**SWANSEA AREA RATEPAYERS’ ASSOCIATION**

**MINUTES of November 19, 2024**

**Virtual Meeting**

1. **CALL TO ORDER and DECLARATION OF CONFLICTS OF INTEREST**

***The Meeting of November 19, 2024:******was called to order by Veronica Wynne at 7:35 PM. There were no conflicts of interest.***

***N.B. This meeting was the first one following the Annual General Membership meeting of October 17, 2024.***

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

***Regrets:*** *Sybil Wilkinson*

***Guests:*** *Chet Czerny*

1. **AGENDA AMENDMENTS and APPROVAL**

***November 19, 2024:*** *It was moved by William Roberts and seconded by Janice Kaldor to approve the agenda as follows. The motion was CARRIED.*

1. **MINUTES AMENDMENTS and APPROVAL October 15 2024**

# EXECUTIVE REPORTS:

* 1. Membership and Report (5 mins) – Nick
  2. Fund Raising & Report (5 mins) – Veronica (for Sybil)
  3. Treasurer’s Report (5 mins) – Nick
  4. Expenses’ Approvals & Payment (5 mins)-Executive
  5. Riverside Drive Group Sub-Group Report

1. **NEW MEMBERS and GUESTS**

Welcome Claire Czerny to the Executive

# IMMEDIATE ACTION ITEMS

1. Report, Next Steps and Direction for 2453-2469 Bloor West OLT Hearing or New Proposal – Veronica
2. GoFundMe Raising Money for Expert Witness, Counsel and Webmaster for our Website.
3. Fundraising With the Village Playhouse: Report on Results and Support for a possible Webmaster
4. Avenue Studies in Progress **versus** Avenue By-Law @ PHC October 30 - Avenue Guidelines December PHC
5. 34 Southport Development and the Potential of earlier Construction Date.
6. Bloor West Village Avenue Study Update following the Consultation Meeting Oct 15
7. Committee of Adjustment – Nick’s Meeting Report on With Meeting with Councillor and Outcome Actions
8. Garden Suites-Item from AGM to Oppose Changes to by-law policies. How does this happen?
9. Traffic Lights at the intersection of Ormskirk Avenue & South Kingsway –
10. Bill Swansea PS Graduation and Swansea Town Hall AGM: Have we sent funds to Swansea PS?
11. Swansea Mews Progress Report Update and Federal Funding Information.
12. 6 -Storey Apartment built on Major/Main Streets in Neighbourhoods. Contact the Councillor re Runnymede South as not a Major Street OPA and Zoning amendments re Town Houses and Apartments on Main Streets shown on Map 3 and OPA Heritage
13. What are the factors in the new Bills 185, Bill 109 and OPA 720 process that are cutting out the influence of the RAs, presenting the Committee of Adjustment etc.? Report: <https://secure.toronto.ca/council/agendaitem.do?item=2023.PH8.7>
14. Tracking our C of A applications- **(**i) Decision for 2150 Bloor West Congrats to Nick (ii) 11 Willard Gardens (iii) 45 Armadale
15. Signage for Swansea Streets Follow up Spring
16. Other Business that needs attention from the Minutes/Agenda of Oct. 15 – 2024
17. Confirm status of Members of the Board of Directors

Next Meeting: **December 10 2024 At 7:15 pm – Christmas Celebratio**

1. **MINUTES AMENDMENTS and** **APPROVAL**

***November 19, 2024:*** *It was moved by William Roberts and seconded by Sherrel Dhanpaul to approve the minutes of October 12, 2024 as amended. The motion was CARRIED.*

***October 15, 2024:*** *It was moved by Nick Singh and seconded by Sherrel Dhanpaul to approve the minutes of September 17, 2024 as circulated. The motion was CARRIED.*

September 17, 2024: It was moved by Nick Singh and seconded by William Roberts to approve the minutes of May 27, 2024 and June 18, 2024 as circulated. The motion was CARRIED.

June 18, 2024: Deferred

May 27, 2024: It was moved by William Roberts and seconded by Janice Kaldor to approve the minutes of April 18, 2024 as circulated. The motion was CARRIED.

April 18, 2024: It was moved by Nick Singh and seconded by Sybil Wilkinson to approve the March 19, 2024 minutes as circulated. The motion was CARRIED.

March 19, 2024: It was moved by Nick Singh and seconded by Sybil Wilkinson to approve the January , 2024 minutes as circulated. The motion was CARRIED.

March 19, 2024: It was moved by Nick Singh and seconded by Sherrel Dhanpaul to approve the February 20, 2024 minutes as circulated. The motion was CARRIED.

February 20, 2024: Deferred

1. **EXECUTIVE REPORTS**:
   1. **Membership Report**

***November 19, 2024:*** *Nick Singh reported that since the last report there have been 6 membership renewals and one new membership. It was agreed by consensus that Nick Singh should send out a membership renewal message to our current list of past and current members.*

***November 19, 2024:*** *It was moved by Nick Singh and seconded by William Roberts to accept the Membership Report. The motion was CARRIED.*

***October 15, 2024:*** *Deferred.*

September 17, 2024: Nick Singh reported that as per our banking statements we have four new memberships since the last report.

June 18, 2024: Deferred

May 27, 2024: Deferred.

April 18, 2024: Deferred.

March 19, 2024: Nick Singh reported that there were no new members in the last month.

February 20, 2024: Nick Singh reported that there were no new memberships. Veronica Wynne reported that she had received one new individual membership.

January 18, 2024: Nick Singh noted that there had been no full membership report since October 17, 2023 since then there was one family membership renewal on October one single membership renewal in November three single renewals and one family renewal in December of 2023. It was moved by Nick Singh and seconded by William Roberts to accept the report. The motion was CARRIED.

* 1. **Fund Raising & Report**

***November 19, 2024:*** *Veronica Wynne reported that the performance of Terror by Gaslight was shared with the Saint Vincent DePaul and that we sold 63 out of our 70 available tickets for a net gain of $1,250 including $25 from the 50/50 draw.*

***October 15, 2024:*** *William Roberts reported that the members engaged with the traffic light on South Kingsway have been invited.*

September 17, 2024: Veronica Wynne reported that we now have the tickets for the November 7th play and she will set up the Eventbrite site to sell ticket. The price is $25 each and Sybil will deliver the tickets to the Board Members for our personal sales

May 27, 2024: It was moved by Sybil Wilkinson and seconded by Nick Singh to share the November 2nd Village Players performance of “Terror by Gaslight”with another group and to purchase 81 tickets for $350. The motion was CARRIED.

April 18, 2024: Veronica Wynne and Sybil Wilkinson are working on promotional material.

March 19, 2024: There was no report for this month.

February 20, 2024: In preparation for our next fundraiser Veronica Wynne will send Sybil Wilkinson some promotional material.

January 18, 2024: Nick Singh reported that there were two charges by Eventbrite for ticket sales when only one was expected. In discussion it was sorted out that we had made a change in the account and that this would not reoccur in the future.

* 1. **Treasurer’s Report**

***November 19, 2024:*** *Nick Singh reported that there were deposits of $605.55 and no expenditures in our BMO account and deposits of $115.00 in our PayPal account however the balance in the PayPal account was inexplicitly short by $3.94. The shortage is under review. It was recommended to remove the* donor’s *name from the Report.*

***November 19, 2024:*** *It was moved by Nick Singh and seconded by Sherrel Dhanpaul to approve the report as amended. The motion was CARRIED.*

***October 15, 2024:*** *It was moved by Nick Singh and seconded by Sherrel Dhanpaul to accept the Treasurer’s Report as amended. The motion was CARRIED.*

September 17, 2024: Nick Singh reported that this month’s Treasurers Report has details of transactions processed through the PayPal account for money received and paid out directly from that account without showing up in our BMO account. These transactions are for two payments to Rebel.ca for web hosting. Nick Singh will investigate if one of these charges is for the Save Our Village site and the possibility of saving transfer fees.

September 17, 2024: It was moved by Nick Singh and seconded by Sherrel Dhanpaul to accept the Treasurers’ report as circulated. The motion was CARRIED.

September 17, 2024: Funding for SARG’s participation in the developer’s OLT appeal of the City’s By-Law amendment for the development proposal at 2461 Bloor St. W. was discussed and it was suggested that we put the $1000 received from BWVRA for the appeal into a new fund for the Bloor St W. corridor. It was also suggested that we close the non-active “SOV-2265 Bloor St. W.” fund and reallocate those funds to the same Bloor St W. corridor account. The reason for the change is that these funds were received with the intention that they be used for matters related to the Bloor St. W. corridor and should be retained for use on such matters. (See the motion below)

September 17, 2024: It was moved by Nick Singh and seconded by Sherrel Dhanpaul that the $1000 provided by BWVRA for the OLT appeal Re. 2461 Bloor St. W. be held in trust and identified on our financial reports as “Bloor St. W. Corridor Trust” and that funds in the “SOV 2265 Bloor St. W.” fund be put into this fund. The motion was CARRIED.

