

Swansea Area Ratepayers' Association  
*Reflecting the interests of the Swansea Community*



Mailing Address: Swansea Area Ratepayer's Association  
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**Swansea Area Ratepayers' Group**

Submitted on behalf of the Swansea Area Ratepayers Group (SARG)

**Ref: City Council Agenda CC24.8 - 2453-2469 Bloor Street West–Dec 17, 2024**  
**SARG Urgently Requests a NO VOTE**  
**To the Applicant's Proposed Amendment for a 16-Storey Building**

**Submitted by E-mail to:**

Sylvia Przedziecki, City Council Clerk, [councilmeeting@toronto.ca](mailto:councilmeeting@toronto.ca)

Mayor and All Councillors of City Council

**The SARG requests that City Council VOTES NO** to the Applicant's Amended Proposal of 16 storey's which **doubles down** on their Appeal and future Hearing before the OLT coming up on March 24, 2025.

**SARG supports the 10-storey height proposed and approved in the City's Community Council decision of April 3, 2024** and as outlined in the By-law 488-2024 which modified and rejected the Applicant's original height proposal of 13 storeys,

City Council must come up with a **NO VOTE** for the following reasons to:

1. Maintain the 10-story height as appropriate to and within the guidelines of the BWV Avenue Study and keeping the BWV as a Village.
2. Support and respect the integrity of the work of Councillors, Planners and Community to comply with provisions of the Provincial and Development Community's Bill 109 and the new assessment period of 90 days to avoid financial penalties.
3. Dismiss this proposal amendment because the Applicant's original proposal was misrepresented (and still is) as 12 storeys which neglected to include the amenity space on the roof as FSI making it 13 storeys.
4. Follow and support the decision of April 3's Community Council(CC) as articulated very clearly by Councillor Perks as one of the first tests of Bill 109's requirement to reduce the application assessment time from 180 to 90 days. Follow the link to the CC meeting of April 3, 2024 to hear Councillor Perk's summation of the decision.  
<https://www.youtube.com/watch?v=RIFxpnNfuwg&t=133s>
5. Recognise that this application is part of the Bloor West Village Avenue Study identified and approved in the Status Report of 2018 and as such would not be included in the regular avenue, midrise building rules as defined at the Planning and Housing committee on December 5, 2024.

Once again, SARG urgently requests that City Council VOTES NO to the Applicant's request for a 16-storey height amendment to their original proposal of 13-storeys which is under Appeal at the OLT. Please support the City Council decision of the modifying by-law 488-2024 identifying 10 storeys maximum as appropriate to preserving the Bloor West Village as a village within the context of the BWV Avenue Study. The Swansea Community and the BWV will thank you for your anticipated NO VOTE on this agenda item.

*V Wynne*

Veronica Wynne, President

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