

SWANSEA AREA RATEPAYERS' ASSOCIATION

MINUTES of December 16, 2025 **Swansea Town Hall**

1. CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST

The Meeting of December 16, 2025 was called to order by Veronica Wynne at 7:34 PM.

N.B. There were no conflicts of interest.

N.B. These minutes being of the first meeting following the AGM has been purged of the previous entries except for ongoing matters.

Present: Veronica Wynne, Sherrel Dhanpaul, Nick Singh, William Roberts, Janice Kaldor, Stephanie Meligrana and Claire Czerny

Regrets: None.

Guests: None.

2. AGENDA AMENDMENTS and APPROVAL

December 16, 2025: It was moved by William Roberts and seconded by Stephanie Meligrana to approve the agenda as presented.

1. MINUTES AMENDMENTS and APPROVAL November 18, 2025

2. EXECUTIVE REPORTS:

- a. Membership and Report (5 mins) – Nick
- b. Fund Raising & Report (5 mins) – Janice with Executive Support.
- c. Treasurer's Reports (5 mins) March – Nick
- d. Expenses' Approvals & Payment – payments and approvals
- e. Riverside Drive Group Sub-Group Report

3. NEW MEMBERS and GUESTS

4. IMMEDIATE ACTION ITEMS

- a) **In Camera Report Private and Confidential** – Discussion for the Swansea Mews plans moving forward, - Veronica
- b) Report on SARA's Presentation re the Toronto Preservation Board and others including Response - Nick
- c) **Swansea Village100th Anniversary** – Discussion and Motion to purchase a half page in the Neighbourhood Community Newspaper - Veronica
- d) Update on the Signage Project for the Village Swansea - Bill
- e) Any new updates re the Western Beaches - Stephanie
- f) **Committee of Adjustment** for many Applications at C of A meeting. - Nick

Next Meeting: Tuesday January 20, 2026

3. MINUTES AMENDMENTS and APPROVAL

December 16, 2025: It was moved by William Roberts and seconded by Janice Kaldor to approve the minutes of November 18, 2025 The motion was CARRIED.

4. EXECUTIVE REPORTS:

a. Membership Report

December 16, 2025: Nicholas Singh reported that there were eight membership renewals since the last update. It was moved by Nick Singh and seconded by Sherrel Dhanpaul to approve the membership report. The motion was carried.

b. Fund Raising Report

December 16, 2025: Nick Singh reported that the gross revenue for the fundraiser was \$3,314 and the net after the \$700 for the theatre rental is \$2,614. Thank you to Veronica Wynne for donating the cost of the printing of tickets and posters. This was a great improvement over past years and was a success. It was moved by Nick Singh and seconded by William Roberts to approve the report as amended. The motion was CARRIED.

c. Treasurer's Report

December 16, 2025: Nick Singh reported that all monies from the fundraiser has been collected and deposited. We also paid our insurance premium of \$1,097.28 and the current gross balance is \$14,884.24 of which the Association's spending fund is \$3,845.89. Also a new line on our balance sheet for the Swansea Mews was opened. It was moved by Nick Singh and seconded by William Roberts to approve the amended Treasurer's Report. The motion was CARRIED.

d. Expenses, Approvals & Payment

December 16, 2025: It was moved by William Roberts and seconded by Claire Czerny to approve payment to Janice Kaldor for the cake and cookies for the AGM up to \$55.00. The motion was CARRIED.

e. Riverside Drive Group Sub-Group Report

December 16, 2025: No News.

5. NEW MEMBERS and GUESTS

December 16, 2025: There were no guests.