September 17, 2024: It was moved by and seconded that since the donors to two non-active accounts, 272 Windermere and 3 Durie, had given their approval for the remaining money in those funds to be moved into our general account that we do so. The motion was CARRIED.

June 18, 2024: Deferred

May 27, 2024: Deferred.

April 18, 2024: Deferred.

March 19, 2024: It was moved by Nick Singh and seconded by Janice Kaldor to accept the treasurer’s report as circulated. The motion was CARRIED.

February 20, 2024: Nick Singh reported that the only transaction in our account was $12 for a previously mentioned membership renewal. It was moved by Nick Singh and seconded by Sherrel Dhanpaul to accept the report as circulated. The motion was CARRIED.

January 18, 2024: It was moved by Nick Singh and seconded by Janice Kaldor to accept the Treasurer’s Report as circulated. The motion was CARRIED.

* 1. **Expenses, Approvals & Payment**

***November 19, 2024:*** *It was moved by Nick Singh and seconded by William Roberts to reimburse Janice Kaldor for the cake and decorations used at the AGM as per the provided invoices in the total amount of $61.12. The motion was CARRIED.*

***October 15, 2024:*** *There were no new expenses.*

September 17, 2024: There were no new expenses.

June 18, 2024: There were no new expenses.

May 27, 2024: There were no new expenses.

April 18, 2024: There were no new expenses.

March 19, 2024: It was moved by William Roberts and seconded by Sherrel Dhanpaul to approve the payment to Veronica Wynne of $75.15 for part of the cost of flyers for the Night Economy campaign and up to a further $64.85 for the second set of flyers for a total of $140. The motion was CARRIED.

February 20, 2024: It was moved by Nick Singh and seconded by Sybil Wilkinson to approve $146.45 for our mailbox at the Swansea Town Hall (STH). The motion was CARRIED.

January 18, 2024: None.

* 1. **Riverside Drive Group Sub-Group Report**

***November 19, 2024:*** *No News.*

***October 15, 2024:*** *No News.*

September 17, 2024: No News.

June 18, 2024: No News.

May 27, 2024: No News

April 18, 2024: No News

March 19, 2024: No News.

February 20, 2024:No News.

January 18, 2024: No News.

1. **NEW MEMBERS and GUESTS**

***November 19, 2024:*** *Veronica Wynne welcomed Claire Czerny as our new Board Member and Chet Czerny her husband to our meeting.*

***October 15, 2024:*** *None.*

September 17, 2024: None

June 18, 2024: None

May 27, 2024: None

April 18, 2024: None.

March 19, 2024: None.

February 20, 2024: None.

January 18, 2024: None.

1. **IMMEDIATE ACTION ITEMS**
2. **Annual General Membership Meeting**

***October 15, 2024:*** *Arrangements for the AGM, Oct. 17th, were discussed and finalised including the agenda and a cake for the official Associations 95th anniversary.*

September 17, 2024: It was agreed by consensus to plan for an in-person AGM on October 17th and if required to change to a hybrid meeting. Veronica Wynne will send out the notices.

December 19, 2023: It was moved by William Roberts and seconded by Janice Kaldor to schedule our 2024 AGM on October 17, 2024. The motion was CARRIED.

1. **Expanding Housing Options in Neighbourhoods**
2. **Laneway Suites**
3. **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.*

1. **Multiplexes**

**Major Streets Intensification:**

September 17, 2024: William Roberts reported that the Swansea Secondary Plan is protecting the area from consideration for a Major Street designation.

June 18, 2024: William Roberts reported that 6 storeys are proposed to be as-of –right for Major streets and that Councillor Perks referred to Roncesvalles South as a Major street. Veronica will cross check this with the official maps.

May 27, 2024: William Roberts reported that Councillor Pers has pasted a list of streets he wants included in the Major/Main Streets designation.

April 18, 2024: William Roberts reported that the City has prepared OPA 727 and will be presenting it on May 9th for comment on May 9th. However the report on the Amendment has not yet been made public.

November 21, 2023: William Roberts reported that the Major Streets Action Plan is to amend the City’s Zoning Bylaws to permit low rise apartment buildings on all Major Streets in R, RS, and RM zones. One of the technical issues with the changes is that they confuse the Depth with Length of a building. Nick Singh also pointed out that the porous nature of the Committee of Adjustment means that the intended maximum and minimum requirements intended as protections for the neighbourhoods will not be maintained.

November 21, 2023: It was moved by Nick Singh and seconded by Sybil Wilkinson to authorise William Roberts to write letters in opposition to the proposals and to speak on SARA and SARG’s behalf. The motion was CARRIED.

**Site Plan Approval speed-up:**

April 18, 2024: William Roberts reported that the Provincial government has proposed withdrawing the recently imposed fines for municipalities that fail to process development applications within 90 days but the appeal ban for resident associations.

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:**

***November 19, 2024:*** *William Roberts reported that the City`s proposed Avenue Development Guidelines will be presented in December and will apply to all areas without a completed or in process Avenue Study.*

April 18, 2024: Janice Kaldor reported that the City intends to discontinue the use of angular planes in the assessment of proposed developments. However, Secondary Plans and completed Avenue Studies are exempt. The use of the FSI will remain.

October 17, 2023: William Roberts reported that the proposal to remove the angular plane will be going to City Council on November 20, 2023.

October 17, 2023: It was moved by William Roberts and seconded by Sybil Wilkinson to oppose these amendments with letters to the appropriate representatives. The motion was CARRIED.

**Official Plan Amendment 660 amendments as per Bills 650 and 651**

July 19, 2023: William Roberts summarised the proposed measures in the two City Bills 650 and 651.

Bill 650 and 651give 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.

1. **Official Plan for Toronto**

May 27, 2024: William Roberts reported that it looks like the requirement to return application fees for development decisions taking longer than 90 days , in Bill 109, will be rescinded. And Bill 720 is slated for a second reading. Veronica will reiterate our position protesting the loss of the right of appeal to all parties.

April 18, 2024: Nick Singh reported that the councillor’s newsletter announced the completion of OPA change to Chapter one of the Official Plan.

March 19, 2024: Veronica Wynne reported that the City has proposed Bill 109 to amend the City’s Official Plan to accommodate the time restrictions and penalties imposed by the Provincial Government. The City has initiated a compressed Public consultation process and has issued two notices for meetings on April 3rd. the two notices are identical but have different file names. One is “Bill 109 and OPA 720 Open House Notice Final”the other is”Bill 109 Implementation OPA 720 Open House Notice\_Final April 3 for May 9” See Appendix 2 for the text of the notices.

December 13, 2021: It was reported that a review will be done in January.

1. **Swansea Heritage Signs**

September 17, 2024: Veronica Wynne reported that her recent request for an update was answered to the effect that they, the City, is working on it.

April 18, 2024: Veronica Wynne reported that she is preparing our proposal to the City.

March 19, 2024: Veronica Wynne will follow up.

January 18, 2024: Veronica Wynne will send our proposal to the City.

1. **South Kingsway Safety**

***November 19, 2024:*** *William Roberts reported that Liz and Jamie Filman have volunteered to join the committee working on this project.**It was moved by William Roberts and seconded by Claire Czerny*

*to add Liz and Jamie Filman to the Committee. The motion was CARRIED.*

September 17, 2024: William Roberts reported that there was a meeting with interested residents during the summer and discussions are ongoing. Bill will enlist new members to help activate their neighbours.

June 18, 2024: It was agreed that William Roberts’ letter will be distributed door to door on the street as well as by Veronica Wynne at her condominium.

May 27, 2024: William Roberts will write a letter addressed to those who participated in our traffic survey. The letter will invite them to a meeting.

May 27, 2024: It was moved by William Roberts and seconded by Janice Kaldor to authorise Veronica Wynne to circulate the letter at her Condominium.. The motion was CARRIED.

April 18, 2024: Veronica Wynne will send William Roberts William Roberts the resident contact list.

March 19, 2024:Veronica Wynne will follow up.

January 18, 2024: Veronica Wynne reported that there is a 50 kilometre speed sign that remains near the South Kingsway/Gardiner Bridge and it has been reported to the city. Regarding the request for traffic lights at south Kingsway and Ormskirk we will have to write up a proposal and submit it to the City.

December 19, 2023: It was reported that the 40 Kilometer speed limit signs have been installed on South Kingsway.

December 19, 2023: It was moved by Sherrel Dhanpaul and seconded by Janice Kaldor to pursue our proposal, approved at the 2023 AGM, to ask the City, via our Councillor, for traffic lights at South Kingsway and Ormskirk. Our membership will be asked to support the proposal and to provide permission to convey that support and members’ e-mail addresses to the councillor. The motion was CARRIED.

