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SOUTH ROSEDALE RESIDENTS' ASSOCIATION

NEWSLETTER

PRESIDENT'S MESSAGE

The Board of Directors of the South Rosedale Residents' Association ("SRRA" or the "Association") looks forward to seeing you at the Annual General Meeting ("AGM") to be held at 7:00 PM on Tuesday, October 15th in the Philpott Room at the Toronto Lawn Tennis Club. The meeting will be followed by an informal reception, 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, we are extremely pleased to announce that Jennifer Keesmaat, Chief Planner and Executive Director of the City of Toronto's Planning Division, has agreed to address this year's AGM. Appointed to the position in September 2012, Ms. Keesmaat is not only the first female ever to take the job, but also is unlike any of her predecessors in that she has previously worked in the private sector as a consultant rather than in the municipal bureaucracy. Her vision for the City, viewed by many observers as refreshingly modern and positive, sometimes contradicts the positions of some elected officials. This has elevated Ms. Keesmaat's profile significantly and earned her a strong following in the City. We are grateful for her participation in our AGM and look forward to an excellent presentation and subsequent discussion.

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. SRRA Board members, on a volunteer basis, provide hundreds of hours of service to follow developing issues and to ensure that our community's voice is heard.

I personally welcome the contact of residents who may have any concern as it relates to our neighborhood and look forward to seeing you at this year's AGM.

David M. Townley, CPA, CA, CF
President



The Gates to South Rosedale - SRRA President David Townley (L) and Mr. Ray Cowling (R) look on as Councillor Kristyn Wong-Tam cuts the ribbon at a ceremony dedicating the new gates.

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**Toronto Chief Planner Jennifer Keesmaat
to Speak at AGM on October 15, 2013**



Toronto's high profile Chief Planner, Jennifer Keesmaat, will speak at the upcoming SRRA Annual General Meeting.

The SRRA is very fortunate to welcome Ms. Keesmaat, who is currently in high demand as a speaker and, more importantly, is highly visible in her role managing Toronto's continuing high rise development boom. As this boom intensifies on South Rosedale's

southern and westerly boundaries, the opportunity to hear her views is timely.

On Wikipedia, Ms. Keesmaat is described as "an advocate of density and walkability, and has described the waterfront, priority neighbourhoods, transportation, and mid-rise development as areas of focus."

Shortly after her appointment as Toronto's Chief Planner and Executive Director of the Planning Division last year, Ms. Keesmaat told the Globe and Mail that, "As planners, our preoccupation is with quality of life, and what the impact is on quality of life. What is the impact on services? What is the impact on amenities? What is the impact on open space and green space?"

Ms. Keesmaat is an award-winning planner who has previously worked on master plans in Vancouver, Halifax, London, Regina and several other cities. She is a founder of the planning and design firm Office for Urbanism and a founding partner at urban design firm DIALOG. In addition, she is a former urban affairs columnist for CBC Radio's Here and Now, and has guest-lectured at Ryerson University, York University, and the University of Toronto.

"I did not come in here saying I was going to be traditional. I was pretty clear from the outset: I am not a bureaucrat. I am a kind of a can-do, change-agent type of person. I've been entrepreneurial my whole career and that is the approach I've taken to this role – focusing on how can we be creative and what are the risks we need to take to get there."

(Jennifer Keesmaat, quoted in the Globe and Mail, March 1, 2013).

**NOTICE OF
THE ANNUAL GENERAL MEETING ("AGM")
OF THE MEMBERS OF THE
SOUTH ROSEDALE RESIDENTS' ASSOCIATION
("SRRA" or the "Association")**

TUESDAY, OCTOBER 15 2013

**REGISTRATION AT 6:30 P.M.
AGM COMMENCING AT 7:00 P.M.**

**TORONTO LAWN TENNIS CLUB
44 PRICE STREET, TORONTO**

Business to be conducted at the AGM will include the Report of the President on behalf of the Board of Directors, the Report of the Treasurer and consideration of the financial statements of the SRRA for the fiscal year ended August 31, 2013, the election of Directors to hold office until the third next AGM and such other matters of business that may be brought before the AGM. Our guest speaker will address the Members following the completion of the business portion of the AGM:

**GUEST SPEAKER
JENNIFER KEESMAAT
CHIEF PLANNER
EXECUTIVE DIRECTOR, PLANNING DIVISION
CITY OF TORONTO**

An informal reception will follow the AGM, during which refreshments will be served and Members will have the opportunity to meet the directors of the SRRA.