6. IMMEDIATE ACTION ITEMS

a) Annual General Membership Meeting

b) Expanding Housing Options in Neighbourhoods

November 18, 2025: William Roberts reported that the City has woken up to the issue of the over-development of Soft Landscaping. Given the rush to approve all kinds of redevelopment in our neighbourhoods the City has been approving proposals for drastically reduced amounts of soft landscaping. The City is now proposing to tighten up the regulations to ensure that permeable paving is not approved in place of Soft Landscaping. Developers are also proposing basements that are entirely below grade that extend from property line to property line. The problem is that this potentially creates a contiguous underground wall that blocks the flow of water and prevents the planting of trees. Nick Singh noted that these approvals are a big problem at the Committee of Adjustment.

November 18, 2025: It was moved by William Roberts and seconded by Janice Kaldor to write a letter of support for the "Growing Spaces for Trees Report" and the proposed Official Plan Amendments.

- i. **Laneway Suites**
- ii. **Garden Suites**

November 19, 2024: William Roberts reported that the provincial government is proposing province wide automatic approvals for all Garden Suites. Bill wrote discussing the problems with the proposal.

- iii. **Multiplexes**

Major Streets Intensification:

June 18, 2025: Veronica Wynne reported that she attended a meeting of the Planning and Housing Committee and it is the Committee's intention to ignore the appeal of OPA 778 and implement zoning changes based on OPA 778's proposed changes to the Avenue Designations throughout the City. The motion that was passed by the Committee calls for the implementation of the OPA 778 changes on a piecemeal basis according to a schedule of areas in the City that will leave Swansea to the end of the schedule. At the meeting Veronica raised the issue of the missing Avenues Map that was supposed to identify which streets have been designated as "Avenues" and which was missing from the OPA778 documents.

Site Plan Approval speed-up:

September 19, 2023: William Roberts reported he attended a public meeting regarding the Province's proposals to speed-up site plan approvals to assist developers. The proposals are in conflict with the other timelines that are currently mandated such as those in the Complete Application requirements and the zoning approval timelines. Planning recommended that Zoning and OPA's be in place before Site Plans are filed so that the City would avoid the penalties set out by the Province.

Mid-Rise Rear Transition Zoning and Guideline Changes:

January 21, 2025: It was reported by William Roberts that the City is conducting meaningless consultations regarding the proposed Mid-Rise Guidelines and Avenue designations and is pushing through greater heights and densities. CORRA has submitted a letter opposing the changes. It was suggested that SARA object and focus on how the proposed changes affect the Queensway within Swansea.

January 21, 2025: It was moved by William Roberts and seconded by Janice Kaldor to approve Veronica Wynne to write on behalf of SARA in opposition to the proposed changes and for her to attend the meeting on SARA's behalf. The motion was CARRIED.

Official Plan Amendment 660 amendments as per Bills 650 and 651

Bill 650 and 651 give a number of officials the authority to pass and process minor by-laws with a "hold" designation and to use alternate means of providing notices. It is agreed that the two Bills are poorly written and ambiguous. However it is expected that the bills and Amendment will be pushed through.

Multiplex and Duplex Zoning in Residential Neighbourhood

May 20, 2025: William Roberts reported that the City has issued a notice for a Public Meeting on June 12th at 9:30 AM to inform of the proposed Zoning By-Law Amendment intended to spur multiplex construction in all neighbourhoods across the city. The text of the proposal should be available by the 23rd of May. We should all read the proposed amendments and make comment. One of the issues is the use of the improper "Duplex" designation for single detached family homes to avoid variances such as the need for FSI compliance.

- c) **Official Plan for Toronto**

d) Swansea Heritage Signs

December 16, 2025: William Roberts reported that we finally have an agreement with the City to produce a number of new heritage street signs. It was agreed by consensus that Veronica will review the agreement and return it via Bill. Bill will gather details about prices and how many signs we can get and coordinate possible locations.

e) South Kingsway Safety

The Association will continue to monitor the conditions at and near the intersection Ormskirk and the South Kingsway.

f) Swansea Town Hall

December 16, 2025: the STH Committee for the Swansea Village 100th Anniversary is asking the five organising community groups to participate in the publication of a special commemorative insert in a local newspaper by purchasing a 1/2 page promotion of SARA. It was moved by William Roberts and seconded by Janice Kaldor to spend up to \$500 on a 1/2 page promotion of SARA and that Veronica and Stephanie will compose it. The motion was CARRIED.