1. **Swansea Town Hall**

April 18, 2024: William Roberts reported that the STH is looking for candidates for its Board of Management.

1. **Development Permit System**
2. **Swansea Public School:**

September 17, 2024: William Roberts reported that he and Sybil Wilkinson attended the proceedings and all went well. We are still expecting an invoice from the school for the plaques.

June 18, 2024: William Robertsreported taht the graduation will take place on June 25th and Bill and Sybil Wilkinson will present awards on SARA’s behalf

May 27, 2024: William Roberts reported that he will follow up with the school in June.

May 27, 2024: It was moved by William Roberts and seconded by Sybil Wilkinson allocate up to $250 for graduation awards. The motion was CARRIED.

April 18, 2024: William Roberts will contact the school to enquire about their plans for graduation so we can coordinate the presentation of SARA’s annual awards.

1. **Review of the Committee of Adjustment:**

January 18, 2024: William Roberts reported that as a result of errors made during a COA hearing a case was appealed to the Divisional Court (Loeb vs. Toronto 2022 ONSC 277) however the case has been dismissed because the appellant was a Third Party and had no right to appeal the case. Despite the dismissal of the case the judge opined that the COA’s lack of written decision reasons is acceptable because the YouTube record of the hearing is available.

It was also reported that the City’s 2024 first quarter review of the KPMG recommended improvements was attended by Veronica Wynne, William Roberts and Nick Singh. The invitees to the review were members of resident associations, and representatives from BUILD. It seems that the review was paired with a new initiative by Planning to hold annual “touch points” with” public and industry users”. During the presentation there was an opportunity for discussion.

Some of the issues raised were:

Suitability of the Committee Members: It was acknowledged that the appointments are controlled by City Council and the City Clerk and the criteria for hiring is very wide and has no requirement for planning credentials though appointees may have some exposure to planning issues. Training for appointees is scant and superficial.

Process vs. Processing: It was acknowledged that the challenge for the Planning department is to process the 4,000 applications in a timely and cost effective manner and Natural Justice is too expensive and slow “we don’t want people waiting three years for a decision” .

Next steps: Nick Singh will continue to pursue the problem with Mark Strifler at Councillor Perk’s office and Veronica will continue her efforts to provide Kyle Knoeck with ways to simplify the process, improve participation and reinforce participant rights and transparency.

1. **Newsletter:**
2. **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.*

September 17, 2024: Nick Singh reported that the Councillor’s office has become unhelpful regarding issues with the COA process.

February 20, 2024: Nick Singh reported that Mark at the Councillor’s office had committed to returning his attention to SARA’s concerns after the City Budget had been concluded. He also reported that the timelines for submitting comments do not preclude the submission of late last minute material and the rule requiring the reissue of incorrect notices is not being applied.

October 17, 2023: Nick Singh reported that as a result of the errors being made by the COA a complaint was raised with the committee’s Manager and Deputy Secretary-Treasurer, Sabrina Salatino, who apologised, said that nothing could be done and referred him to the director Kyle Knoeck who after referring Nick to the KPMG review was not willing to address the errors any further. Nick had also turned to the Councillor’s office which decided to wait to see what Mr Knoeck did. Since then the Councillor’s office has not taken up the matter although a representative from the Councillor’s office has been assigned to the matter.

January 17, 2023: Nick Singh will send the guide used in Ottawa for the proper conduct of the COA to Bill for his consideration.

1. **Membership Activation:**

April 18, 2024: Veronica Wynne reported that a suggestion that we check our account with our website domain to see if has been paid reveals that it is paid up. She has been given the passwords for our online accounts and will continue to investigate.

March 19, 2024: Veronica Wynne has circulated a document aimed at increasing membership renewals as well as attracting new members. It was agreed that we should emphasise membership in our next newsletter and we should advertise on our STH bulletin board. It was noted that there have been problems updating our website, William Roberts has a contact who may be willing to help and he will connect her with Nick Singh.

January 18, 2024: Veronica Wynne will send out a renewal reminder to the membership.

1. **CORRA**

May 16, 2023: Veronica Wynne reported that CORRA members were asked to participate in a campaign asking their ward councillors to correct the multiplex amendments as proposed by Housing and Planning. None of the corrections were proposed and CORRA is considering taking the matter to the Ombudsman. Also, CORRA is considering a committee that would monitor Committee of Adjustment applications for Multiplexes and compile a report of issues including things such as tree loss.

1. **Toronto Local Appeal Body ( TLAB )**

April 18, 2023: Veronica Wynne reported that she attended the last TLAB Business Meeting. It was revealed that the effect of the Bill 23 removal of the Right of Appeal was to reduce the number of appeals from hundreds to six. The current number of Chairs will be maintained at 14. Veronica reminded the meeting that the right of third parties to participate in TLAB proceedings had been maintained and requested an official notification recognising that right. The TLAB agreed that as long as the third party had submitted a letter to the previous proceeding then the right to participate had been maintained and that a letter confirming this would be issued to SARA and/or CORRA.

1. **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.

1. **Bloor Street Complete Streets Plan**

October 17, 2023: Work has shifted to painting Lines

September 19, 2023: Work crews have shut down parts of Bloor St. and repainted it to add bike lanes and reduce the automobile lanes. Signs were also changed but not the speed limits.

June 20, 2023: William Roberts reported that the plan to apply the Complete Streets program to Bloor West has passed.

1. **Night Economy**

December 19, 2023: William Roberts reported that all the proposed by-law amendments were passed except for protected areas in North York and Etobicoke. The protections were requested by those ward councillors. William Roberts noted that on January 17, 2024 a meeting for Night Economy supporters only is scheduled by the City.

December 19, 2023: It was moved by William Roberts and seconded by Sybil Wilkinson to report to our members, the voting record of Council Members on this matter. The motion was CARRIED.

1. **Bloor West Festival**

June 20, 2023: Veronica Wynne reported that the Swansea Town Hall has offered us space at their table at this year‘s Bloor West Festival July 15th. It was agreed that if we would accept if we can match times with volunteers. In preparation we will need to update the website and develop and print a bookmark to hand out at the Festival.

1. **Ontario Not-for-Profit Act (ONCA)**

December 19, 2023: On December 7, 2023 at the AGM our by-laws were amended to be up-to-date and compliant with ONCA requirements. Veronica will send Bill the link to the site regarding ONCA and by-laws to consider if further action is required.

1. **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 the16th of that month. The 2025 AGM will be on October 9th or 16th.

September 19, 2023: Veronica Wynne will register our meeting dates for next year with the STH. They are every third Tuesday in the month except July and August (when there are no scheduled meetings) and in December when the 2023 meeting for that month will be on December 10th.

1. **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.

1. **City of Toronto's Zoning By-law Simplification and Modernization Zoning Amendments**

February 20, 2024: No News*.*

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.

1. **City Budget**

March 19, 2024: Veronica Wynne thanked Janice Kaldor for her reporting on the Mayor’s budget Town Hall.

February 20, 2024: It was reported that the City budget will raise property taxes by 9.5%, maintain the vacancy tax and introduce a new foreign ownership tax. The full budget is available at:

<https://www.toronto.ca/city-government/budget-finances/city-budget/your-toronto/>

January 18, 2024: Nick Singh reported that he attended the Councillor’s “town hall”regarding the 2024 City budget. The Councillor defended the budget increases by stating that looking for savings in unpopular projects like making High Park car free would not eliminate the deficit and therefore such things were not being considered no matter how much they might save.

Janice Kaldor reported that she attended Mayor Chow’s “town hall”regarding the budget and found the format quite controlling. Janice will provide a summary of the meeting for the executive.

1. **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.

1. **Avenue Study City Consultation**

September 17, 2024: Veronica Wynne reported that the City is proposing changes to the height permissions for developments on certain Avenues and there will be a meeting in October.Veronica will update the Board.

September 17, 2024: It was moved by William Roberts and seconded by Janice Kaldor to oppose the proposal. The motion was CARRIED.

June 18, 2024: Veronica Wynne reported that the City is doing a Study consultation update including the Midrise Guidelines on June 25th

March 19, 2024: Veronica Wynne reported that there is in-person only consultation scheduled by the City for March 21,27,29, regarding Avenue Studies and changes such as the angular plane.

1. **Bloor Street West Avenue Study**

***November 19, 2024:*** *Veronica Wynne reported that the first Public Consultation Meeting for the new Avenue Study was well attended by the SARA executive and the purpose for the restart is to increase heights and densities in the study area.*

***October 15, 2024:*** *William Roberts reported that despite the years of work on the completed Avenue Study for Bloor St. West the City has withheld the resultant by-law amendments and has now mandated a new Avenue Study for the same Bloor St West area. The first public consultation Meeting is today Oct 15th at 7:00 PM at Runnymede United Church, 432 Runnymede Road.*

May 27, 2024: It was moved by William Roberts and seconded by Janice Kaldor to approve the letter that was sent by Veronica Wynne to the LAC consultations regarding the Avenue Study. The motion was CARRIED.

