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SOUTH ROSEDALE RESIDENTS' ASSOCIATION

# NEWSLETTER

## PRESIDENT'S MESSAGE

This Winter has been unlike one we have experienced in many years. Low temperatures, lots of snow and to cap everything off, an ice storm immediately before Christmas which resulted in major power interruptions across the City and significant damage to the Rosedale tree canopy which at best can only be described as both mature and fragile. We have to hope that Spring is just weeks away.

The SRRA continues to be very engaged in a number of neighbourhood residential and commercial development matters which have serious implications for the District Heritage designation and the character of South Rosedale.

We continue to monitor and respond to the proposed North St. James Town development to our immediate south and the significant overlook ramifications and pressure on local infrastructure that a project of this scale will have. We have recently been informed by the developer, Lanterra Developments, that notwithstanding City Council's approval of the project, they intend to move the matter to the Ontario Municipal Board ("OMB"). While this contradicts an undertaking provided by the developer to continue discussions regarding the scale and design of the project, we are hopeful that in spite of this, there will be additional positive dialogue. In any event, the SRRA has retained legal counsel and will seek participant status in any OMB Hearing should it proceed.

We are also working closely with the City's Planning Department and Heritage Preservation Services to oversee proposed developments and Official Plan Amendments at Branksome Hall School and a group of commonly owned and contiguous properties at 21-35 Sherbourne Street North.

On a more positive note, the SRRA has been invited to actively participate in a community process around improvements to Ramsden Park. While slightly outside South Rosedale's boundaries, the Park represents a wonderful source of green space and recreation which are enjoyed by many.

This Newsletter also contains details for the annual renewal of SRRA membership. We encourage all South Rosedale residents to renew their membership for 2014, or to join if they have not previously been members. In addition to the basic membership fee of \$75, many members include an extra financial contribution which is much appreciated as additional assistance in funding the activities of the Association and more specifically, the professional fee expenditures noted above.

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. I personally welcome the contact of residents who may have any concern as it relates to our neighborhood.

David M. Townley, CPA, CA, CF  
President



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## Lanterra Takes North St. James Town Proposal to OMB

On February 24, Lanterra advised the SRRA that it has initiated an appeal of its massive proposed North St. James Town condo development at the Ontario Municipal Board (OMB).

Lanterra had the legal right to do this because of the time elapsed since filing its latest development plan. The plan was approved by City Council on Dec. 16, 2013 subject to certain conditions requiring finalization of a site plan and heritage agreements. (Councillor Kristyn Wong-Tam voted against approval).

In filing its OMB appeal, it is evident that Lanterra is relying on Council's approval of a City Planning Department Staff Report that recommended in favor of Lanterra's proposal.

These developments follow a Nov. 19, 2013 Toronto & East York Community Council meeting where numerous presentations called for changes to the development proposal. The SRRA was represented by several directors and filed five volumes of written materials documenting the reasons for the SRRA's opposition to the current proposal. Notwithstanding this, Community Council voted to approve the Staff Report.

Despite the vote, the presentations had an impact. Community Council adopted resolutions – later ratified by City Council – directing City Staff that further discussions are to be held on potential changes to the development in light of the issues raised. Lanterra undertook to Community Council to engage in further talks to improve the plan. In addition, the presentations laid the groundwork for issues to be raised at the OMB, should no changes be agreed upon.

Representatives of the SRRA and Community Matters, a North St. James Town community organization, met with Lanterra on January 27 to discuss a potential redesign of certain aspects of the development. No agreement was reached.

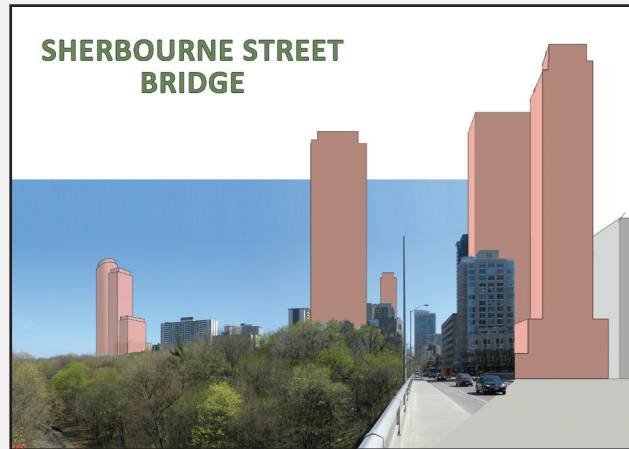
Lanterra later advised the SRRA that it wished to reconvene discussions in mid-March. However, we have heard nothing further from Lanterra.

The SRRA is maintaining contact with Community Matters and has received advice and assistance from our legal advisors, Weir & Foulds.

As of now, the OMB has not scheduled a hearing on the matter. The SRRA has requested through our lawyers that we be apprised of any developments. We also understand

that everyone who spoke on the development proposal at Community Council or filed a submission to the City will be notified of any OMB proceedings.

It remains to be seen whether Lanterra is serious about revising its existing plan, or whether it is just "going through the motions" in its promised discussions with the SRRA, in anticipation of a full OMB hearing. We will continue to update members via email.



## Mayfair Goes Medieval

This year, Mayfair celebrates castles, knights, damsels, dragons and all things Medieval.

As always, the Midway will feature rides, games and great prizes. For younger kids, look for giant bouncy castles, face painting and much more. Prizes are up for grabs in the track and field competition for kids aged 1-13.

Try your hand at bingo, check out the re-gifting Silent Auction and enter the Mayfair Raffle. Fuel up with great food, and if you're 19+, come over to the beer tent.