November 18, 2025: Sherrel Dhanpaul reported that the Swansea Town Hall Committee for the Swansea Village 100th Anniversary has an idea to sell pins of the Swansea coat of arms. SARA will try to coordinate as many new Swansea street name signs as possible.

g) Swansea Public School:

h) Review of the Committee of Adjustment:

May 20, 2025: Veronica Wynne reported that she attended the City's May 5th meeting. It was a narrow focus meeting under the control of the Planning Department and concentrated on updating the public about a statement of intent for the procedures of the Committee of Adjustment hearings which was one of the recommendations of two KPMG reports looking at a number of problems with the COA. Included in the statement of intent was a reference to fairness, transparency and being evidence based. Veronica asked what the words were supposed to mean and she was invited to provide clarifications. The period to submit comments is open until June 30th. Veronica will circulate the comment form to the Board for contributions. At the meeting Veronica noted that issues such as not being able to correct or reply to comments made by the applicant means that errant claims made by the applicant can't be challenged. There is a suggestion to shorten the hearings by fast tracking the applications that have no objectors. This is already being done and applications with no objectors can currently receive approvals within three minutes. Community member Frank Tall attended the consultation meeting and supported Veronica's comments.

May 20, 2025: It was moved by William Roberts and seconded by Sherrel Dhanpaul for Veronica to circulate a feedback form for executive comments. The motion was CARRIED.

i) Newsletter:

j) Committee of Adjustment Action Plan:

November 19, 2024: Nick Singh reported that he was able to get a sit-down with the Councillor to determine the Councillor's willingness to help with reforming the Committee of Adjustment. The takeaway from the meeting is that the Councillor is only interested in managing the public perception. We will have to proceed to the Ombudsman and the Integrity Commissioner.

k) Membership Activation:

l) CORRA

m) Toronto Local Appeal Body (TLAB)

n) Expanding Patio Permissions

April 18, 2023: Nick Singh reported that he had received a message from the City seeking Resident Association participation in a study to decide if the permissions for extra patio space on private property that had been temporarily permitted during the COVID 19 Pandemic should be made permanent. He will forward the message for SARA Board consideration.

o) Bloor Street Complete Streets Plan

p) Night Economy

q) Bloor West Festival

r) SARA/SARG Monthly Meeting Dates

September 17, 2024: It was agreed by consensus to set the following dates for our 2025 meetings: the third Tuesday in all months excluding July and August and in December, on the 16th of that month. The 2025 AGM will be on October 9th or 16th.

s) Save Swansea Website

November 21, 2023: Veronica Wynne reported that she had a request from some of the residents who were involved in the Save Swansea campaign for them to be given control of the Save Swansea website but SARA would continue to host and pay for the site. It was decided by consensus that this would not work as SARA must retain editorial control of its websites.

t) City of Toronto's Zoning By-law Simplification and Modernization Zoning Amendments

January 18, 2024: There is no news but the link for more information is:

<https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-240821.pdf>

December 19, 2023: Veronica Wynne reported that she attended, on SARA's behalf, the meeting for the "City of Toronto's Zoning By-law Simplification and Modernization Zoning Amendments Phase 1 and Phase 2" on November 30th and that all the amendments were passed and two reports accepted. William Roberts reported that Greg Lintern had originally introduced the amendments as intended for RD zones only and then when the RD amendments had passed reintroduced them for all zones on the pretext that it was necessary to have equity in all zones. In this way all zones were up scaled. We expect meetings for 1) Phase 2- Major Streets up scaling and angular plane elimination 2) Phase 3 - the elimination of the Floor Space Index.

u) City Budget

v) Pre-application Consultations

April 18, 2024: Veronica Wynne reported that community input from Public Meetings is not being included with the reports that are forwarded to Community and City Councils. When forwarded to the Councils for action the agendas include other information from the Public Meetings. It was suggested that where Public meetings invite public comment we should request that providers copy SARA.