March 19, 2024: Veronica Wynne reported that the Bloor Street West Avenue Study which has been pending for years is still not completed. However BUILD has issued a position and SARA needs to study it and prepare a response.

1. **Swansea Mews**

***November 19, 2024:*** *Veronica Wynne reported that federal funding for the redevelopment of the Swansea Mews has been confirmed.*

September 17, 2024: It was reported that there is a plan to demolish the buildings.

June 18, 2024: Veronica Wynne reported that as the money being allocated is a federal grant she called MP Arif Virani’s office and was told that he cannot direct the allocations. Veronica will ask Sybil if she can help with a contact from the Mews residents.

**May 27, 2024:** Veronica Wynne reported that since the eviction of the Mews residents a year ago not much has been happening. Sherrel Dhanpaul had heard that money for housing was being allocated and Veronica contacted Mark Strifler at Councillor Perks’ office to promote the cause of the evicted for priority. Mark said that the Mews was way down on a list of 90 projects.

1. **Gofundme Campaign**

***November 19, 2024:*** *Nick Singh reported that success with the fund is wholly dependent on us promoting the appeal on all types of social media on which we currently have zero presence. It was discussed that we may be able to get assistance from CORRA member `Randy` and from Bill Hammond at the Village Players. Veronica will contact these people. Nick Singh reported that since he had the credentials for our website he should be able to update it and will investigate resolving this blockage.*

September 17, 2024: It was moved by William Roberts and seconded by Nick Singh that in order to help pay for the OLT case for 2461 Bloor St. W. we should open a Gofundme campaign. The motion was CARRIED.

September 17, 2024: Veronica will update the BWVRA regarding the Gofundme campaign and will contact Randy who has experience in promoting a Gofundme to help with our effort. Veronica will compose and distribute a message to support the campaign.

1. **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.*

***October 15, 2024:*** *It was moved by William Roberts and seconded by Janice Kaldor to oppose the amendments. The motion was CARRIED.*

September 17, 2024: William Roberts reported that the City has proposed an Official Plan amendment to allow for the sale of parkland and green space without the guarantee that it will not pass into private hands. The rationale offered is that sometimes special permissions have to be given for certain types of infrastructure works and selling the land in question will save processing of the permissions. Bill Roberts will write a letter of opposition for October 25th.

September 17, 2024: It was moved by William Roberts and seconded by Janice Kaldor to oppose the Amendment on the grounds that having to do paperwork is not a good reason to sell off public lands and the proposed language is different from the language shown to the public. The motion was CARRIED.

**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.

May 27, 2024: Veronica Wynne noted that the lull in COA application continued for another month. It is possible that economic factors are at play or plans are being redrawn to take advantage of the as-of-right permissions for multiplexes.

April 18, 2024: Veronica Wynne reported that there has been a lull in COA activity this month.

**1 Ellis Park: Inactive**

February 21, 2023: It was agreed by consensus to move this matter to the inactive page of the Development Application List.

January 17, 2023: Sabrina McCluskey will check to see if this application is still active on the COA Application Information Centre.

December 13, 2022: It was agreed by consensus to close this item.

November15, 2022: This is a massive development proposal and has a number of things wrong with it: three times the FSI, over heights, setback encroachments, and an ancillary building.

November15, 2022: It was moved by William Roberts and seconded by Sabrina McCluskey to oppose the application for 1 Ellis Pk. The motion was CARRIED.

**3 Durie St.:**

September 19, 2023: Nick Singh reported that this application was previously refused by the Committee and is nearly identical to the previous application. The design keeps the neighbour in the shade all year and is too massive for the street and hilltop location. Despite presentations from several of the neighbours on August 30th the Committee heard and approved the application. At this hearing Nick Singh was not given an opportunity to participate contrary to the Planning Act and the committee’s rules. This resulted in an apology from the Manager of the Toronto East York COA panel but no remedy. Follow up communications with the Director of the COA, Kyle Knoeck, and Councillor Perk’s office have not produced a remedy and. Nick Singh said he is pursuing the matter.

**4 Beresford Ave.:**

March 19, 2024: Nick Singh reported that this application was approved despite the issues and problems associated with the application.

February 20, 2024: This application to the COA seems to be geared to maximising the size of the building. As a new building it should be able to be designed closer to the existing by-laws to allow for the tree canopy, prevent flooding and be in keeping with the neighbourhood.

February 20, 2024:. It was moved by Nick Singh and seconded by Sybil Wilkinson to oppose this application. The motion was CARRIED.

**7 Verbena :**

September 17, 2024: Nick Singh reported that this application proposed to overbuild on one side of a semidetached and the neighbour at 5 Verbena was very upset. The COA approved the application and the neighbour has complained to the Councillor.

**10 Waller Ave:**

***November 19, 2024:*** *Nick Singh reported that the construction seems to include a reverse driveway which is not permitted. It was recommended that Transportation should be alerted to the possibility.*

October 17, 2023: Nick Singh reported that a planners report regarding the incorrect identification of the Established Grade was submitted to the planning department and we are awaiting a response.

September 19, 2023: Nick Singh reported that the COA heard and approved this application on August 9, 2023. He also reported that the hearing was marred by severe errors in procedure and judgement, both of these, on the part of the Committee and its members. As a result Nick Singh is pursuing the powers that be to rectify these failures. It was agreed by consensus that Nick Singh will update the Association.

July 19, 2023:This application seeks to sever the property and erect two oversized buildings. One of the issues is the preservation of trees. The neighbour is advised to get an arborist to make a report that can go to Urban   
Forestry.

July 19, 2023: It was moved by William Roberts and seconded by Sherrel Dhanpaul to oppose this application. The MOTION was carried.

**11 Willard Gardens.:**

**June 18, 2024:** Nick Singh reported that this application was back on the schedule. It was moved by William Roberts and seconded by Janice Kaldor to oppose this application. The motion was CARRIED.

February 20, 2024: Nick Singh reported that this is a very restricted lot at the bottom of a steep ravine area which raised a number of concerns. It was moved by Nick Singh and seconded by Sybil Wilkinson to oppose this application. The motion was CARRIED.

February 20, 2024: Nick Singh reported that the applicant is asking for the same Side Yard Setback variance as previously refused by the Committee. The applicant has made a tiny step back adjustment to the third floor which does nothing to address the impacts created by this oversized building.

February 20, 2024: It was moved by William Roberts and seconded by Sherrel Dhanpaul to oppose this application and support the Committee’s previous decision. The motion was CARRIED.

November 21, 2023: Nick Singh reported that this oversized building with eight requested variances, was approved with the exception of the side yard setback thus applying some restraint. Of note was the presence of two new committee members on this panel and an expanded but still vague comment in the decision regarding the refused variance.

November 21, 2023: It was moved by William Roberts and seconded by Sybil Wilkinson to confirm the action taken to oppose this application. The motion was CARRIED.

**16 Brule Cres.: Inactive**

April 18, 2023: Sabrina McCluskey reported that the 60 days to launch an appeal has expired. It was agreed by consensus to move this item to the inactive page of our development applications list.

March 21, 2023: Following the COA decision to refuse the variance for a second front entrance we are waiting to see if the owner appeals.

February 21, 2023: Nick Singh reported that we opposed the application for 16 Brule Cres. and that the owner of 14 Brule, Lydia Bell, asked for our support to oppose the application and she also engaged William Roberts as her own council.

This application sought to reconstruct 16 Brule to include a Secondary Suite but to set aside the By-law specifically prohibiting second front entrances as well as considerable variances to the Height and FSI limits. The committee refused the variance for the second front entrance but approved all four other variances.

Of note was the fact that SARA and Mr Roberts made requests under Section 16 of the Statutory Powers Procedure Act for written reasons in the Committee’s decision and the Association pointed out that given the loss of the right of appeal the COA hearing required a higher standard of vigilance in its proceedings, examination of evidence and decision making. The Chair responded that until told to change its practices by a higher authority the COA would continue as usual.

Also of note, in addition to our presentation SARA made a request to pose questions to the applicant and the request was allowed. We verbally submitted five questions asking for any evidence the applicant had relevant to the Official Plan that would support the applicant’s claim that the variances maintained and respected the provisions of the Official Plan. The applicant responded that he had no such evidence.

**17 Ellis Park Rd.**

September 17, 2024: Nick Singh reported that this application is proposing an oversized building.

September 17, 2024: It was moved by Nick Singh and seconded by William Roberts to oppose this application. The motion was CARRIED.

**18 Beresford Ave.:**

March 19, 2024: Nick Singh reported that closer examination of the application revealed that the application was in keeping with the four tests and our submission to the committee reflected this and provided reasons for our decision not to oppose the application.

