

Swansea Area Ratepayers' Association

Reflecting the interests of the Swansea Community



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Swansea Area Ratepayers' Group

**Written on behalf of the Swansea Area Ratepayers Association
The Swansea Area Ratepayers Group**

**REF: Ph5.1 Bill 109 Implementation, Phase 2 - Recommended Official Plan and
Municipal Code Amendments re Delegated Authority for Minor Zoning By-laws
including Bills 650 and 651**

City Council Meeting July 19, 2023 at 9:30 am

July 18, 2023

Attn:

Sylwia Przedziecki; Council Administrator

City Council Meeting

councilmeeting@toronto.ca

clerk@toronto.ca

Mayor Olivia Chow mayor_chow@toronto.ca

Councillor Paula Fletcher councillor_fletcher@toronto.ca

Councillor Gord Perks councillor_perks@toronto.ca

Gregg Lintern, Chief Planner, Gregg.Lintern@toronto.ca

Councillors and Staff Members of the Committee

How Is Shown the Door

The Swansea Area Residents Association & Group (SARA/SARG) is an incorporated not-for-profit community advocacy association which has an interest in good planning and development on behalf of the Swansea community in the greater Swansea area involving affected neighbourhoods and communities. It is with this commitment to the community in mind that we bring our concerns regarding this application.

We support CORRA's (Confederation of Resident and Ratepayer Associations in Toronto) request that we bring greater certainty to the consultation process by including residents in the preliminary stages of the site plan approval process such as the removal of the 'H' Symbol indicating complex issues.

This motion must be enshrined in the Official Plan or Municipal Code with the local councillor notified when preliminary consultations with staff are beginning not when there are express time limits in which the City must act once there is a complete application.

To be effective, the motion must be amended as follows and incorporated in the City of Toronto's Official Plan and/or Municipal Code:

5.1.10.1.c) be amended by adding a new iii):




"; and, iii . to the local Councillor or Councillors"

Our communities deserve to be included and consulted in offsetting any negative issues which may impact their properties.

Read some real-life stories for the right, wrong and better ways to consult and collaborate on the development of good planning below.

The Most Egregious Outcomes of OPA 660

Amendments to Polices 5.1.9.2 and 5.1.10.1 of the Official Plan

1.  **The denial of 3rd Party Right of Appeal** preceded these amendments making their implementation even more impactful. Now Public Consultation, Public Notice, Transparency, 'Have Your Say' & Statutory Meetings are cut from the Public's right to know about and their ability to challenge the impacts on the safety, security and liveability of their property and neighbourhoods. Removal of the Statutory Meetings completely shuts the door on any chance of legitimate consultation.
2.  **Delegation of Authority and replacing voter elected decision makers, aka Councillors**, with an unelected bureaucrat appointed Official (the Chief Planner as indicated by the Planning Dept staff) tasked with sorting out the minor zoning interpretations and development. He and his staff will have the power to decide who in the Community should be notified or not and if the zoning is major or minor. **Who is going to assume the blame and liability when things go wrong?** Community and Neighbourhood Groups will not be given Notice of the new By-Law as prescribed persons or public bodies under the *Planning Act*, if in the opinion of the delegated Chief Planner the proposed by-law does not have any impact on an interest of the prescribed person or public body. Such power and lack of consultation will further compromise and isolate residents who know their communities best.
3.  **Removal of a Holding ("H") Symbol**, refusing community participation in the Site Plan approval process, will have a major negative impact on the infrastructure, geo-technical and environmental sustainability, transportation and greenspace plus tree canopy protections in the Site Plan Approval Process. The Community knows its Neighbourhoods best. At the Site Plan Approval stage, with the involvement of community members, the city could offset any potential problems.

There is a Better Way to Consult and Collaborate

Over the past 10-12 years we (SARA/SARG) have gone through the process of approving at least three major multi-family dwellings. Thanks to our current and former Councillors, we were able to work through the process with the support of Working Group Sessions which included a representative number of community reps.

34-50 Southport & Plaza (2012-2013)

1. The site had a history of incurring over \$1.5 million in damage to one of the existing 8 high-rise buildings due to geo-tech problems because of soil and dewatering issues of the prior development in 1989-90

2. An agreement was reached as an outcome of the working group sessions on Height, the inclusion of and agreed amount of retail and working towards geo-tech provisions in the site plan approval process.
3. Unfortunately, the City and the Developer combined to renege on the agreement at the Community Council – no retail, no commitment to the geo-tech resolution.
4. The eight high-rise buildings (5 Corporations) joined together to take the Developer, who was supported by the City of TO, to the OMB!!
5. We regained the inclusion of retail and a reference/condition allowing inclusion of the Community and the Geo-tech issue in the Site-Plan Approval process.
6. After 10 years of persistent contact with the Building Dept re the Geo Tech issue and trips to the C of A to increase the amount of retail, the Developer has agreed to and included ALL the Condominiums and Properties in the area in Pre & Post Condition and Precision Monitoring Surveys. We look forward to shovels in the ground soon!

1926 Lakeshore (2013 1st Owner)

1. The Developer took this application to the OMB with the City of TO opposing and SARG signed up as a Party and it ended up in Mediation.
2. The surrounding Condominium residents raised funds to hire a lawyer and the OMB Mediator required the Developer to provide us with a Planner.
3. At the Mediation sessions, we brought in two representatives from the adjacent condominium buildings and we able to negotiate the Geo-tech surveys for both condominiums with their inclusion also on the Developer's insurance policy.
4. The OMB Mediator/Chair thought that we were marvellous!!
5. When the development was sold in 2017, the new owners made SARA/SARG their first point of contact to form a working group!

1978 Lakeshore (2022-23)

1. The surrounding Condos were more than active in their participation in the working group organized by our current Councillor
2. With the help of one of our SARA Directors who has legal expertise, we were able to come forward with a proposal whereby the Strata that was attached to the development could be reconfigured to accommodate the needs of the residents and the developer.
3. Through the work of the Working Group, we were able to maintain the right to be part of the Site Plan Approval process and protect the density & integrity of the Strata while addressing the majority of the needs of the adjacent Condo communities. Unfortunately it was City Transportation which let the process down by not turning up for the Working Group meetings or bringing a satisfactory report to the SP session.

We have outlined the details of these projects in order to highlight how valuable the input from the community was in bringing a resolution to these developments. Our experience and that of other community groups makes us question why the City Development and Legal departments would go to such lengths as this OPA 660 to exclude residents, community groups and neighbourhoods from being part of the consultation process. It is not to the advantage of the City of Toronto to do this as it leaves the process open to only Developers and speculators. Please pass this motion which will be a win-win for both sides.

I have attached this letter as a PDF and would like it to be posted so that it can be read by the public. Please reply by confirming receipt of this letter

Yours truly,



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 SARA/SARG, President.
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