppose the front yard setback variance, given it is a rear addition. Application was approved at OMB.

48 Lavinia Ave: To construct a rear two-storey addition and a rear and south side deck. SARA wrote to oppose, and the application has been deferred for neighbourhood consultation.

62 Lavinia Ave: SARA wrote to oppose on height and GFA, and ask for deferral as the adjacent neighbour is away. Councillor Doucette also requested deferra for the applicant to consult with opposing neighbours and the CoA adjourned the matter.

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 wrote to oppose the application, which in the end was approved on condition at Committee.

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

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