February 20, 2024: It was moved by Sherrel Dhanpaul and seconded by Nick Singh to oppose this application. The motion was CARRIED.

**18 Kennedy Ave.**

December 19, 2023: Nick Singh reported that the Committee of Adjustment approved the variances for this application on Dec 13th despite the applicant having zero planning evidence to support it.

**21 South Kingsway**

December 19, 2023: Nick Singh reported that the COA ignored our presentation and approved all the variances in this application on Nov. 22nd.

November 21, 2023: Nick Singh reported that the main objection, of the four requested variances, was the near 100% increase in the permitted FSI. This hearing is scheduled for November 22nd.

November 21, 2023: It was moved by William Roberts and seconded by Sherrel Dhanpaul to oppose this application. The motion was CARRIED.

**24 Durie**

December 19, 2023: Nick Singh reported that the previous owner of the property had been to the Committee of adjustment with a zoning examiner report that missed two variances and that the COA approved that original application with the errors, but, on condition that construction be completed in accordance with the plans. The owner then flipped the property along with the COA approvals to the current owner. The current owner built as per the Committee’s condition to build according to the plans however the inspector halted construction because of the missed variances which by themselves are minor. The application to legalise the construction was approved on Dec. 6th.

November 21, 2023: Nick Singh reported that this application to the COA is seeking to legalise construction that was not approved at the previous COA hearing.

November 21, 2023: It was moved by William Roberts and seconded by Sherrel Dhanpaul to oppose this application. The motion was CARRIED.

**26 Ostend Ave.**

December 19, 2023: Nick Singh reported that he presented a very detailed opposition to this application and it was ignored by the Committee and approved on Nov. 29th with the justification that the area was known to one of the committee members to be “eclectic”.

November 21, 2023: Nick Singh reported that this proposal would push the front of this building into the front setback and tower over the sidewalk and the buildings across the road as well as push the FSI to just under the one times coverage which is the zoning limit for Swansea’s apartment zones. The hearing is scheduled for November 29th.

November 21, 2023: It was moved by William Roberts and seconded by Sherrel Dhanpaul to oppose this application. The motion was CARRIED.

**28 Grenadier Heights**

September 17, 2024: Nick Singh reported that this application seeks a precedent setting third floor platform.

September 17, 2024: It was moved by Nick Singh and seconded by William Roberts to oppose this application. The motion was CARRIED.

**34 Southport**

***November 19, 2024:*** *Veronica Wynne reported that the start of construction has been postponed to from January 2025 to January 2026.*

***October 15, 2024:*** *Veronica Wynne reported that the Developer issued a letter to surrounding properties announcing that they were going to do a preconstruction survey for propertied that responded to their letter. Given that these surveys had already been done once it is not clear why the developer wants to have them redone. However it is their right to have them done as many times as they wish so Veronica Wynne called the developer to make sure that all the properties previously included would be included in the new surveys.*

June 18, 2024: Veronica Wynne reported that the second tower is now being advertised. Also that it was revealed in discussion that the developer is looking at doing the precision monitoring at a limited number of properties.

June 18, 2024: It was moved by William Roberts and seconded by Janice Kaldor to approve Veronica Wynne to advise all the condominium Boards regarding the issues and what they need to do.. The motion was CARRIED.

October 17, 2023: The COA application to remove the requirement for commercial parking was approved without conditions on September 20th. This was done despite the Committee’s policy of not reopening settlements involving community RA’s. However, the Committee recommended that the site plan should incorporate Veronica Wynne’s suggestion to have spaces intended for visitors to be metered so that visitors will not do all day parking in these spots and they may be available for commercial uses. Veronica Wynne will follow up with the Chief Planner.

**34 Morningside**

September 17, 2024: William Roberts reported that construction has begun.

March 21, 2023: Continue to Monitor until September 19, 2024

February 21, 2023:It was agreed by consensus to monitor this matter until next month.

January 17, 2023: William Roberts reported that the developer has a twelve month time limit from the date of the severance approval in which to submit the building plans. It was agreed to monitor this application on the AIC.

**40 Deforest Rd.:**

***November 19, 2024:*** *Nick Singh reported that this application was heard by the Committee of Adjustment on October 16, 2024.This application sought to increase the previous COA approval for FSI to 0.84 in a 0.06 zone and if approved would be at odds with 87% of the immediate neighbourhood. The applicant provided obviously incorrect information and the Committee approved the application.*

**40 Beresford Avenue:**

January 18, 2024: Nick Singh reported that this application is no longer on the Committee’s AIC

October 17, 2023: Veronica Wynne will contact the owner for a report on the situation.

May 16, 2023: Sabrina McCluskey reported that the COA approved this application with conditions but following the issuance of the decision it has been amended. This does not appear to be proper and will require investigation.

December 13, 2022: The neighbour Dawn Newlands at 42 Beresford (see guest at June 21, 2022 meeting) contacted Sabrina McCluskey regarding trespass problems with the construction work. Being a civil matter it was recommended that Dawn contact a lawyer. Sabrina McCluskey reports that Dawn had to call the police to deal with trespass and damage issues and the City has also become involved.

July 19, 2022: No appeal of the COA decision was filed. It was agreed by consensus that this matter is closed.

May 17, 2022: Sabrina McCluskey will circulate her comments.

**41 Armadale Ave.**

March 19, 2024: The application for this address is scheduled for a hearing at the COA. Regrettably our current workload outweighs our ability to present a proper objection at the hearing.

**44 Larkin Avenue: Inactive**

February 21, 2023: It was confirmed to move this matter to the inactive page of the Development Application List

January 17, 2023: Sabrina McCluskey reported that this matter was not on the COA AIC. It was agreed by consensus to move this matter to the inactive list. Nick Singh will forward the COA file to Sabrina.

November15, 2022: Sabrina McCluskey reported that we have not heard from the concerned residents and recommended we close this mater.

April 19, 2022: Sabrina McClusky will enquire with the residents to see if the residents acquired the plans for the development*.*

January 18, 2022: No News.

December 13, 2021: This development proceeded on the issuance of building permits. The development has been questioned by residents. They have been advised by SARA to request the plans from the City. Nick and Veronica will develop a guide for residents who are confronted by questionable developments.

**45 Armadale:**

June 18, 2024: Nick Singh reported that the plans for this proposed Garden Suite supposed that there a substantial foundation under the existing garage that would enable retaining the current walls. However this was unlikely as it would be atypical. There were several other questionable issues.

June 18, 2024: It was moved by William Roberts and seconded by Sherrel Dhanpaul to oppose this application because of questions about the accuracy of the plans. The motion was CARRIED.

**48 Coe Hill Dr.:**

February 21, 2023: It was agreed by consensus to only minute this matter and not have it on the Development Application List.

February 21, 2023: Nick Singh reported that the owner agreed to present some changes weeks ago. However. when contacted there was a change in the owner's intentions. Then there was a death in his family and he asked for more time. A message is expected this week.

January 17, 2023: Nick Singh reported that the neighbours and the Association met. The owner agreed to return with changes that addressed the neighbour`s concerns.

December 13, 2022: Nick Singh reported that the appeal filed by the neighbours at 50 Coe Hill is in limbo due to Bill 23 but the owners at 48 may be willing to meet to hear concerns.

October 18, 2022:Nick Singh reported that this application seeks to place a deck that is five times the permitted size at the front of the building and have it encroach into the front and side yard setbacks. The encroachments are prohibited by an exception. There are also several height variances for both building height and wall heights. In addition the layout of the floors is indicative of a commercial use.

October 18, 2022: It was moved by William Roberts and seconded by Sybil Wilkinson to oppose the COA application for 48 Coe Hill Dr. The motion was CARRIED.

**58 Beresford:**

February 21, 2023: No Change.

January 17, 2023: It was agreed by consensus to monitor this application on the AIC for activity until June 30th.

October 18, 2022: Nick Singh reported that the City has finally responded to our request for a review of the variances and the City is in agreement that the attic should have been included in the FSI calculation. The following was received from Frank Stirpe, (Acting) District Manager, Plan Review, Toronto & East York District: “The zoning examiner will be notifying the applicant of our position. If a building permit application is submitted we would complete the review with the position that attic space without installed subfloor would be considered usable floor area and can increase the Floor Space Index calculation.”

September 20, 2022: Sabrina McCluskey reported that there was no appeal and this matter is closed.

July 19, 2022: Sabrina McCluskey reported that the application was approved at the COA but a request for review is still open. The relevant e-mails will be sent to Bill for his consideration.

**60 Mayfield Ave.:**

***November 19, 2024:*** *Nick Singh reported that this application was heard by the Committee of Adjustment on October 16, 2024. This application sought to place an oversized balcony in an Immediate Neighbourhood where there were no balconies whatsoever making it zero percent for the balcony to be in support of the neighbourhood character. The Committee approved the application thereby setting a new precident.*

**65 Mayfield Ave.:**

January 18, 2024: Nick Singh reported that this application is no longer on the Committee’s AIC.

