

Swansea Outlook

Volume 43 – Number 1

Newsletter of the Swansea Area Ratepayers' Association

March, 2016

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

CALL FOR BOARD MEMBERS - The SARA Executive needs volunteers for next year's Board. Persons interested should contact the President and, if they wish, attend our Executive Meetings to help understand what is involved. Nominations to be held at our May AGM.

ANNUAL GENERAL MEETING – THURSDAY MAY 5, 7:30PM

Our 2016 Annual General Meeting will be held on Thursday, May 5, with guest speaker **John Sewell** who will talk about his new book "**How We Changed Toronto**" and other current topics. Please mark your calendars and come out to listen to an interesting talk, still relevant today as we face continued development pressure.

HUMBER ODEON DEVELOPMENT – 2442-2450 BLOOR ST W

SARA Executive attended a meeting hosted by Plaza Corp to reveal their proposal for development of the site containing the Humber Odeon cinema and properties west to Riverside Gardens. They are pitching a 14 storey development for this site, in fact - given that the floors will be 10 feet in height - this will result in a building over 50 m or closer to a standard 17 storey building. Current plans do not include retention of the cinema. SARA will remain active, and work with the other area resident associations on this file as it develops.

MIDRISE GUIDELINES SARA supported Councillor Doucette's successful motion at January's Planning and Growth Committee meeting to restrict height limits to a 0.8:1 ratio (height to road width) in Character Areas, which includes Bloor West.

DEVELOPMENT PERMIT SYSTEM SARA is party to an OMB mediation to be held March 22-24 on the proposed development permit system. We are developing our position but have concerns regarding specificity, lack of public consultation, and inclusion of neighbourhoods which should not be subject to growth.

2265-79 BLOOR W (AT DURIE) DEVELOPMENT PROPOSAL

We are monitoring this proposed development as it proceeds thru the site planning stage.

2215-7 BLOOR-19 HARCROFT DEVELOPMENT PROPOSAL

SARA has been involved with the Bloor West Village Residents Association and the neighbours providing community input to the development proposal for an eight storey building, incorporating retail at street level.

SARA FUNDRAISER AT THE VILLAGE PLAYHOUSE

SARA's annual fundraiser was held on the preview night of the Village Playhouse production "MURDER IN GREEN MEADOWS" on Nov 5, 2015. Thanks to all who attended. Stay tuned for next year!

MEMBERSHIP

It is renewal time! Please renew your membership now for 2016 on our SARA website at www.swansearatepayers.ca

THE FOLLOWING ARE THE FEES for 2016 (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 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 will be held on April 28. 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 2016-2017 is William Roberts.

CORRA – SARA's involvement with the Confederation of Resident and Ratepayer Associations includes matters relating to the DPS, the Eglinton LRT, the Local Appeal Body for the City of Toronto, Heritage Policies, the Consolidated Zoning bylaw, Official Plan review and more. SARA representatives continue to attend CORRA meetings on a regular basis. W. Roberts (CORRA Past-chair) and V. Wynne (just elected a CORRA Vice-Chair) are our delegates to CORRA.

AVENUE OR AREA STUDY – BLOOR WEST

SARA is working together with our neighbouring resident associations and City planning on an urban design and planning study for Bloor West. The City is in the process of requesting proposals for consultants to lead this study, while the residents and their associations will be providing input as to what design and planning elements are desired. Any input you have for the future of Bloor Street West is welcome, please let us know.

HERITAGE CONSERVATION DESIGNATION

SARA is awaiting news from the City Budget process on the HCD nomination prepared by the four area ratepayers' associations, and whether or not it will proceed this year.

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 on Friday May 27, 2016, from 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 the most recent applications:

63 Beresford Ave – The proposal is to build a two storey rear addition plus second floor above the existing dwelling. SARA wrote to the CoA with concerns over the excessive scale of this proposal.

43 South Kingsway – The applicant wishes to build a 2 storey front addition over existing and proposed garage. SARA wrote to the Committee to express concerns about the GFA calculations in the application.

38 Ellis Park Rd – The proposal is to build a third storey addition above the existing dwelling, with GFA and height variances among others. SARA wrote to the CoA requesting a deferral to consider whether the height variances are indeed characteristic of the area. 156 Morningside: Approved at the CoA. Move to monitor.

34 Durie - SARA wrote to oppose this application due to excessive floor space index, however the application was approved by CoA.

44 Ellis - SARA wrote to oppose this application for a new three storey building, due to excessive floor area and height. However the application was granted at CoA.

23 Brule – This application was appealed to the OMB by neighbours. SARA is unaware of the status at this time.

15 Beresford - This proposal is for a new three storey build. SARA wrote in to request a deferral over concerns with height and GFA, however the application was granted at OMB.

156 Morningside – SARA did not oppose a modest increase in GFA requested by the applicant. Carried at CoA.

SOUTHPORT PLAZA

There was an appeal to OMB of the latest Committee of Adjustment decision by a neighbouring business. SARA is involved in attempting to setup a mediation to settle the matter before the Board.

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

Membership Payments also accepted at:

www.swanseratepayers.ca

SARA 2016 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.swanseratepayers.ca