February 20, 2024: William Roberts reported that the City is holding meetings regarding a new process for development applications prior to their acceptance as a “completed application” which starts the 90 day clock for approval and we will have to attend the meetings to participate. Nick Singh reported that the changes are driven by Ontario Bill 109 which imposes the timeline. Requiring the public consultations to be completed before the application is deemed complete seems like a good measure to ensure that consultation is done and is included in the application.

w) Avenue Study City Consultation

October 21, 2025: Nick Singh reported that there is an invitation from the City for October 22 from 6:30 p.m. – 8:30 p.m. at West End Alternative School to attend a meeting for Ward 11 and 9 to change the zoning for Avenues. We (Ward 4) are in the next batch of meetings but it looks like this in-person meeting will spearhead the plan and is an important one to attend.

May 20, 2025: Veronica Wynne reported that our City Councillor used the May 15th STH AGM to announce that in April the Planning Department approved a proposal to put three towers on the Swansea Mews site. The approval ignores the Swansea Secondary Plan which does not have the zoning required for the towers and assumes that the Queensway, at Windermere, will be reclassified as an Avenue. The towers were approved without consultation with the communities concerned (Swansea and the previous occupants of the Mews). The proposal seems to be riding on the Avenue Study amendments which did not present the map showing the changes to the Avenue designations during that consultation process and which are currently still missing.

March 18, 2025: Veronica Wynne reported that the City failed to identify all of the intended changes to the public during the consultations. Of particular concern is the map detailing the changes to the Avenue designations. Veronica contacted the Integrity Commissioner who is now looking into it. However, since Veronica's complaint further consultations have been announced.

x) Bloor Street West Avenue Study

December 16, 2025: Nick Singh reported that the Toronto Preservation Board (TPB) has suddenly decided to legitimise the “updated” Bloor West Urban Design Guidelines. On December 1st Mary L. MacDonald, Senior Manager, Heritage Planning Urban Design, City Planning issued a Report for Action to the TPB stating that:

“The findings and recommendations from the HCD Study have informed and guided the development of the Urban Design Guidelines (the “Guidelines”), ensuring that heritage considerations are meaningfully integrated into the planning framework”.

This is despite the fact that the heights and densities recommended by the Guidelines are wildly inconsistent with those actually recommended by the 2018 Bloor West Village Avenue Study, Final Report.

However the Dec. 1st Report for Action recommended endorsing the recommendations of the Bloor West Village Heritage Conservation District Study- Final Report dated April 21, 2021 and recommended endorsing the list of properties on the 2021 Report’s List of Heritage Potential Properties. While there is no harm in the recommendations they do little to protect the buildings and the area from overdevelopment. The real damage is that the Dec 1st Report for Action covers up the hijacking of the Guidelines and supports new heights and densities that are at odds with the findings of the 2018 Avenue Study.

Nick Singh reported that he wrote a letter supporting the endorsement of the Bloor West Village Heritage Conservation District Study and the list of properties but he also detailed the shortcomings of the December 1st Report for Action.

Nick Singh also reported that he submitted a letter to the Toronto East York Community Council recommending improvements to the proposed Guidelines however the Guidelines were approved without any amendments. There were also letters from Allan Killin and Lenka Holubec that were ignored.