September 20, 2022: Nick Singh reported that he had made inquiries about this development that was given Permits by the City. The inquires involve the application of Exception 1249.

September 20, 2022: It was moved by William Roberts and seconded by Sybil Wilkinson to confirm pursuit of the inquiry. The motion was CARRIED.

**71 Kennedy Avenue:****Inactive**

February 21, 2023: It was confirmed to move this matter to the inactive page of the Development Application List.

January 17, 2023: It was agreed by consensus to move this matter to the inactive list.

April 19, 2022: Sabrina McClusky reported that this application was deferred.

March 15, 2022: Sabrina McCluskey reported that the COA application was deferred because of the TRAC report and concerns from the Environmental Heritage Group.

February 15, 2022: Veronica Wynne reported that she attended the Committee of Adjustment hearing for the severance of this property. The applicant was seeking to sever the property and construct a new narrow building on it. Because of its location in the ravine area the TRCA must provide a report and the applicant must also get forestry approval. The application was deferred because of heritage issues and deferred also on condition that the developer meet with the community.

**76 Ellis Park Rd.**

December 19, 2023: Nick Singh reported that our arguments were ignored by the COA and this oversized building was approved for every variance requested.

November 21, 2023: Nick Singh reported that a COA application for this address is scheduled for November 22nd. It is for seven variances for a very large building featuring several oversized balconies at the front.

November 21, 2023: It was moved by William Roberts and seconded by Sherrel Dhanpaul to oppose this application. The motion was CARRIED.

**81 Brule Gardens**

March 19, 2024:The application for this address is scheduled for a hearing at the COA. Regrettably our current workload outweighs our ability to present a proper objection at the hearing.

**103 Durie St.**

December 19, 2023: Nick Singh reported that this oversized building was approved on Dec. 6 despite our arguments and the opposition presentation by the immediate neighbour.

November 21, 2023: Nick Singh reported that the requested variances could make this building the biggest on the block. It is scheduled to be heard on Dec 6th.

November 21, 2023: It was moved by William Roberts and seconded by Sherrel Dhanpaul to oppose this application. The motion was CARRIED.

**106 Durie St.**

November 21, 2023: Nick Singh reported that the COA approved a large garage to have almost zero setback from the property line here 6 meters was required.

November 21, 2023: It was moved by William Roberts and seconded by Sybil Wilkinson to confirm the action taken to oppose this application. The motion was CARRIED.

**108 Durie St:**

January 18, 2024: Nick Singh reported that this application is still listed as deferred on the Committee’s AIC.

July 19, 2022: Veronica Wynne reported that this application to the COA was deferred pending a meeting with the community and SARA and that there has been no meeting and the matter is still open.

**118 Runnymede Ave.: Closed**

January 18, 2024: Nick Singh reported that this application was approved and is no longer on the Committee’s AIC. It was agreed by consensus to close this matter.

March 21, 2023: This application seeks to permit the use of a personal service shop (esthetician) within the two-storey building. And also to permit a front yard parking pad. No action required.

September 19, 2023:Nick Singh reported that the COA heard and approved this application on August 30, 2023. This application sought an altered Front Yard Setback not in keeping with the character of the area. Developer’s data showed the development did not meet the test for the OP or the Act. The applicant was also allowed to introduce new evidence as part of her rebuttal; evidence that was questionable.

**151 Beresford Ave.: Closed**

January 18, 2024: Nick Singh reported that this application is no longer on the Committee’s AIC. It was agreed by consensus to close this matter.

March 21, 2023: This application is to alter the existing two-storey detached dwelling by constructing a rear two-storey addition with a rear ground floor deck and to enclose the existing front porch. The requested variances will convert the non-habitable front porch into habitable space and will move the main wall forward. It was decided by consensus that Nick and Sabrina will consider if action is necessary.

**160 Morningside Ave.:**

September 17, 2024: Nick Singh reported that this application is a return trip to the COA this time asking for more FSI than the first time based on claims that are not supported by the Plans submitted.

September 17, 2024: It was moved by Nick Singh and seconded by William Roberts to oppose this application. The motion was CARRIED.

**174 Beresford**

March 19, 2024: The application for this address is scheduled for a hearing at the COA. Regrettably our current workload outweighs our ability to present a proper objection at the hearing.

**192 Ellis Ave.: Closed**

January 18, 2024: Nick Singh reported that this application is no longer on the Committee’s AIC. It was agreed by consensus to close this matter.

January 17, 2023: It was agreed by consensus not to object to this application.

**232 Willard Ave.: Monitor**

October 17, 2023: October 17, 2023: It was agreed by consensus to monitor the construction until 2024.

September 19, 2023: Nick Singh reported that the developer did not resubmit the application to the COA. However, construction began over the summer and its progress is being monitored.

March 21, 2023: The developer provided Nick Singh with a Zoning Examiner’s report for the new plans. Nick questioned the flat roof as a missed variance. The Zoning Examiner revised the report to include an additional height variance for the Flat Roof. Nick Singh then informed the owner that pending the Association’s Board decision he expected the Association to oppose the height and extra FSI.

February 21, 2023: Nick Singh reported that the developer did not respond to our last question and seemed to have stopped communicating with us. Nick sent a new message Feb 15th. At the same time 3 building permits have been posted for a new two storey rear addition, a new one storey rear addition, a new rear deck, a new second floor rear balcony, underpinning of the existing foundation walls and interior alterations throughout the existing dwelling. Work at the house has begun but so far is internal only. The developer responded on Feb 16 saying that the new proposal was submitted to the Zoning Examiner to see what variances would result from the changes in the By-laws.

January 17, 2023: Nick Singh reported that he has been in discussion with the developer who provided a new plan. Nick posed a series of questions to the developer who did not fully respond. A subsequent message has also not been responded to.

September 20, 2022: Nick Singh reported that he made an inquiry with City Planning regarding a missed variance in its review of this application for Main Wall height and the City is reviewing its notice. Nick also opposed the application at the COA and agreed with the developer when he asked for a deferment pending the City’s review. The Committee granted a deferment to allow for the review and for consultation with the community regarding their concerns.

September 20, 2022: It was moved by Nick Singh and seconded by William Roberts to confirm the inquiry of, and opposition to the application of 232 Willard. The motion was CARRIED.

**235 Riverside Drive: Closed**

January 18, 2024: Nick Singh reported that this application is no longer on the Committee’s AIC. It was agreed by consensus to close this matter.

November15, 2022: it was decided by consensus not to oppose the COA application for this address.

**236 South Kingsway**

March 19, 2024: The application for this address is scheduled for a hearing at the COA. Regrettably our current workload outweighs our ability to present a proper objection at the hearing.

**240 Riverside Cres. *November 19, 2024:*** *Nick Singh reported that this application was heard by the Committee of Adjustment on October 16, 2024. This application was for a deck in a TRCA controlled area and the TRCA approved it so we did not oppose the application.*

**272 Windermere: Closed**

January 18, 2024: It was agreed by consensus to close this matter.

February 21, 2023:It was agreed by consensus to monitor this matter until next month.

**307 Riverside Drive: Monitor**

September 17, 2024: William Roberts reported that this matter was appealed to the TLAB and has now been approved.

January 18, 2024: It was agreed by consensus continue to monitor this item.

October 18, 2022: William Roberts reported that a second hearing is scheduled for October 20th, 24th and Nov. 21st.

January 18, 2022: William Roberts reported that a hearing is scheduled for Jan. 27th.

**339 Windermere Ave. Inactive**

January 18, 2024: Nick Singh reported that this application is still on the Committee’s AIC as “open”. It was agreed by consensus to monitor this matter.

January 17, 2023: It was agreed by consensus to move this matter to the inactive list.

April 19,2022: Sarina McClusky reported that the application may have been appealed to the TLAB and she will confirm our status as a potential participant.

March 15, 2022: It was reported that 339 Windermere may have appealed to the TLAB. Sybil Wilkinson will investigate.

**1978 Lake Shore Blvd. Monitor**

January 18, 2024: It was agreed by consensus continue to monitor this item

October 18, 2022: Veronica Wynne reported that the next step is to wait for the Site Plan to be submitted by the developer.

July 19, 2022: Veronica Wynne reported that the motion for the Working Group to be made a party to the Site Plan approval was moved by Councillor Perks and passed by Community Council. Chief Building Official, Miller, said that a hold, “H”has been put on the Site Plan for storm water concerns*.*

**2401 Bloor St. W. (the Dark Horse Pub): Closed**

January 18, 2024: It was agreed by consensus to close this item.

March 21, 2023: Sabrina McCluskey reported that the appeal period for this matter will end in April 2023. It was agreed by consensus to monitor this until April 30, 2023.