Members intending to attend the AGM who have not yet paid the membership fees for the fiscal period ending August 31, 2013 are asked to remit payment before or at the AGM.

Members are entitled to appoint, by written proxy, another Member, or a non-Member to exercise the voting rights of the Member, with or without restriction. A proxy must be deposited with the convenor of the AGM prior to the commencement of the AGM.

Gina S. Brannan, O.C. Secretary, SRRA

ZONING AMENDMENT APPLICATION AND PROPOSED RE-DEVELOPMENT OF 21-35 SHERBOURNE STREET NORTH

A group of SRRA Directors met in late June with the principals of O'Shanter Development Company Ltd. ("O'Shanter" or the "Applicant") and their architects to receive an informal presentation on the proposed re-development of the contiguous properties at 21-35 Sherbourne Street North, just north of Elm St.



An addition is proposed for the rear of this building as part of the redevelopment of 21-35 Sherbourne St. N.



The proposal calls for the demolition of this house at 29 Sherbourne St. N.

A Zoning Amendment Application (the "Application") has been submitted by O'Shanter to demolish the existing residence at 29 Sherbourne St. N., the rear portions of 31 and 33 Sherbourne St. N. and five existing detached garages on the properties. The Applicant proposes to construct a three storey "L" shaped rear addition to 31 Sherbourne St. N. and a rear addition to 33 Sherbourne St. N. Consistent with the demolition of the garages noted above, the proposal also includes consolidating all existing on-site parking within a below-grade, 24-space garage and converting a coach house into a studio space.

The proposal would increase the soft (green) landscaping from 41% to 51% of the total site area. While the landscaping plan would involve the removal of four large trees and four small trees/bushes, it is intended that as part of the proposal, nine 9 large trees and sixteen small trees/bushes would be planted.

The surviving residential structures would be internally renovated, and four new units would be built in a semi-detached, three storey townhouse-style structure. With the demolition and new construction proposed, there would be no change in the number of rental units, which will remain at 12.

At the request of the local Councillor, the SRRA and immediately impacted neighbours, the Toronto and East York Community Council scheduled a Community Consultation Meeting on September 10, 2013 to discuss the Application.

At this time, the SRRA has not taken a definitive position on the Application pending the outcome of the Community Consultation Meeting. It should be noted that the properties represent one of the largest blocks of land and residences (with varying heritage designations) under common ownership in South Rosedale and are therefore of significant community interest.

The Community Consultation Meeting will have taken place while this newsletter was in production. Updates will therefore be provided on the SRRA website at www.southrosedale.org.

Not a Member? Join the SRRA Today!

The South Rosedale Residents' Association is your voice in your community.

The SRRA represents its members in planning issues, heritage preservation and other matters impacting individual households and the community at large. Members receive regular updates on topical issues and community events in newsletters and emails, and on our website.

The annual membership fee is \$75 per household. Join today online at www.southrosedale.org – click on the membership link on the right hand side. Or email us at: treasurer@southrosedale.org.



This old newspaper advertisement promotes undeveloped lots for sale in Rosedale. Property values have soared since it appeared. However, the description of the properties is as valid today as it was then.

