

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

On behalf of the Swansea Area Ratepayers Assoc./Group

Ref: TE34.50 - 34 to 50 Southport Street - Official Plan and Zoning By-law Amendment Application, July 8 2026

TO: Catherine Regan teycc@toronto.ca and Councillors

**From: Veronica Wynne, President, SARA/SARG
swansearatepayers@bell.net**

Reject, Defer or Return to the Town Houses



This potential tragedy has been in the making since 1989 when the construction of the Southport Village and 1 Ripley were built. This was the time when 60 Southport suffered damage of \$1, 500, 000 as a result of the dewatering process, the soil's settlement condition and its failure to expand to its original size. As a condition of the OMB Of 2012, we were guaranteed pre and post condition surveys with precision monitoring system in place also. **Nothing has been built hence our concern with the arrival of a further 32-storey building to be built even closer (22 metres) from 60 Southport and to 35 Ormskirk Avenue**

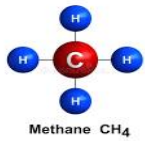


Why add over 350 Units to a Neighbourhood When You know that we don't have enough Sewage Pipes infrastructure even for the Existing Density?

it is important that this application is deferred to provide certainty that the sewer infrastructure is kept as a priority project and be completed before any construction is begun.

Forget 66% one-bedrooms - Families need 100% 3-bedrooms

Methane Gas- Urgent



Peritus, Environmental Consultant for the Methane Study 2021. The application is in the Area of Influence, 250 metres radius from the former Stelco Steel Dump in the Swansea Mews at 21 Windermere Ave. Further structural agitation beyond the levels of 2021 will disturb the methane gas and not covered by the study

DEWATERING - Urgent.

*The dewatering contract must be performance driven and the contractor must provide a performance bond. In addition, upon completion of system's installation, the contractor must produce a written statement that "The system is robust enough to lower and maintain groundwater at least 1.0 m below the lowest footing elevation, without impacting the integrity of shoring or foundation strata/bedrock. *Potential adverse effects on adjacent structures, due to dewatering must be assessed/quantified and suitable preventive/remedial measures implemented.

POPS-Privately Owned/Public Space - Urgent

In this application, it appears that Bousfield & the City have advertised our PRIVATE property as a recreational space for the Public to enjoy without our permission. Our Condominium and Property is ruled by the Condominium Act of 1989 as updated. Bousfield's description of our property is wrong and they need to cut out any reference to our private property being an open space in their documents as action will have to be taken to address this matter.



Transportation:Choices - Urgent

Save the CROSSWALK at South Kingsway and Ormskirk Ave

OR

Provide us with **a Set of Traffic Lights st the Same Spot**