February 21, 2023: Sabrina McCluskey reported no change.

January 17, 2023: Sabrina McCluskey reported that a side patio was approved and constructed and it appears that the owner may have abandoned the additional patios. It was agreed by consensus to move this matter to the inactive list.

April 19, 2022: The developer requested a deferment to permit consultation with the community. The deferment was granted and the developer will provide a date for the meeting.

March 15, 2022: It was reported that the Dark Horse Pub has applied to the COA for additional outdoor patios at the rear and on the roof. It was agreed to oppose the application.

**2453-2469 Bloor St West: This application is for a 12 storey condo tower**

***November 19, 2024:*** *Veronica Wynne reported that the SARA was recognised as a Party to the OLT appeal sheltering under the City`s Party status, with the attendant but limited rights. We are able to fully participate in the OLT proceedings but we are not able to block the settlement of any or all matters under appeal should the City and Developer decides to settle them. The developer appears to be nervous about our participation and has been trying to limit our participation. We have complied with the OLT`s procedural order to produce an issues list which was done by our Professional Planner with a view to the City`s issues list. The City complained that we had used their list and the Developer objected to our presence under the City`s Party status, both to no avail. Following the settlement of those objections the Developer asked SARA to submit to the OLT a new development proposal for the site on their behalf. The new plan increases the number of floors to 16 plus the amenity space. SARA refused as that would be in conflict with our interests and as a non-appellant party it falls to the City to agree or not to the change in the matter at issues before the OLT. The new plan has been submitted to the OLT but we do not the City`s response. The next dates at the OLT are Jan 8, 2025 to exchange witness lists and Jan 22 to consolidate the issues list.*

***November 19, 2024:*** *It was moved by William Roberts and seconded by Sherrel Dhanpaul to approve Veronica Wynne to contact the City`s lawyer to sort out our issues lists and which development plan we will be dealing with The motion was CARRIED.*

***October 15, 2024:*** *Nick Singh reported that a Gofundme campaign has been set up to help fund our participation in the hearings for this appeal by the developer. It was suggested that we place a small add in a local newspaper to support the Gofundme campaign and provide a small article for the paper to publish.*

*Veronica Wynne reported that the developer has announced that they are submitting a new plan for the appeal which will increase the number of floors from 13 to 16. These new plans are expected to be provided on Oct 30th. The City lawyer has assured Veronica that they will provide us with the City`s issues list and the new plans. If we receive the City`s issues list Terry Mills will be able to complete or submission for $800.*

***October 15, 2024:*** *It was moved by William Roberts and seconded by Nick Singh to authorise Veronica Wynne to e-mail the City Solicitor to remind him to provide to SARA the City`s issues list and the new plans. The motion was CARRIED.*

September 17, 2024: Veronica Wynne reported that during the summer the developer appealed the City`s By-Law Amendment to the Ontario Land Tribunal and subsequently the OLT held a Case Management Consultation (CMC) meeting which took place earlier today. It should be noted that motions to approve our participation and retain Planner, Terry Mills, at the CMC were accomplished on line. Veronica reported that at the CMC meeting Terry Mills attended to monitor the proceedings, Veronica presented our request for Party status which was granted as a Non-Appellant Party status which limits our participation. The Developer argued to limit our ability to raise new issues and Veronica responded that all the issues we intended to raise had been submitted. The Adjudicator ruled that given that the developer was not interested in negotiation the matter would go directly to a five day hearing starting March 24, 2025 and the issues list and procedural orders are due on October 31, 2024. Veronica will ask Terry for an expected fees list for the hearings.

September 17, 2024: It was moved by Janice Kaldor and seconded by Sherrel Dhanpaul to Pay Terry Mills $1750 +HST for his participation in the CMC when the invoice is provided. The motion was CARRIED.

June 18, 2024: Veronica Wynne noted that the appeal deadline was June 17and she will ask Melanie at the City about it.

May 27, 2024: We are waiting to see if the developer will appeal the approval.

April 18, 2024: Veronica Wynne reported that the Toronto East York Community Council approved the development application with a zoning amendment prepared by the City. The City’s zoning amendment replaced the developer’s proposal for 13 stories with 10 stories. The developer attempted to avoid the approval of the City’s proposal by requesting a deferral. Councillor Perks noted that the recent legislative changes that pushed the City to render decisions within 90 days or face fines were requested by the development industry and were applied to this application and it was ironic that having gotten their wish this developer was now asking for delay. As the amendment appeared to be in line with the all requirements and findings of the planning and development process it was approved. The developer now has the option of appealing the approval to the OLT. In view of a likely appeal by the developer SARA should prepare to participate. Since becoming a Party to the appeal will require us to hire an expert planner we will need to convene a meeting of the residents to discuss the situation, the community’s position and to raise funds to support our case. Veronica will organise the meeting.

March 19, 2024: Veronica Wynne reported that the Community Planning report is recommending 10 storeys but the report has not been officially released. It was noted that given the Easter holiday it may not be released until just prior to the meeting. Veronica will send Nick Singh the names of the residents who have signed up to speak at the Community Council hearing to check for SARA members so that we can encourage attendance at the hearing.

March 19, 2024: It was moved by William Roberts and seconded by Janice Kaldor to encourage residents to write letters or attend the Community Council meeting and to ask for a 30m height inclusive of all overruns. The motion was CARRIED.

February 20, 2024: Veronica Wynne reported that we attended a City hosted meeting regarding this proposal. William Roberts pointed out that one of the issues is that this was presented in the meeting notice as a 12 storey building when it appears to be 13 storeys in which case a new notice regarding the proposals is necessary. The building also does not comply with the angular plane or the Midrise standards which require a 30m high building not 47m.

February 20, 2024: It was moved by Sherrel Dhanpaul and seconded by Nick Singh to recommend a 7 to 8 storey building, 30m in height, in keeping with current building standards. The motion was CARRIED.

October 17, 2023: Veronica Wynne reported that this development is on hold because it was sent back to the developer because the application was deemed incomplete by the City. When a complete application is received there will be further consultation.

June 20, 2023: Veronica Wynne reported that she sent an e-mail requesting a working group to look at issues and solutions to which the City Planner said“no”, the developer said “yes”and the Councillor said “yes, will try for it”. We have a member who lives on Larkin near to the project who will participate. Next step is to hold a community meeting to prepare for a meeting with the developer and the Councillor.

May 16, 2023: Sabrina McCluskey reported that she attended with William Roberts and Veronica Wynne a public meeting to introduce a proposal for a 12 storey condo tower. The Councillor did not seem to support 12 stories and proposed a further meeting to explore the appropriate height and the inclusion of affordable housing. Veronica Wynne is taking charge of this item for our Development List. Veronica will contact nearby members and convene a meeting.

**MONITOR ITEMS**

**House Keeping:**

1. **Insurance Policy**

**December 19, 2023 Nick Singh reported the insurance policy has been renewed for $1,361.**

1. **Annual General Membership Meeting**
2. **Board of Directors Recruitment**

***November 19, 2024:*** *Veronica Wynne reported that Nicole Wineman has reconsidered her position as a Director because of her personal schedule and has expressed an intention to resign. There is also a difficulty with Elizabeth Tsihlias`s inability to attend meetings and remain a Director. Veronica will contact these members and confirm their intentions.*

1. **Constitution Update**
2. **Annual Booking of Space for Meetings**

***October 15, 2024:*** *Veronica Wynne will cancel the space booked for October 22, 2024.*

1. **Membership Committee**
2. **Swansea Town Hall Garage Sale**
3. **BIA Sidewalk Sale**
4. **YIMBY (Yes In My Back Yard)**
5. **Swansea Public School Graduation Awards**
6. **Road Closures: Ukrainian Festival**

