

Swansea Outlook

Volume 45 – Number 1

Newsletter of the Swansea Area Ratepayers' Association

May 2018

(<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; V. Wynne - Vice-President; K. Lawson - Treasurer; D. Fleming - Secretary; John Meijer - Membership Chair; Directors: S Reimer, William (Bill) Roberts, and Brian O'Rourke

CALL FOR BOARD MEMBERS! - The SARA Executive needs volunteers for next year's Board! Can you spare ten evenings this year to get involved and informed? Nominations will be held at our AGM.

SARA ANNUAL GENERAL MEETING

Our 2018 Annual General Meeting will be held on **Wednesday, May 30**, SARA Executive members will speak on various matters including the developments at 1978 Lakeshore, and the Humber Odeon. At Swansea Town Hall, 7:30pm, Rousseau Room

SWANSEA TOWN HALL the Town Hall Board of Management Annual General Meeting will be held on May 16, 2018. 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 2017-2018 is William Roberts.

SARA FUNDRAISER AT THE VILLAGE PLAYHOUSE



On **Nov 1, 2018** SARA will hold its annual fundraiser at the preview night of the Village Playhouse production of "Anybody for Murder?" by Brian Clemens and Dennis Spooner - "Everyone on this Greek Island wants to kill somebody. Who, if anyone, will succeed?" A comedy thriller in the best tradition. Tickets are available for purchase from the Executive.

BLOOR WEST AVENUE STUDY – The Bloor West Avenue Study report has just been published on the City of Toronto website at the following link: <https://contrib.wp.intra.prod-toronto.ca/city-government/planning-development/planning-studies-initiatives/bloor-west-village-avenue-study/information-reports-bloor-west-village-avenue-study/> It will go to the Etobicoke York Community Council for ratification on June 6, 2018. SARA was involved in the Local Advisory Committee and provided feedback where appropriate including

opposition for conversion to mixed use for two Swansea properties located between Kennedy and Runnymede. We are hopeful the report will control development along Bloor and are studying it.

HERITAGE CONSERVATION DESIGNATION

SARA attended the HCD meeting on February 15th. The next step is the selection of representatives for a Community Advisory Group (CAG) for the next two phases. There will be two CAG meetings one in March and one in May or June. Nominations for the CAG closed on March 2nd. If the HCD nomination is successful a Heritage Advisory Committee will be given the power to oversee the application of the conditions. The heritage conservation area covers Bloor West from the Humber to High Park.

ZONING BY-LAW HARMONIZATION

SARA is sitting out on current phases of the OMB process for the harmonized zoning by-law as there are no issues of concern to us, however SARA did attend a multi-day hearing last summer (was the only community association to appear) and achieved a number of important changes such as defining the 1st floor of a residence as the closest one to grade thus limiting the height above grade to half of the basement height, limits on front entrance height and a straight numeric GFA calculation for attics. It is anticipated SARA will be included in further discussions on massing matters such as: calculation of maximum height, main wall height, parking requirements, among other matters for lots with a required frontage of 12m or less in width.

OFFICIAL PLAN REVIEW The Neighbourhood Policies were appealed by development groups. SARA applied to be a party and was granted status as a party. We are working with two other ratepayer's organizations. Mediation is occurring at this point and any discussions are without prejudice, so we cannot provide information on those discussions at this point. Keep your eyes open for further information once the mediation is completed.

DEVELOPMENT PERMIT SYSTEM DPS hearings were indefinitely adjourned on November 2nd, 2017 by the OMB. The city is appealing this decision to the Superior Court of Ontario. SARA is against the City's appeal, and has offered to support the opposing parties, if required, by providing evidence or an affidavit.

2265-79 BLOOR W (AT DURIE) DEVELOPMENT PROPOSAL

This project seems to have been abandoned in its proposed form and is now possibly on permanent hold. The site plan at the City is still open, however, and the OMB settlement is adjourned sine die, so SARA will continue to monitor the application for any change in plans.

HUMBER ODEON DEVELOPMENT – 2442-2450 BLOOR ST W

SARA has been working with the developer - in conjunction with the City and other resident associations - to improve on the proposed development. Our concerns relate primarily to height and angular plane and relate also to shadow impact and views from neighbouring properties. Plaza Corp. has been making modifications in response to community feedback and it is our hope that a settlement can be reached which would avert a full contested OMB hearing. While this is our hope, we still need to raise funds in case this becomes a contested hearing. Kindly donate money regarding developments on Bloor via the website. Thank you for your support to date.

PALISADES-VALLEYMEDE WALKWAY An application was made to Superior Court by adjacent owners to vest ownership of part of an abandoned private property which acts as a walk thru forest from Valleymede to The Palisades. Interested persons may contact SARA.

1926 LAKESHORE (FOUR POINTS SHERATON SITE)

The developer has begun the construction of a sales office on the site. SARA is in communication with City planning staff to assure our participation in the Site Plan process.

1978-2002 LAKESHORE (WEST OF WINDERMERE)

A Public Meeting was held on March 20th and attended by many of the SARA Board members. The main issues are the height above 65m, the Windermere Avenue entrance and exit - especially for cyclists - and building issues associated with the location's hydrology. SARA will be meeting on May 17 with the developers to discuss issues pertinent to planning this development proposal.

SOUTHPORT PLAZA

SARA is in contact with building officials on site plan issues related to this site, but there is no news to report at this time.

MEMBERSHIP If you haven't already, please renew your membership now for 2018, at www.swansearatepayers.ca

THE FOLLOWING ARE THE FEES for 2018 (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@swansearatepayers.ca 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 MEMORIAL LIBRARY AND FRIENDS OF THE LIBRARY

Please continue to visit our Library. Usage of the Library 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 the 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. (<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=691552cc66061410VgnVCM10000071d60f89RCRD>).

SARA continues to monitor all minor variance applications in Swansea which go before the Committee of Adjustment, to ensure appropriate and desirable developments. Below are the most recent applications:

16 Willard Gardens – This application was to construct a one-storey front addition and a rear yard deck. This is one of the few homes on this dead-end street that has not exploded into a lot covering build. SARA opposed, given the current problems with flooding, and the need to respect the soft landscaping bylaws. Approved at CoA.

37 Riverside Cres. – This application was to legalize and maintain a build that previously went to the COA. This appears to be an abuse of process and there is no justification for the need for the extra height. SARA opposed, however this was approved at Committee.

44 Ellis Park Road – This application was to construct a new detached dwelling with an attached garage. SARA was opposed to the density and height (three stories!), however the Committee of Adjustment approved the variances.

46 Beresford - This application was to construct a new detached dwelling with an integral garage SARA opposed on height, GFA, and the integral garage, however the application was approved.

69 South Kingsway - This application involves sixteen variances some of which either ignore the relevant bylaw completely or forcefully disregard its intent. SARA opposed, no word on status to date.

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



Membership Payments also accepted at:

www.swansearatepayers.ca

SARA 2018 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 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