

# Swansea Outlook

Volume 47 – Number 1

Newsletter of the Swansea Area Ratepayers' Association

October 2020

(<http://www.swansearatepayers.ca>)

## Stay Well and Stay Safe during these COVID times by:



Wearing your masks – Keeping your 2-metre distance –  
Washing your hands through two rounds of the Happy  
Birthday tune!!

## 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 the novel coronavirus (COVID 19) pandemic the meetings of March 23, April 28, May 25, June 16, July 14, and Aug 18, 2020 were virtual meetings. They were conducted by on-line video conferencing with President Veronica Wynne as host and chair. Also, our AGM had to be rescheduled. See details below.

Your executive at present: Veronica Wynne - President; John Meijer - Past-President; Nick Singh – Secretary; John Meijer – Treasurer and Membership Chair; Directors: Janice Kaldor, William (Bill) Roberts, Sybil Wilkinson.

**SARA AGM** Due to the ongoing starts, ends and restarts of the COVID closures of the Swansea Town Hall, we had to reschedule our Annual General Meeting (AGM) June 2020. We will host this AGM on Thursday, December 10, 2020. Depending on the opening of the Swansea Town Hall we will hold this meeting as a hybrid of an onsite and virtual audience or as a virtual meeting only. Details will follow as soon as we are able to finalize this decision.

## CALL FOR BOARD MEMBERS!



Make it happen!

The SARA Executive has several openings for volunteers on next year's Board and is critically in need of additional people to deal with the avalanche of issues coming our way from the City's renewed attempts to increase density in the so called "Missing

Middle" of our established neighbourhoods. There is also the urgent need to do 'catch-up' as a consequence of COVID-19 delays. Can you spare an evening per month to stay informed and get involved? **E-mail us at [swansea@swansearatepayers.ca](mailto:swansea@swansearatepayers.ca) indicating your willingness to serve on the SARA Executive.**

## STREET SIGNS



SARA is promoting an effort to customize the street signs in Swansea - to reflect our history, instill pride of community, and promote uniformity in signage citywide.

We have consulted the Swansea Historical

Society and incorporated the Swansea crest in a proposed design which awaits City feedback (delayed due to COVID19). Please let us know your opinion and any comments you may have by sharing them at the upcoming AGM on December 10, 2020

**SWANSEA TOWN HALL** Swansea Town Hall remains closed and has not yet returned to regular opening hours. Certain courses and events have restarted in the building. Space use requests which are considered on a case by case basis. Please note that new protocols and rules are in place for visitors to the Town Hall, as outlined in the COVID Protocols available at [www.swanseatownhall.ca](http://www.swanseatownhall.ca). Note that the Swansea Memorial Library and the Dental Clinic in the building remain CLOSED. SARA's representative on the Town Hall Board of Management for 2020-2021 is William Roberts.

## SARA FUNDRAISER AT THE VILLAGE PLAYERS



On Oct 30, 2019 SARA held its annual fundraiser at the Village Players production of "Murder Weapon". Thanks to all who attended, it was a success both financially and from an entertainment standpoint! Many thanks for helping to

keep the lights on at the Swansea Area Ratepayers Association. Currently, the Village Playhouse 2020/21 season plans are unclear so, until the pandemic situation is clarified, we will have to plan for fundraiser alternatives to support our many initiatives. Please consider a donation to SARA's General fundraising account at [www.swansearatepayers.ca](http://www.swansearatepayers.ca)

## BLOOR WEST AVENUE STUDY



DTAH, the consulting group employed by the City completed the collaborative **consultation portion** of the Avenue Study to assess the land uses, transportation and servicing infrastructure, community services and facilities, built form, character and redevelopment potential for the Bloor Street Village from Keele to the Humber in June, 2018.

The City took over the Implementation Phase of the Study in the development of specific Official Plan (OPA), Zoning By-Law and Mid-Rise Guideline amendments that could compromise the Secondary Plan and the Neighbourhood Boundaries of the Swansea Community. We have met with the city and provided both information and suggestions to ensure protection for the Swansea neighborhood. We have also written to request the details of the proposed amendments, transparency of further community consultation, and a meeting of the Avenue Studies Local Advisory Committee for early 2021 before any changes go to City Council for approval.

## HERITAGE CONSERVATION DESIGNATION

The Heritage Conservation District Study which sought to preserve the Village Character of the Bloor Street commercial area has been terminated after seven years of work. SARA is concerned that the HCD did not go forward and has raised this with the City. The findings of the HCD have been turned over to the Avenue Study and SARA is pushing to have robust policies that preserve the findings of the HCD study by incorporating them into the Official Plan and zoning bylaws which will be amended by the Avenue Study. Get ready to support SARA in trying to keep the village feel of Bloor West Village.

## ZONING BY-LAW HARMONIZATION

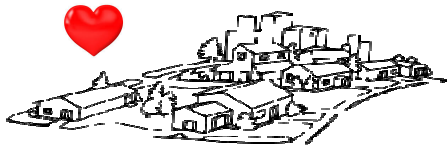
This process has been in motion since the provincial government amalgamated Metro Toronto into one city. Since then SARA, represented by our own William Roberts, together with CORRA has been in attendance at the LPAT (formerly the OMB) negotiating many amendments to preserve and streamline the bylaws that protect our city and neighborhoods. Due to COVID-19 there are no current scheduled hearings.

