

FALL 20
12SOUTH ROSEDALE RESIDENTS' ASSOCIATION
NEWSLETTER**PRESIDENT'S MESSAGE**

As the daylight hours shrink and South Rosedale's canopy of colourful leaves falls from the trees as the seasons change, the temperature has made a decided change for the cooler.

The Board of Directors look forward to seeing you at the SRRRA's Annual General Meeting ("AGM") to be held at 7:00 PM on Thursday, November 22nd in the Philpott Room at the Toronto Lawn Tennis Club, which will in turn be followed by an informal Reception (including refreshments), where members can meet the Association's Directors and Executive.

In keeping with a long-standing tradition of inviting speakers to the AGM to present on informative and topical subjects of interest to the South Rosedale community, this year will be no exception. Following the administrative agenda of the AGM, the SRRRA has invited architect and planner Frank Lewinburg, a founding partner of the Toronto-based planning consultancy Urban Strategies Inc. to speak on "Tall Buildings: Why are there so many and what does their continued growth mean for the quality of life in both Toronto and South Rosedale?". Frank co-authored a significant 2010 Report with the City entitled "Tall Buildings; Inviting Change in Downtown Toronto". Given the current unparalleled level of construction and proposed buildings in the City's core, including the Bloor and Yonge/Yorkville area as well as the North St. James Town proposal, this should make for an excellent presentation and subsequent discussion period.

The Association's Board is committed to providing the South Rosedale community with a strong voice relative to the area's unique position as one of Toronto's most desirable residential communities. In that regard, Board members on a volunteer basis, provide hundreds of hours of service to follow developing issues and to ensure that our voice is heard. I personally welcome the contact of residents who may have any concerns as it relates to our neighborhood and look forward to seeing you at the AGM crucial to the continued effectiveness of the SRRRA.

David M. Townley, CA, CF
President



Photo of the shark-shinned hawk provided by:
Frederick K. Larkin, Nanton Avenue

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Update on the Proposed Lanterra Development in North St. James Town

In late 2010, Lanterra Developments (“Lanterra” or the “Developer”) as minority partner, together with several current owners of apartment buildings in St. James Town, presented plans to build four (4) residential condominium towers – three (46, 50 and 53 storeys) at the easterly end of Howard Street and one (56 storeys) at the intersection of Howard/Sherbourne Streets. This area is commonly referred to as North St. James Town (“NSJT”) and lies to the immediate south of the Rosedale Valley Ravine. The total residential units proposed were to be 1,840. Currently, the allowable building zoning for the easterly end of Howard Street is 3-4 storeys in permitted height.

After a series of Community Consultation Meetings in NSJT at which the SRRA was represented, and one Design Review Panel Meeting, all organized by the City’s Planning Department, the Developer introduced a revised plan in February 2012, which proposed tower heights of 45, 37 and 12 storeys for the east end of Howard Street and 46 storeys for the Howard/Sherbourne Street location. The revised aggregate number of units proposed was now 1,257.

A subsequent Community Consultation Meeting became very fractious concerning the topics of height and density, especially as it became clear that Councillor Pam McConnell (whose riding includes the proposed development) was an advocate, without reservation, of the proposed development. In that regard, she made it very clear, together with representatives of City Planning, that they had no intention of considering the evolving Tall Building Proposals Study (“TBP”) for purposes of this particular development.

The TBP specifically recommended maximum building heights for this area of 15-25 storeys. While not City policy at the time, (the TBP had been presented and deferred at Toronto/East-York Community Council (“TEYCC”) in February, 2012), the TBP was subsequently passed, including the 15-25 storey guideline for Howard Street (without opposition from Councillor McConnell) at a June session of the TEYCC. The TBP was then to be presented for a final vote at City Council on July 11, 2012.

As the SRRA has stated since its initial involvement, from a height and density perspective, the revised proposal still continues to overwhelm and dominate all surrounding neighbourhoods including South Rosedale. Clearly, there was no intent to integrate this development into existing neighbourhoods, only a desire by the Developer to maximize profitability regardless of the impact on those neighbourhoods.

Given the track record of the existing apartment landlords concerning the deplorable conditions and lack of social services that have been allowed to exist in St. James Town for some time, one has to question why Councillor McConnell would continue to position herself as an advocate of the project in what has been recognized as one of the most dense neighbourhoods in the Greater Toronto Area.

Accordingly, the SRRA have been integrally involved with members of the St. James Town community in an attempt to significantly modify this proposal.