December 16, 2025: *It was moved by William Roberts and seconded by Claire Czerny to approve the letters and to authorise Nick Singh to contact the Swansea Historical Society regarding the TPB listing of area properties as having potentially historic value. The motion was CARRIED.*

y) Swansea Mews

December 16, 2025: *Veronica Wynne reported that the City's presentation was well attended and that Councillor Perks was confronted by the former tenants who missed their town homes and did not want to be returned to apartment units. Veronica has since met with local representatives and the association is working with them.*

December 16, 2025: *It was moved by Nick Singh and seconded by Stephanie Meligrana to open a fund in our account to accept donations for the Swansea Mews. The motion was CARRIED.*

z) Gofundme Campaign

aa) Official Plan Amendment 528 - Sale of Parks and Green Space

October 15, 2024: William Roberts reported that the guidelines will be brought in by the end of December.

bb) SARA Website

October 21, 2025: Veronica Wynne reported that she loves the update and it is much more user-friendly and accessible. Nick Singh asked the Board Members to review the site and to advise of any changes and updates.

cc) Expanding Retail and Commercial Service Uses Into Neighbourhoods

November 18, 2025: *William Roberts reported that the legislation to allow retail, bars and convenience stores in neighbourhoods has been passed by the City.*

dd) Amending Allowances for Holiday Retail Openings

May 20, 2025: No News.

ee) Proposed Housing Plan Outline

April 29, 2025: In anticipation of our federal government's efforts to address the affordable housing crisis it was agreed by consensus that Veronica Wynne will draft a suggested Proposed Housing Plan Outline.

ff) OPA 778 Appeal

October 21, 2025: Veronica Wynne reported that she attended the most recent Case Management Committee meeting and the Chair of the appeal expressed dissatisfaction with the City's lack of preparedness to proceed. In its defense, the City said that they are awaiting Phase 2 of the provincial density increases. The chair responded that we cannot continually wait for densities to be increased and that a hard date of January 16, 2026 is now set for the hearings to begin.

gg) Resignation of Sybil Wilkinson and Recognition of Service

June 18, 2025: It was recognised that Sybil Wilkinson has resigned from the Board but due to our financial situation recognition of her service is deferred.

hh) The Western Beaches Revitalization

December 16, 2025: *Stephanie Meligrana reported that her Freedom of Information application produced the contracts for the container units revealing that the contracts expire in 2027.*

September 16, 2025: Stefanie Meligrana reported that the western beaches revitalization has been going on since 2009 and they have done a few things such as improving lighting, install anti-erosion stones and maintained the Joy Oil Station. However, the location of metal shipping containers, particularly at the edge of the beach is completely out of place and inappropriate. It was moved by William Roberts and seconded by Sherrel Dhanpaul to authorize Stefanie Meligrana to inquire with the government departments involved in licensing of the storage units about the criteria for the licensing and placement of the storage units. The motion was carried

ii)

DEVELOPMENT APPLICATIONS (See Appendix 1)

September 17, 2024: Nick Singh reported that there have been several applications that have been deemed by the building department to be duplexes even though the original application was for a Single Family Dwelling. The result is that these applications evade the by-law for FSI since duplexes are FSI exempt.

53 Beresford:

December 16, 2025: *Nick Singh reported that this application is to construct a new one-storey detached ancillary building (to contain a sitting room and study area), in the rear yard. This ancillary building will not be used for habitable space. The existing detached garage in the rear yard will be demolished. It was scheduled for December 3rd for two variances: a 30% reduction in soft landscaping and a near zero rear yard setback. It was deferred in December due to a request by the applicant on the grounds that they did not properly post the notice.*

86 Durie St.

December 16, 2025: *Nick Singh reported that the applicant returned to the Committee of Adjustment on November 19th after a deferral in October due to the neighbour contacting the zoning examiner and pointing out an error that was corrected but which made the application worse and rendered the Public Notice incorrect resulting in a statutory deferral. On November 19 the Committee approved all six variances on condition that the driveway is covered with permeable pavers.*

October 21, 2025: Nick Singh reported that 86 Durie applied to the COA for an addition to the house and a new garage with a secondary suite on the second storey that had no bedroom, no rooms at all, no showers, no toilet and requiring lots of set backs and the removal of trees. The variances were all approved on Oct 15th. It was moved by Nick Singh and seconded by William Roberts to approve our opposition to 86 Durie St.. The motion was CARRIED

103 Coe Hill Dr.

December 16, 2025: *Nick Singh reported that the second application for this project was heard on November 22nd. The opposition was well represented. 105 Coe Hill hired a planner who ably reviewed the four tests*

demonstrating why the development should not be approved. Nick Singh also presented clear and reasoned objections. However the Committee approved this massive expansion smashing the bylaws changing the neighbourhood in unprecedented ways.