**NEIGHBOURHOOD HOUSING SURVEY** SARA provided feedback to the City on a housing survey that was sent out by the Planning Dept. in collaboration with the Development Group, a developer group appointed to manage the so called "Missing Middle" as it applies to neighbourhood housing development. We noted that as long as land speculation remains unchecked the affordability and availability of housing will remain a problem. Two properties that have held development approvals for many years but remain vacant are the

Humber Odeon and Southport Plaza. SARA and the Swansea community will need to remain vigilant as to what proposals come before City Council.

### SARA AT THE COMMITTEE OF ADJUSTMENT, TLAB, LPAT

Developers have identified Swansea as a high value neighbourhood. So, many of the applications going before the Committee seek to push the bylaws beyond reasonable limits either to drive extra profits or to create "suburban dream homes". As a result extra height and floor space are under constant pressure. SARA continues to monitor all minor variance applications in Swansea which go before the Committee of Adjustment, Toronto Local Appeal Board and LPAT (former OMB) to ensure appropriate and desirable development.



### 2430 BLOOR

Maintaining the character and vitality of our BIA area is important to the Association. SARA successfully participated in this application to attach a condition ensuring that commercial activity will remain at the ground level.

### 2271-73 BLOOR W DEVELOPMENT PROPOSAL

Approved at Committee of Adjustment this summer was the proposal to alter the existing three-storey mixed use building by converting the ground floor (retail), second floor (office) and third floor (office) into a daycare. The interior alterations will include an interior exit stair, rear exit stair addition and elevator to access an outdoor play area on the roof. SARA also negotiated a settlement, to ensure that the ground floor will continue as commercial use for both properties. We are monitoring this development for follow through.

### HUMBER ODEON DEVELOPMENT – 2442-2450 BLOOR ST W

The development proposal for 2442-2454 Bloor St West was approved in principle by the LPAT, resulting in a 12-storey building. SARA continues to monitor the construction of this development.

### 1926 LAKESHORE (FOUR POINTS SHERATON SITE)

Construction is underway, and SARA continues to monitor.

### 1978-2002 LAKESHORE (WEST OF WINDERMERE)

The developer has filed numerous documents as part of their development application. SARA together with the Save Swansea group presented a 17-page critique of the application, including a review of the developer's traffic report and potential impact of the proposed reconfiguration of Windermere Avenue south of the Queensway. We were advised that the report was shared with all appropriate City Planning, Transportation & Legal Departments. See our website ([www.swansearatepayers.ca](http://www.swansearatepayers.ca)) for more details.

### SOUTHPORT PLAZA

No update at the current time.

**2326 BLOOR (JC SALON)** Our appeal to the TLAB of the 2326 Bloor JC Salon application was resolved with a settlement which will ensure the maintenance of the 200m sq maximum for restaurants on Bloor St. W. The settlement requires that the salon and the restaurant remain separated and the door between the two operations be kept closed.

**272 WINDERMERE** SARA participated in a COA virtual hearing for 272 Windermere Ave. and was successful in supporting the neighbours in getting the application refused. It has since been appealed to TLAB by the applicant.

**229 RIVERSIDE** Appeal Decision Pending due to pandemic delay

**10 ARMADALE** With strong opposition from the SARA and the neighbours, the Committee refused the application.

**16 WALLER** SARA worked with the applicant and neighbours to provide suggested changes reducing the variances and impact of this proposal, which was approved on condition by the Committee.

### SWANSEA MEMORIAL LIBRARY / FRIENDS OF THE LIBRARY



Note that the Swansea Memorial Library is currently CLOSED. Once it reopens, please continue to visit as this helps to preserve this community resource. Spread the word! There are children's programs and you can order your books for convenient pick up at the branch.

**SARA MEMBERSHIP 2021** We would appreciate your continued support by you renewing your SARA membership for 2021! Please note the revised fees as approved at our last AGM. Join or renew your membership by visiting the website at [www.swansearatepayers.ca](http://www.swansearatepayers.ca) to pay via credit card or PayPal - or send in the below form with a cheque made out to SARA to: John Meijer, Membership Chair, 16 The Palisades, Toronto ON, M6S 2W8.

THE FOLLOWING ARE THE FEES for 2021 (new fee schedule):

Single membership	standard \$15.00	senior \$12.00
Family membership	standard \$20.00	senior \$15.00
Business membership	\$30.00	

Note: A Senior is anyone 60 plus.

William (Bill) Roberts / John Meijer: Editors

Nick Singh, Veronica Wynne: Advisory Committee

## SARA 2021 Membership Application Form

Please note that memberships are for a one-year term: January->December

**Yes, I want to renew/join SARA as a:**

- Individual Membership \$15.00 / \$12.00 Senior  
 Family Membership \$20.00 / \$15.00 Senior  
 Business/Organization \$30.00

**Please indicate if:**

- New Member  Renewing Member

*\*Response required when marked with this asterisk*

\*Name

Company/Organization

\*Email Address

\*Address

\*Suite/Apt/Unit Number

\*City

\*Province

\*Postal Code

( )

\*Area Code

\*Telephone Number

**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 Methods:**

Send this completed form along with your cheque to: SARA, c/o John Meijer, Membership Chair, 16 The Palisades M6S 2W8, or join online with credit card or PayPal, at [www.swansearatepayers.ca](http://www.swansearatepayers.ca)