**Local Interest:**

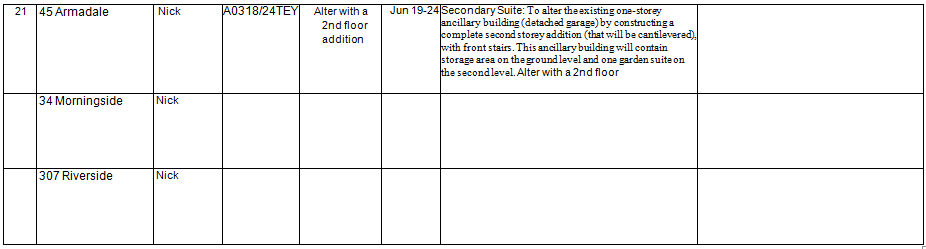
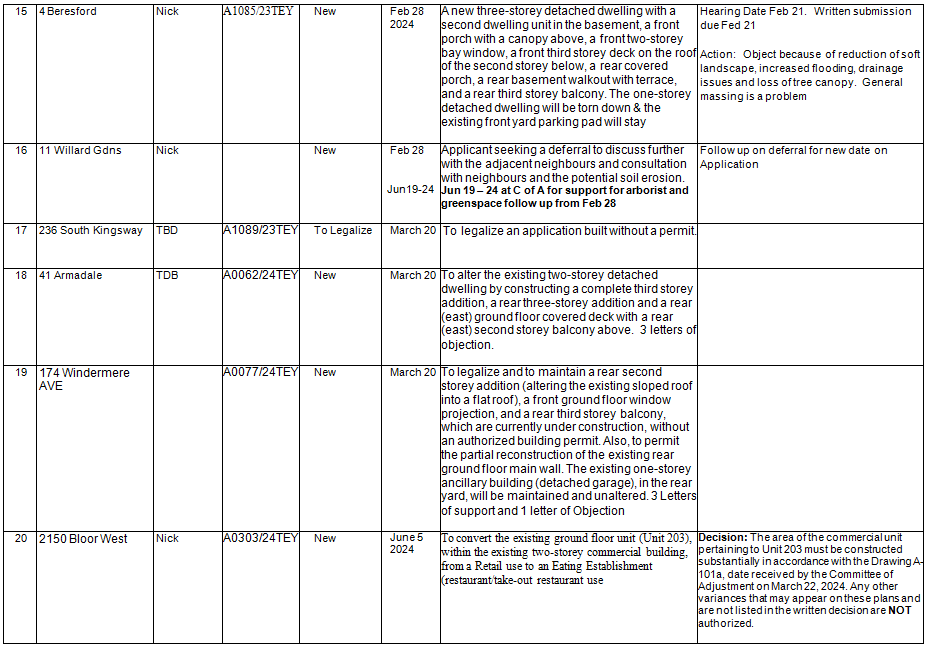
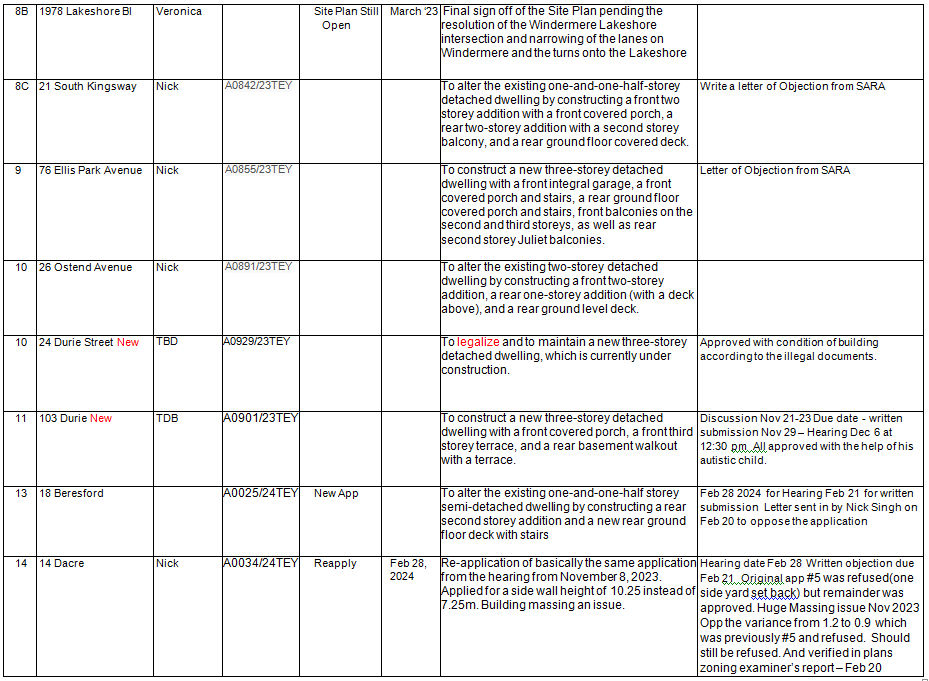
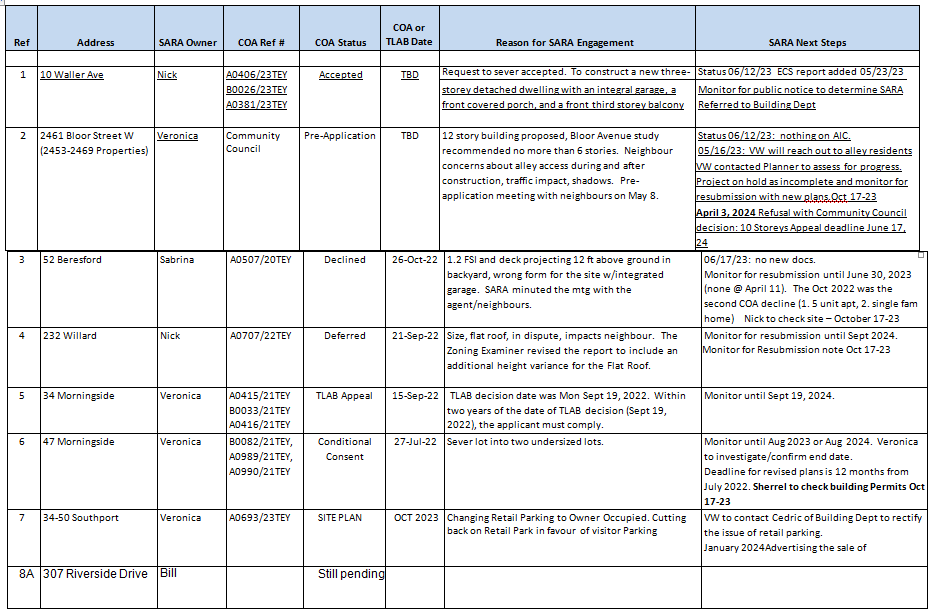
1. **Swansea Traffic Study**

**Development Applications:**

1. **Joyco Gas Station Heritage Building**
2. **21 Verbena**
3. **2500 Bloor Street W. (Tridel) Traffic Study**
4. **Park Lawn / Lake Shore Area Transportation Master Plan**
5. **19 Harcroft / 2117 Bloor St.**

**Adjournment:** *The meeting was adjourned at 9:50.*

**Next Meeting: December 10, 2024, at 7:15 PM at the Swansea Town Hall.**

**Appendix One: **

Appendix 2

City of Toronto text:

Toronto Community Consultation Meeting, Virtual

The City of Toronto holds public consultations as one way to engage residents in the life of their city. We invite you to get involved.

Official Plan Amendment respecting Schedule 3: Complete

Application Requirements and

Chapter 3 Cultural Heritage Evaluation Report

Meeting Details

Join us at this Virtual Community Consultation Meeting to learn more about Official Plan Amendment 720. The Official Plan Amendment will contain changes to Schedule 3 of the Official Plan including;

• Technical amendments that consolidate and streamline existing application requirements including updating requirement names and descriptions to be consistent with the City's Application Support Material: Terms of Reference;

• Addition of new application requirements; and

• Streamlined Draft Plan of Condominium application requirements.

The Official Plan Amendment also includes updates to Chapter 3 of the Official Plan related to the Cultural Heritage Evaluation Report requirement.

This Official Plan Amendment supports continuous improvement of the City’s development review process.

Further Information

In December 2023, Council adopted the report “Implementing Bill 109 – 2023 Annual Update,” outlining various continuous improvement initiatives. The report is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.PH8.7>

Contact Information

Michelle Drylie, Project Director, Business Transformation City Planning Division

416-392-3436 or [Michelle.Drylie@toronto.ca](mailto:Michelle.Drylie@toronto.ca)

This meeting will be Online and phone-in only. Join by going to this website: https://bit.ly/bill109sched3 Date: Wednesday, April 3rd, 2024 Time: 6:30 PM - 8:00 PM Virtual

How to participate:

To join you are required to pre-register at: https://bit.ly/bill109sched3 for the meeting on Wednesday, April 3, 2024.

The City Planning Consultations Webpage https://www.toronto.ca/cpconsultations will also provide you with the link and/or call-in number to join, once registered, and provide you with more information about how to join and participate in the meeting and our code of conduct.

Attendees are encouraged to email the Project Director questions prior to the meeting. The Project Director will answer submitted questions as part of the Question and Answer portion of the agenda. Attendees will be able to submit questions through the Q&A feature in WebEx Events and receive a response during the meeting. The ability to accommodate live verbal questions will be based on the number of participants.

**Note:** If you are joining by phone, there will be limited functionality. Therefore, if you have any questions please contact the Project Director in advance of or after the meeting.

If you are unable to participate in the meeting you can contact the Project Director with your comments and questions using the contact information provided.

Notice to correspondents: Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

The City of Toronto is committed to taking the necessary steps to ensure compliance with the Accessibility for Ontarians with Disabilities Act, 2005. If you require a disability-related accommodation to participate in a City event, please let the organising staff know as soon as possible after you have registered to ensure they can work with you to determine a suitable accommodation