October 21, 2025: Nick Singh reported that 103 Coe Hill is proposed for a massive extension of the triplex building into a 13 unit apartment building extending right up to the street. The application was refused in May. We met with the agent/architect in August to review a new application which turned out to be a carbon copy of the May application with some cosmetic adjustments. The neighbours are opposing. It was moved by Nick Singh and seconded by William Roberts to oppose the application for 103 Coe Hill Dr.. The motion was CARRIED

Aug 12, 2025: Nick Singh reported that he and Veronica Wynne met with architect Dan Acimović, who represents the owner of 103 Coe Hill Dr. and with neighbors, Dave Berndorff and Anna Harris on August 12, 2025 to discuss the owner's new proposal, which will go to the Committee of Adjustment. After reviewing the new proposal, Anna and Dave raised a number of practical issues and presented a number of alternate ideas. Nick Singh observed that the new proposal retained the objectionably large variances of the original. It was Mr. Acimović' s opinion that the lot was underutilized and the new proposal met with the owner's requirements. However, Mr. Acimović said he would present all of the issues and ideas that were put before him to the owner for his consideration and that he would report back to us.

June 18, 2025: Nick Singh reported that for the first time in at least three years the Committee of Adjustment refused an application in Swansea for 103 Coe Hill. In the aftermath the residents reached out to SARA for guidance and we recommended reaching out to the Developer. All parties have agreed to sit down but we are having trouble finding a date and one meeting was canceled.

May 20, 2025: Nick Singh reported that 103 Coe Hill is scheduled for a COA hearing on May 21, 2025 to alter the existing three-storey apartment building (containing three residential dwelling units) by constructing a front three-storey addition. Also, to construct front and rear ancillary buildings for waste storage and 6 bicycle parking spaces, and a front ancillary outdoor area for 5 parking spaces. There will be a total of 13 residential dwelling units on this lot. There are nine variances, three for landscaping, a reduction of the front setback from 40.5m to 17.46m, two for an ancillary building including a setback reduction from 54.15m to 0.0m, building depth from 17m to 30.41m, and reduced bicycle facilities.

May 20, 2025: It was moved by William Roberts and seconded by Claire Czerny to oppose the application. The motion was CARRIED.

MONITOR ITEMS

House Keeping:

a) Insurance Policy

December 16, 2026: Nick Singh reported that our new insurance policy with Intact has been paid.

- b) Annual General Membership Meeting**
- c) Board of Directors Recruitment**
- d) Constitution Update**
- e) Annual Booking of Space for Meetings**
- f) Membership Committee**
- g) Swansea Town Hall Garage Sale**
- h) BIA Sidewalk Sale**
- i) YIMBY (Yes In My Back Yard)**

- j) Swansea Public School Graduation Awards
- k) Road Closures: Ukrainian Festival

Local Interest:

- a) Swansea Traffic Study
- b)

Development Applications:

- a) Joyco Gas Station Heritage Building
- b) 21 Verbena
- c) 2500 Bloor Street W. (Tridel) Traffic Study
- d) Park Lawn / Lake Shore Area Transportation Master Plan
- e) 19 Harcroft / 2117 Bloor St.