In addition, during the last ten (10) months, representatives of SRRA have attended a number of meetings with our own Councillor, Kristyn Wong-Tam, and, in May, 21012, a joint meeting with Councillor Wong-Tam, Councillor McConnell and representatives from Lanterra. We have also expressed our views in writing to City Planning Staff with a constant emphasis on the need for responsible planning, including the application of the TBP guidelines.

In an unconscionable act of political interference, late on July 10, 2012, the City’s Chief Planner, at the request of Councillor McConnell, issued an amendment to the draft TBP excluding the complete Lanterra development from the TBP guidelines.

Consequently, on the morning of July 11th, the SRRA wrote to all of the City Councillors deploring the action and asking for a deferral of the item from Council’s Agenda. Our letter specifically noted that “the last minute delivery of the Supplementary Report is the opposite of the principles of transparency, independence and objectivity that should govern the planning process”.



North St. James Town, with the Buildings as Proposed

In addition, we contacted Councillor Wong-Tam on the morning of July 11th and asked her to represent South Rosedale’s interests in the matter. Regrettably, she did not speak to the Guidelines in Council, though she was one of a few councillors who voted against the motion. The amended TBP was approved at City Council on July 11th.

As a result, resident and community rights were momentarily brushed aside by this blatant act of subterfuge.....another reminder of the significant influence of the building and development community on municipal decision making. However, there are many productive avenues still available to influence this development in a responsible way and we will apply our energies to that end. The bottom line is that SRRA is not going away. City Planning expects to receive a final proposal from Lanterra in the late Fall for further consideration.

In the interim, we are continuing to work with representatives of the St. James Town community to assist in developing our collective response to this latest turn of events. We will continue to meet with Councillor Wong-Tam, representatives of City Planning and representatives from Lanterra to achieve our stated goals – responsible development which properly integrates existing neighbourhoods and communities.

Branksome Hall School Building Plans

As many South Rosedale residents may have noticed at Mt. Pleasant Road and Elm Street, Branksome Hall School ("Branksome" or the "School") has embarked on a major capital development program which involves the demolition of the building formerly known as MacNeil House on the northwest corner and its replacement with a new Athletics and Wellness Centre. This facility will contain a new pool, gymnasium, associated rooms dedicated to fitness activities as well as dining and lounge areas.



Photo of the Proposed Layby on Park Road

Due to the complexity of the project which involves new construction, building bylaw and site plan constraints, as well as numerous historic buildings on the Branksome's property, early in the development process the School sought out the input of the SRRA in a consultative way with a view to discuss their immediate plans and ways to minimize a lengthy construction period impact on the immediate South Rosedale neighbours.

In a number of recent Community Meetings held by Branksome in September and October it became apparent that a number of neighbours had become extremely concerned by two (2) issues arising as a consequence of the building project. The first involved an expansion/lengthening of the existing student drop-off/pick-up layby on Park Road by the Waldie Gates entrance in the ravine, while the second related to the location of two (2) large garbage compactors on a paved pad inside the Waldie Gates.



Photo of the Existing and Proposed Disposal Bins

Subsequent to these Community Meetings, the SRRA met at its request with senior members of the School administration and their project architect.

At this time, Branksome has allowed that they will not be proceeding with the layby proposal. The SRRA would of course hope that this is a permanent decision.

As it relates to the garbage compactors, the SRRA has expressed its strong objection to their current location off Park Road and has encouraged the School to seek out alternative solutions on the Branksome property. Our preference would be that any garbage storage facilities be located off Mt. Pleasant Road with the associated truck removal activities being conducted from that arterial road.



South Rosedale's Co-ownership Buildings: A Vital Part of the SRRA's Fabric

21 Dale Avenue

The majority of South Rosedale's co-ownership apartment buildings are members of the South Rosedale Residents' Association. Periodic meetings are held with representatives of these buildings sharing problems common to large multi-unit buildings and the opportunities for solutions to be found from individual experiences. This linking of mutual interests has been a benefit of membership in the SRRA as well as the many activities of the SRRA in protecting our special South Rosedale community. Co-ownership buildings' annual membership fees in the SRRA is on a reduced rate per individual household based on the total number of units in each building. Each owner in the building has the full benefits of membership in the SRRA and Newsletters from the Association are delivered to these buildings for distribution to each unit.

Co-ownership buildings, which are members of the SRRA have historically included:

Co-Ownership Buildings	Date Constructed	Number of Units
1 Dale Avenue	1951	34
7 Thornwood Road	1958	31
8 Hawthorne Avenue	1956	13
20 Scrivener Square	2002	163
25 Scrivener Square	2003	135
21 Dale Avenue	1957	225
31 Rosedale Road	1959	21
40 Glen Road	1957	38
66 Roxborough Street East	1958	10
120 Rosedale Valley Road	1956	114
149 South Drive	1956	56
158 Crescent Road	1956	47

For further information about the co-ownership buildings, please contact William Phillips, Co-ownership Buildings Coordinator at williamphillips@rogers.com or visit the SRRA website at www.southrosedale.org.