NORTH ST. JAMES TOWN DEVELOPMENT: CALL TO ACTION

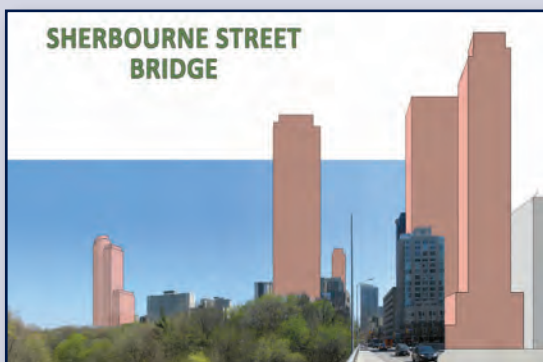
The SRRA Board of Directors is calling for concerted community action on massive proposed developments along South Rosedale's southern boundary. Several high rise condo buildings, including four towers in North St. James Town, have been proposed at the intersection of Sherbourne Street and Bloor Street East, and along Bloor Street East to Parliament Street.

To put this in context, the SRRA Board has been closely monitoring the North St. James Town proposal for almost two years. During that period, we have attended numerous meetings, repeatedly expressed our concerns to public officials, and posted updates on both our website and in our regular newsletters.

We have provided alternative development ideas at Community and Working Group meetings, at which we have advocated neighbourhood improvements and a development plan that would better serve the residents of North St. James Town while also respecting the planning principles that apply generally to this area. Regrettably, the developers and the City Planning Department have steadfastly refused to engage in any discussions concerning meaningful reductions in the height and density of the project.

Political Interference: Tall Building Guidelines Bypassed

The planning policies and principles applicable to the area were set out in the Tall Building Guidelines Study commissioned by the City Of Toronto. The resulting report was the product of a long process of community and expert consultation, and contained detailed parameters limiting the tower heights along Bloor Street East between Sherbourne and Parliament Streets to 15-25 storeys.



South Rosedale residents and visitors will face an imposing wall of tall buildings as they look south along the Sherbourne Street Bridge.

However, in July 2012, we witnessed a blatant and cynical act of political interference in which a Supplemental Report on the City's Tall Building Guidelines was suddenly and unexpectedly filed on the evening before the Guidelines were scheduled to be ratified by the full City Council. The Supplemental Report purported to exempt the Lanterra project from the Tall Building Guidelines even though a Planning Staff Report authored by the City's Chief Planner recommending adoption of the Guidelines had previously been approved unanimously by Toronto/East York Community Council.

Over the past several months, the SRRA has been in regular contact with representatives of the North St. James Town community, who have confirmed that they continue to share many of the concerns summarized in prior SRRA newsletters. These concerns have been stated and restated in numerous communications to our Councillor, Kristyn Wong-Tam, and officials in the City Planning Department.

Based upon informal discussions with our neighbours to the south, it appears that there may be one final city-sponsored community meeting at which feedback could be provided on the existing North St. James Town development proposal. However, there is no assurance that such a meeting will be called. Moreover, in our view, based upon past experience, such meetings have largely been an exercise in frustration and futility for many residents and community groups that have raised legitimate concerns.

Why We Need a Community Meeting

As a result, we have concluded it is time to convene our own community meeting about this project in association with community groups in St. James Town. More details on the meeting are provided below.

From the SRRA's perspective, the community's concerns have been repeatedly aired to Lanterra, to the owners of the property, to the city planners, and to our elected officials-- but have not been taken seriously.

Since last spring, we have also reached out (again) to Lanterra through a planning consultant retained by the SRRA, to see if a meaningful dialogue to achieve a reasonable consensus could take place. These efforts have been unsuccessful.

Concurrent with the above, the SRRA also retained a planner and urban designer to prepare digital images of the proposed developments' visual impact. Two of the images are reproduced on these pages.

They depict the Lanterra-led proposal, which currently contemplates a massive four-tower redevelopment of Howard Street in North St. James Town, along with proposals recently submitted to the City by other developers for two additional 40+/50+ storey towers near Sherbourne and Bloor.

