

# Swansea Area Ratepayers' Association

*Reflecting the interests of the Swansea Community*



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](http://www.swansearatepayers.ca)

## Swansea Area Ratepayers' Group

Written on Behalf of the Swansea Area Ratepayers Association (SARA)  
The Swansea Area Ratepayers Group (SARG)

July 3, 2022

Attn  
Planning and Housing Committee  
[phc@toronto.ca](mailto:phc@toronto.ca)  
Councillor Bailao  
[Councillor\\_bailao@toronto.ca](mailto:Councillor_bailao@toronto.ca)  
Councillor Perks  
[councillor\\_perks@toronto.ca](mailto:councillor_perks@toronto.ca)  
Councillor Fletcher  
[councillor\\_fletcher@toronto.ca](mailto:councillor_fletcher@toronto.ca)

Mayor John Tory  
[mayor\\_tory@toronto.ca](mailto:mayor_tory@toronto.ca)  
Councillor Bradford  
[Councillor\\_bradford@toronto.ca](mailto:Councillor_bradford@toronto.ca)  
Councillor Buxton-Potts  
[councillor\\_buxtonpotts@toronto.ca](mailto:councillor_buxtonpotts@toronto.ca)  
Councillor Nunziata  
[councillor\\_nunziata@toronto.ca](mailto:councillor_nunziata@toronto.ca)

REF: PH35.1 NEIGHBOURHOD RETAIL AND SERVICES STUDY FINAL REPORT  
PHASE 1 - Planning and Housing Committee Agenda July 5, 2022 - SARA/SARG Letter of  
Objection

In writing this letter on behalf of the Swansea Area Ratepayers Association and Group (SARA/SARG), we support the Confederation of Resident & Ratepayer Associations in Toronto (CORRA) objecting to the proposed amendments to the Policy 4.3 of the City of Toronto Official Plan for the following reasons:

1. This amendment change encourages the use of the automobile in serving the needs of area residents and highlights the inconsistencies in their application of this policy.
  - a) In major development projects the developer is allowed to cut the availability of underground parking spots to sometimes less than half the requirement – consistent
  - b) Bicycle lanes are installed on Bloor Street from Victoria Park to Runnymede in Swansea – consistent.
  - c) Permit Parking is applied to all streets across Toronto – inconsistent
  - d) The proposal of an amendment that encourages automobile trips and destination retail - inconsistent

To maintain the integrity of the Official Plan in **discouraging** the use of automobile trips and destination retail, SARA/SARG recommends that you cancel the new amendment wording and restore the original policy that states that it “**a) serve the needs of area residents and potentially reduce local automobile trips**”

2. Why is the City Development Dept bringing us back to post WW11 shopping? I suppose few of us remember that the local convenience corner store existed because the neighbourhood didn't have refrigerators (just ice boxes) at that time and had to do daily shopping. Now the Supermarket food trucks are delivering the weeks' groceries to our homes!

Working from home is not a certainty at this stage for everyone and it is premature to rush

to expand small retail in neighbourhoods when small retail is closing down all around us. Using the tragedy of the pandemic as a reason to introduce this OPA is reprehensible. Best to leave well alone with our few neighbourhood retail outlets and coffee shops surviving as they done for years.

In Swansea, we have a plaza zoned for 20, 000 sq ft of Retail and another 10, 000 sq ft of Commercial. The Employment Area also allows our neighbourhood shoppers access to retail and other commercial outlets within walking distance. The Bloor West Village offers the same amenities but a number of small retailers are walking away. Even the McDonalds Restaurant has closed down and now the adjacent neighbourhood is lobbying for street washrooms to make up for the missing use of these facilities in McDonalds!!

3. This is the Buyer Beware paragraph in this Letter of Objection where we point out what has not been referenced in this Official Plan Amendment. We really have not heard mention of the potential built form aspect of the OPA. Here are the questions and issues to be highlighted:
  - a) The OPA and Zoning documents of the EHON Plan are suggesting that all existing zoning is up for grabs or wiped off the Overlay Maps. It is even envisioned that all new zoning will supersede those hard won and defined Secondary Plans and zoning exceptions which have protected the special needs of our neighbourhoods.
  - b) With a blank slate approach to OPA and Zoning does this mean we could have Midrise Buildings (alias Multiplex Add-on) clusters up to 11 stories high of retail and commercial in our neighbourhoods?
  - c) Will FSI and Angular Planes etc. be still considered as part of the zoning measurement?
  - d) This OPA references Retail and Services. The existing OP references are Retail and Commercial. Retail specifically relates to a product or produce been bought and sold. Commercial is used to cover services provided such as accountants, lawyers etc. as the use of the word Services can have a nefarious or unsavoury meaning! Has a definition for Services been defined if it is to be continued for reference and zoning use?
  - e) Community consultation has become just a box to be checked off and, in most cases, an irritating necessity. When can we expect the establishment of a judicial panel to enforce the integrity of community consultation and enforce a process in which EVERY community member shall receive a clear understanding and involvement in these dramatic and serious changes that the City of Toronto's Development Dept is making to the face of our City?

This is the state of the breakdown in communication which now exists. We can only conclude that, if you do not restore the aforementioned wording, **your committee wants to encourage automobile trips and destination retail for reasons beyond our understanding or no good reasons.**

Yours truly,



Veronica Wynne

SARA/SARG, President.

[swansearatepayers@bell.net](mailto:swansearatepayers@bell.net)

416-762-3773