

Swansea Outlook

Volume 44 – Number 1

Newsletter of the Swansea Area Ratepayers' Association

February 2017

(<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: 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 understand what is involved. Nominations held at our June AGM.

ANNUAL GENERAL MEETING – Our 2016 Annual General Meeting was held on Thursday, May 5, with guest speaker **John Sewell** who spoke about his book "**How We Changed Toronto**" and other topics related to city building. This year's 2017 AGM date and speaker yet to be determined, but will likely occur in June.

HUMBER ODEON DEVELOPMENT – 2442-2450 BLOOR ST W
Members of the SARA Executive attended a meeting with our Councillor and local area resident's associations in December to discuss this development. New plans are being developed by Plaza Corp for presentation to City Planning in the near future.

DEVELOPMENT PERMIT SYSTEM SARA is party to an OMB process on the proposed development permit system, with a prehearing scheduled for July 2017, and a possible follow up hearing in January 2018. We 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, and have requested of the City a copy of the revised site plan as it incorporates improvements and recommendations submitted by the community.

2215-7 BLOOR-19 HARCROFT DEVELOPMENT PROPOSAL

This development proposal is for an eight storey building, incorporating retail at street level. The Etobicoke-York Community Council has approved the draft by-law.

SARA FUNDRAISER AT THE VILLAGE PLAYHOUSE

SARA's annual fundraiser was successfully held on the preview night of the Village Playhouse production "A PARTY TO MURDER" on Nov 3, 2016. Thanks to all who attended. Stay tuned for next year!

MEMBERSHIP It is renewal time! Please renew your membership now for 2017 on our SARA website at www.swanseratepayers.ca

THE FOLLOWING ARE THE FEES for 2017 (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 swansea@swanseratepayers.ca 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 will be held in May. 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 – W. Roberts (CORRA Past-chair) and V. Wynne are our delegates to CORRA.

BLOOR WEST AVENUE STUDY – SARA is working together with our neighbouring resident associations and City planning on an Avenue Study to assess the land uses, transportation and servicing infrastructure, community services and facilities, built form character and redevelopment potential for Bloor Street West between Keele Street and the Humber River.

The Study is being conducted by a consulting team led by the consulting group DTAH. The study is expected to be completed by late fall 2017. Any input you have for the future of Bloor Street West is welcome, please let us know.

HERITAGE CONSERVATION DESIGNATION

SARA will be participating in the heritage conservation designation meetings which are expected to commence shortly.

ZONING BY-LAW HARMONIZATION / OFFICIAL PLAN REVIEW

SARA is appealing the City's Zoning By-Law harmonization, and hearings will be commencing in 2017, however we are not yet in receipt of the OMB procedural orders.

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

Committee of Adjustment development applications can now be searched online at City Planning's Application Information Centre. Please check Google for the above to get redirected to that link.

SARA continues to monitor all minor variance applications in Swansea which go before the Committee of Adjustment. This is to ensure appropriateness and desirability for the community. Below are the most recent applications:

44 Morningside – This site severance was appealed to the OMB by neighbours, whom SARA is supporting. We will seek participant status at the OMB hearing.

24 Innisfree Court – SARA objected to this application for a new build which included a below grade integral garage and large second floor rear deck. Neither of which are desirable planning in our opinion.

4 Mossom Place – We opposed this application due in part to a substantially oversized rear deck and proximity to the stable top of a ravine bank, which could potentially destabilize the hillside.

296 Windermere Ave – We wrote a letter objecting to this new build, as the GFA was excessive and the plans included a below grade integral garage, which is not permitted by zoning.

7 Ellis Gardens – SARA objected to the oversize rear deck on this application, however it was approved at Committee of Adjustment.

167 Riverside Dr – SARA objected to the addition based on GFA and height variances, and an oversized second floor deck, however it was approved at Committee of Adjustment.

12 Lavinia – SARA opposed the second storey addition above the existing front porch due to front setback incursion.

27 Grenadier Heights – SARA objected to the rear and third story additions due to excessive GFA and height.

86 Deforest Rd - SARA opposed the variance application and supported the impacted 90 year old neighbour. The applicants appealed to the OMB. At the OMB, the neighbours and applicant settled the matter by moving the two storey structure further from the affected neighbour's property and reducing its height from over 5 m to 4.5 m. and requiring as a condition the replacement of the old fencing with a new fence to be compliant with City regulations and specifically to not exceed the permitted height. SARA supported the settlement.

1926 LAKESHORE (FOUR POINTS SHERATON SITE)

SARA is working with local residents to obtain the required traffic study of the area, and the new developer has submitted a revised site plan to the City.

SOUTHPORT PLAZA

SARA is in pursuit of the latest site plan information on the plaza redevelopment, as it appears activity has commenced on the property.

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

Membership Payments also accepted at:

www.swansearatepayers.ca

SARA 2017 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 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

* Membership payments also taken at www.swansearatepayers.ca