St. James Town – Already Canada's Most Densely Populated Area

In our view, these proposals fly in the face of any meaningful community efforts to manage reasonable growth in and around St. James Town – already recognized in numerous studies as the most densely populated area in Canada, and as an area that requires special care in assessing further development.

If approved, these proposed developments will impose undue burdens upon municipal services that are already stretched to the limit and will have a significant impact on the southern quadrant of the South Rosedale community. Moreover, they will inevitably become precedents to support still more intensive high rise development in the area. In just a few years, both North St. James Town and South Rosedale could be visually overwhelmed by a series of ever-higher towers.



Several new 40 +/50+ storey towers proposed for North St. James Town and other nearby sites will loom high over the current horizon near the Glen Road Foot Bridge.

Community Meeting on North St. James Town October 2 at St. Simon's Anglican Church

In light of the concerns raised above, in conjunction with citizens' groups in St. James Town, the Board of the SRRA is convening a joint community information meeting at St. Simon's Anglican Church, 525 Bloor St. East, on October 2, 2013. A flyer providing a map, meeting details and other information will be circulated in South Rosedale and posted on the SRRA website shortly.

The objective of the meeting will be to discuss what steps can be taken to stop the City from approving an unreasonable and inappropriate concentration of development, and to ensure that the elected municipal representatives of our respective areas hear the message that we – their constituents – demand better leadership with respect to these development proposals.

If this outcome concerns you, then we encourage you to get involved and to attend the community information meeting on October 2.

SRRA Board of Directors & Officers, 2012-2013

David Townley, President & Director
Alex L. Murray, Vice President & Director
Mary Lamon, Treasurer & Director
Gina S. Brannan, Secretary & Director

Jacqueline Allen, Director
Tom Goldspink, Director
Sheldon Hellin, Director
Don Hogarth, Director
Barbara McGregor, Director
David Moore, Director
Heather Senst, Director
David Sharpe, Director

Visit www.southrosedale.org for information about SRRA and news about your neighbourhood.

A Mysterious, Growing Sculpture in South Rosedale...

During the Spring, the relatively few South Rosedale residents who wandered into Severn Creek Park witnessed the creation of a unique art installation. Made of sticks and stumps from the surrounding woods, the sculpture mysteriously appeared one day and grew progressively larger in the days following.

Severn Creek Park is a small patch of ravine land south of Crescent Road, accessible via pathway just east of the Rosedale Subway station. Deep in the valley, it is bound on the west by the subway tracks and Rosedale Valley Road and to the east by homes on Cluny Drive.

Apparently, the sculpture was born from the idea of doing “something” with wood debris that had been piling up in the park for years. The creators were neighbouring residents and their children, who initially built one standing structure and added to it in the days and weeks following. Other visitors to the park were perplexed as they saw the structure “grow” in a relatively isolated location.

After careful consideration, the City’s Forestry Department decided that the structure should be removed. This required heavy machinery, which posed a challenge because of the underground creeks that run beneath the park. While the “artists” were very sad to see the sculpture go, cleaning up the debris was really their intention in the first place. A tistic irony.

THE GATES TO SOUTH ROSEDALE: AN AFTERNOON CELEBRATION ON CRESCENT ROAD

With much fanfare, the “Gates to South Rosedale” were officially dedicated on a warm sunny afternoon in May, before more than 150 celebrants.

In a ceremony organized by the City’s Protocol Department and hosted by local Councillor Kristyn Wong-Tam, Mr. Ray Cowling was honored and celebrated both by the City and those present for his generosity and passion for the South Rosedale Community as represented by his donation of the elegant Indiana limestone pillars which now flank either side of Crescent Road immediately east of the Rosedale Subway Station.

Following the formal ceremony, the SRRA hosted a champagne reception at Mr. Cowling’s residence to which all were invited. Many thanks are due to local residents and friends of Ray’s for their assistance in organizing the day’s events. These included Jackie Allen, Gina Brannan, Jennifer Jackson, Craig Campbell, Michael Higgins and Steve Mogavero.