Adjournment: *The December meeting was adjourned at 9:40 PM.*

Next Meeting: Next Meeting: **Tuesday, January 20, 2026.**

Appendix One:

Ref	Address	SARA Owner	COA Ref #	COA Status	COA or TLAB Date	Reason for SARA Engagement	SARA Next Steps
1	10 Waller Ave	Nick	A0406/23TEY 80026/23TEY A0381/23TEY	Accepted	TBD	Request to sever accepted. To construct a new three-storey detached dwelling with an integral garage, a front covered porch, and a front third storey balcony	Status 06/12/23: ECS report added 05/23/23 Monitor for public notice to determine SARA Referred to Building Dept
2	2461 Bloor Street W (2453-2469 Properties)	Veronica	Community Council	Pre-Application	TBD	12 story building proposed, Bloor Avenue study recommended no more than 6 stories. Neighbour concerns about alley access during and after construction, traffic impact, shadows. Pre-application meeting with neighbours on May 8.	Status 06/12/23: nothing on AIC. 05/16/23: VW will reach out to alley residents VW contacted Planner to assess for progress. Project on hold as incomplete and monitor for resubmission with new plans Oct 17-23 April 3, 2024 Refusal with Community Council decision: 10 Storeys Appeal deadline June 17, 24
3	52 Beresford	Sabrina	A0507/20TEY	Declined	26-Oct-22	1.2 FSI and deck projecting 12 ft above ground in backyard, wrong form for the site w/integrated garage. SARA minuted the mtg with the agent/neighbours.	06/17/23: no new docs. Monitor for resubmission until June 30, 2023 (none @ April 11). The Oct 2022 was the second COA decline (1. 5 unit apt, 2. single fam home) Nick to check site – October 17-23
4	232 Willard	Nick	A0707/22TEY	Deferred	21-Sep-22	Size, flat roof, in dispute, impacts neighbour. The Zoning Examiner revised the report to include an additional height variance for the Flat Roof.	Monitor for resubmission until Sept 2024. Monitor for Resubmission note Oct 17-23
5	34 Morningside	Veronica	A0415/21TEY B0033/21TEY A0416/21TEY	TLAB Appeal	15-Sep-22	TLAB decision date was Mon Sept 19, 2022. Within two years of the date of TLAB decision (Sept 19, 2022), the applicant must comply.	Monitor until Sept 19, 2024.
6	47 Morningside	Veronica	B0082/21TEY, A0989/21TEY, A0990/21TEY	Conditional Consent	27-Jul-22	Sever lot into two undersized lots.	Monitor until Aug 2023 or Aug 2024. Veronica to investigate/confirm end date. Deadline for revised plans is 12 months from July 2022. Sherrel to check building Permits Oct 17-23
7	34-50 Southport	Veronica	A0693/23TEY	SITE PLAN	OCT 2023	Changing Retail Parking to Owner Occupied. Cutting back on Retail Park in favour of visitor Parking	VW to contact Cedric of Building Dept to rectify the issue of retail parking. January 2024 Advertising the sale of
8A	307 Riverside Drive	Bill		Still pending			

8B	1978 Lakeshore Bl	Veronica		Site Plan Still Open	March 23	Final sign off of the Site Plan pending the resolution of the Windermere Lakeshore intersection and narrowing of the lanes on Windermere and the turns onto the Lakeshore	
8C	21 South Kingsway	Nick	A0842/23TEY			To alter the existing one-and-one-half-storey detached dwelling by constructing a front two-storey addition with a front covered porch, a rear two-storey addition with a second storey balcony, and a rear ground floor covered deck.	Write a letter of Objection from SARA
9	76 Ellis Park Avenue	Nick	A0855/23TEY			To construct a new three-storey detached dwelling with a front integral garage, a front covered porch and stairs, a rear ground floor covered porch and stairs, front balconies on the second and third storeys, as well as rear second storey Juliet balconies.	Letter of Objection from SARA
10	26 Ostend Avenue	Nick	A0891/23TEY			To alter the existing two-storey detached dwelling by constructing a front two-storey addition, a rear one-storey addition (with a deck above), and a rear ground level deck.	
10	24 Durie Street New	TBD	A0929/23TEY			To legalize and to maintain a new three-storey detached dwelling, which is currently under construction.	Approved with condition of building according to the illegal documents.
11	103 Durie New	TDB	A0901/23TEY			To construct a new three-storey detached dwelling with a front covered porch, a front third storey terrace, and a rear basement walkout with a terrace.	Discussion Nov 21-23 Due date - written submission Nov 29 – Hearing Dec 6 at 12:30 pm. All approved with the help of his autistic child.
13	18 Beresford		A0025/24TEY	New App		To alter the existing one-and-one-half storey semi-detached dwelling by constructing a rear second storey addition and a new rear ground floor deck with stairs	Feb 28 2024 for Hearing Feb 21 for written submission. Letter sent in by Nick Singh on Feb 20 to oppose the application
14	14 Dacre	Nick	A0034/24TEY	Reapply	Feb 28, 2024	Re-application of basically the same application from the hearing from November 8, 2023. Applied for a side wall height of 10.25 instead of 7.25m. Building massing an issue.	Hearing date Feb 28 Written objection due Feb 21. Original app #5 was refused (one side yard set back) but remainder was approved. Huge Massing issue Nov 2023. Opp the variance from 1.2 to 0.9 which was previously #5 and refused. Should still be refused. And verified in plans zoning examiner's report – Feb 20

