

Swansea Area Ratepayers' Association

Reflecting the interests of the Swansea Co



PG21.1.198

Mailing Address: Swansea Area Ratepayer's Association
c/o Swansea Town Hall, Box 103, 95 Lavinia Avenue, Toronto ON M6S 3H9
Website: www.swansearatepayers.ca

Swansea Area Ratepayers' Group

March 5, 2013

To: Frances Pritchard
Committee Administrator, Planning and Growth Management Committee, City of Toronto
Toronto City Hall, 10th Floor, West Tower
100 Queen Street West
Toronto, Ontario, M5H 2N2

Re: **Input for Planning & Growth Management Committee Meeting PG21.1
Statutory Public Meeting for the proposed New City-wide Zoning By-law**

I am writing on behalf of the Swansea Area Ratepayers' Association (SARA) and the Swansea Area Ratepayers' Group (SARG) to provide our input for the Statutory Public Meeting for the proposed New City-wide Zoning By-law.

In general, SARA/SARG is cautiously optimistic with the proposed By-law as it is an improvement over the previous one introduced in 2010. SARA/SARG has some concerns that relate specifically to Swansea. After review we have identified the following, but not limited to, list of our concerns:

- An exception for two parking spaces to not be counted for lots greater than 12m has been improperly introduced.
- In addition the exception (RD961), which requires cars to be in a building or structure, was not previously in our By-laws and appears to be introduced from North and South Rosedale.
- A provision to exclude second floor decks in R(u2) zones needs to be introduced as it was a requirement in the previous 438-36 By-law.
- A technical area around the addition of cladding for buildings older than 1988. The wording need to be revised to prevent problems, such as setback encroachment issues, as unlike the previous Toronto by-law it does not have a time factor built in such as a number or years or a specific date.
- An exemption of 20 sq. m. for mechanicals appears excessive given there presently is a 10 square metre exemption within the attic for the Swansea area.
- We note that the R5 exception appears to address some of our concerns in regard to the loss of the R1S zone. We are reviewing other aspects to see if this sufficiently addresses our concerns.

SARA/SARG are still working through the proposed By-law and the related maps and need additional time to review the implications. We would also welcome the opportunity to discuss the administrative chapters of the proposed By-law for overall readability, clarity, and consistency in use of terms applied.

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We recognize that this version is vastly improved and do not want to defer the proposed zoning by-law, provided we have an opportunity to meet with staff to attempt to clarify or resolve the impacts of the general by-law and the specific restrictions/permissions set out in the exceptions for Swansea.

We request that staff be directed to meet with CORRA, SARA/SARG and other affected ratepayer and resident groups to see if the issues can be resolved prior to the first reading of the by-law, and would ask that sufficient time be given before the first reading to allow this to occur. Based on prior experiences we trust that a principled discussion will result in critical revisions being incorporated as appropriate into the general or specific provisions of the by-law.

SARA/SARG reserves its right to object should those issues not be resolved.

Also, please note that SARA/SARG supports the position of CORRA with respect to this matter.

Please forward any correspondence to: David Fleming
Swansea Area Ratepayers Group
Swansea Town Hall, Box 103
95 Lavinia Avenue
Toronto, Ontario
M6S 3H9

Sincerely,

David Fleming
Executive Secretary
SARA/SARG