Please Join and/or Renew Your SRRA Membership Now!

The South Rosedale Ratepayers' Association ("SRRA" or the "Association") is a non-profit volunteer organization created by South Rosedale residents for South Rosedale residents. The Association promotes the exchange of information on community issues and pursues our communities' perspectives/positions on the issues that affect our South Rosedale neighbourhood.

We invite you to become a member of the Association. If you are already a member, we hope that you will continue to support the Association and renew your membership for 2012 if you have not already done so.

Membership in the SRRA is open to all residents living between Yonge Street and the Don Valley and between the first Rosedale Ravine at the south and the second Rosedale Ravine to its intersection with the railway line.

The annual membership fee is \$75.00 per household. Fees are used to fund the cost of communication, a wide range of SRRA initiatives and nominal administrative expenses.

If you would like to join/ or renew your membership to the SRRA, please fill out the form accompanying this Newsletter and mail your cheque payable to SRRA in the enclosed envelope. You may also join or renew online at www.southrosedale.org

Mary Lamon,
SRRA Director and Treasurer

ROSEDALE COMMUNITY CRIME PREVENTION MEETING

Sponsored by:

**THE SOUTH ROSEDALE RESIDENTS' ASSOCIATION &
THE NORTH ROSEDALE RATEPAYERS' ASSOCIATION**

Thursday, November 8, 2012 • 7:00 p.m. to 9:00 p.m.
Toronto Lawn Tennis Club • 44 Price Street, Toronto

Come join your neighbours and learn what we can do to protect our neighbourhood and what you can do to protect your home, personal property, and your family.

Special Guests:

Constable Brian Yuile,

Community Relations Officer, 53rd division Toronto police service

Janet Sherbanowski,

Executive Director, Crime Prevention Association of Toronto

SRRA ANNUAL GENERAL MEETING

The SRRA'S Annual General Meeting ("AGM") will be held at 7:00PM on Thursday November 22nd at the Toronto Lawn Tennis Club, 44 Price Street.

Featured Speaker: Frank Lewinburg

Architect/Planner and Founding Partner, Urban Strategies Inc.

Tall Buildings: "Why are there so many and what does their continued growth mean for the quality of life in Toronto and South Rosedale?"

Questions and Discussion Period to Follow.

The Meeting will be followed by an informal reception where members can meet the SRRA Executive and Directors.

GATES TO SOUTH ROSEDALE ON CRESCENT ROAD

For one long-time resident of South Rosedale and Crescent Road, the "Gates to South Rosedale" project has become a reality.

In 1993, retired businessman and philanthropist Raymond Cowling proposed to then Councillor John Adams, an idea of "Gates" or ornamental pillars on Crescent Road which would demarcate the entrance to South Rosedale on one of its main streets. The "Gates" would be located on either side of the boulevard on Crescent Road to the immediate east end of the bridge over the subway tracks at the Rosedale Subway Station. Not only was Mr. Cowling the initiator of the proposal, he also indicated his willingness at the time to personally underwrite the capital costs associated with their construction.

As many issues like this go, City Staff at the time found a variety of reasons as to why the project could not, or should not proceed and the concept of pillars slipped into a bureaucratic slumber which would exist until this year.

In late 2011 Mr. Cowling approached the SRRA as to the renewed feasibility of the "Gates" and his continued interest in financially supporting the project if it could ever become a reality.

With the strong support of Councillor Kristyn Wong-Tam, the SRRA has spent the better part of a year working closely with a variety of City Departments and their very cooperative Staff to make Mr. Cowling's vision come true. As an indication of the overall complexity of the project, Toronto City Council approval was required last month for the road alterations and pillar construction to move forward.

In early November with weather permitting, a City contractor will commence the Crescent Road narrowing and associated boulevard and curb work to accommodate the pillars (also paid for by Mr. Cowling as part of the project's cost). Immediately following that, a private contractor will begin construction of the decorative pillars which will be built of stone and will be approximately eight and one half (8.5) feet high and three (3) feet square on either side.

While this project will beautify one of the major street entrances of historically designated South Rosedale, it is also rare that one experiences the passion and generosity that a man such as Mr. Cowling has for his neighbourhood.

SRRA Board of Directors, 2012

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