15	4 Beresford	Nick	A1085/23TEY	New	Feb 28 2024	A new three-storey detached dwelling with a second dwelling unit in the basement, a front porch with a canopy above, a front two-storey bay window, a front third storey deck on the roof of the second storey below, a rear covered porch, a rear basement walkout with terrace, and a rear third storey balcony. The one-storey detached dwelling will be torn down & the existing front yard parking pad will stay	Hearing Date Feb 21. Written submission due Feb 21 Action: Object because of reduction of soft landscape, increased flooding, drainage issues and loss of tree canopy. General massing is a problem
16	11 Willard Gdns	Nick		New	Feb 28 Jun 19-24	Applicant seeking a deferral to discuss further with the adjacent neighbours and consultation with neighbours and the potential soil erosion. Jun 19 – 24 at C of A for support for arborist and greenspace follow up from Feb 28	Follow up on deferral for new date on Application
17	236 South Kingsway	TBD	A1089/23TEY	To Legalize	March 20	To legalize an application built without a permit.	
18	41 Armadale	TDB	A0062/24TEY	New	March 20	To alter the existing two-storey detached dwelling by constructing a complete third storey addition, a rear three-storey addition and a rear (east) ground floor covered deck with a rear (east) second storey balcony above. 3 letters of objection.	
19	174 Windermere AVE		A0077/24TEY	New	March 20	To legalize and to maintain a rear second storey addition (altering the existing sloped roof into a flat roof), a front ground floor window projection, and a rear third storey balcony, which are currently under construction, without an authorized building permit. Also, to permit the partial reconstruction of the existing rear ground floor main wall. The existing one-storey ancillary building (detached garage), in the rear yard, will be maintained and unaltered. 3 Letters of support and 1 letter of Objection	
20	2150 Bloor West	Nick	A0303/24TEY	New	June 5 2024	To convert the existing ground floor unit (Unit 203), within the existing two-storey commercial building, from a Retail use to an Eating Establishment (restaurant/take-out restaurant use	Decision: The area of the commercial unit pertaining to Unit 203 must be constructed substantially in accordance with the Drawing A-101a, date received by the Committee of Adjustment on March 22, 2024. Any other variances that may appear on these plans and are not listed in the written decision are NOT authorized.
21	45 Armadale	Nick	A0318/24TEY	Alter with a 2nd floor addition	Jun 19-24	Secondary Suite: To alter the existing one-storey ancillary building (detached garage) by constructing a complete second storey addition (that will be cantilevered), with front stairs. This ancillary building will contain storage area on the ground level and one garden suite on the second level. Alter with a 2nd floor	
	34 Morningside	Nick					
	307 Riverside	Nick					
	11 Brule Cres.	Janice/Nick					

	71 Kennedy						
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