Ride-all-day bracelets can be purchased for \$35 at Summerhill Market and Mooredale, from April 23 to May 7.

It all takes place at Rosedale Park – Friday, May 9 (5-9 pm) and Saturday, May 10 (9 am-5 pm). Saturday kicks off with the annual parade.

To volunteer, contact call 416-922-3714, ext. 310 or email [volunteer@mooredale.on.ca](mailto:volunteer@mooredale.on.ca). Teens can earn community service hours.

## Take Action Now to Save Our Birds

The thud of a bird hitting a window is one of the most distressful sounds we hear. Collisions with windows and other manmade structures kill an estimated 1 million birds annually in Toronto and up to one billion across North America.

Yet many such collisions can easily be avoided.

We all love to have natural light in our homes and to “bring nature in.” However, large, unobstructed panes of glass inadvertently create a death trap for birds. Reflective glass is particularly lethal.

There are ways to alert birds to the presence of glass, such as installing screens. For windows without screens, options include “Collidescape” film, which is invisible to people but visible to birds; tape printed with small white dots; transparent decals; frosted or patterned glass; and Ornlux bird-friendly glass, among others. Simple solutions such as hanging pine cones or leaving blinds down also work well.

Research is underway to find other solutions. In the meantime, our migratory songbirds are in precipitous decline.

Fewer birds means more insects, less pollination, less visual beauty and fewer songs. If each of us treated even the one window in our house or apartment that most often causes a bird death, we could make a real difference to the future of our birds.



## Community Clean Up Day: Calling for Volunteers

**Please join us for Community Clean-Up Day  
on Saturday, April 26th.**

The SRRA is once again organizing South Rosedale's annual spring cleanup. Bring your family and friends to Craigleigh Gardens or Rosedale Subway Station, starting at 10 a.m., and help pick up a winter's worth of litter and debris.

The payoff is a knowing you have helped improve the parks and ravines you love. High school students will earn Community Service Hours.

Community Clean-Up Day depends for its success on the efforts of volunteers. All it takes is an hour or two of your time.

Garbage bags will be provided.

We hope to see you there!



## After the Ice Storm: Repairing the Damage to South Rosedale Trees

The December 2013 ice storm took a heavy toll on trees and property in South Rosedale and across the Greater Toronto Area.

According to some estimates, Toronto lost up to 20% of its tree canopy. This has accelerated the need to plant new trees along our streets and in back yards.

Huge tree limbs cracking under heavy ice cut the power to many homes. Branches also fell on cars and houses, causing extensive property damage.

Unfortunately, the mature Silver and Norway maples common to South Rosedale were among the species most vulnerable to ice storm damage. As a result, larger gaps in our forest canopy will be apparent once the trees come into leaf.

### Take Action: Plant a Tree

Fortunately, the canopy loss is reversible; it's as simple as planting new trees.

For the public right of way in your front yard, the City's Urban Forestry Services will plant a new tree for free: call 311 or visit [www.toronto.ca/trees](http://www.toronto.ca/trees).

To plant a tree in your back yard, an excellent resource is LEAF, a non-profit group dedicated to improving Toronto's urban forest. LEAF offers subsidized backyard tree (or shrub) planting and on-site advice. Call 416-413-9244 or visit [www.yourleaf.org](http://www.yourleaf.org).



## 2014 SRRA Membership Dues

**The SRRA is your voice to protect and  
enhance your neighbourhood.**

**Please complete and send back the attached 2014  
membership form along with a \$75 cheque  
for this year's dues. Or go to [www.southrosedale.org](http://www.southrosedale.org)  
and click on Donate. Thank you!**

## SRRRA Provides Input to Ramsden Park Revitalization

SRRRA was represented at recent meetings on the Ramsden Park revitalization.

The meetings, for residential groups, BIAs and the general public, were part of consultations organized by the City to restore and improve the park.



Participants presented a wish list that includes infrastructure upgrades, better visibility, recreational facilities for older children, improved park access, an enhanced off-leash dog area, and reference to the park's history.

Also discussed was a proposal to unify the Ramsden Park, TTC and Budd Sugarman Park frontage along both sides of Yonge St. This would create the only uninterrupted green corridor on Yonge St. between Lake Ontario and Lawrence Ave.

Input from the meetings will be used to determine the project's scope, timeframe and cost. The City has budgeted \$4 million for the project, an amount viewed by several meeting participants as insufficient.

Further consultations, providing more opportunity for community input, are planned.



## 21-35 Sherbourne Street North Development Under Review

The proposed re-development of the contiguous residential properties at 21-35 Sherbourne Street North continues to be reviewed by both the City's Planning Department and the office of Heritage Preservation Services.

Since last reported in the Fall Newsletter, members of the SRRRA Board have had numerous discussions and communication with immediately impacted neighbours. In addition, meetings have been held with the principals of O'Shanter Development Company Ltd. and City Staff.

The SRRRA has indicated its primary concerns to City Staff regarding the project. These include:

- The requirement for, and review of detailed architectural renderings from a heritage perspective of the proposed semi-detached three storey townhouse structure to incorporate four additional rental units.
- The size of the proposed underground garage which will replace existing above-ground garages on the site.
- The proposed location, design and slope of the ramp entranceway into the underground garage.

City Staff appear to be sympathetic and in agreement with the SRRRA's comments and in that regard, we await any particular conditions the City may impose in connection with the Zoning Plan Amendment.

## SRRRA Board of Directors & Officers, 2014

David Townley - President and Director  
Alex Murray - Vice-President and Director  
Gina Brannan - Secretary and Director  
Mary Lamon - Treasurer and Director

Jackie Allen  
Tom Goldspink  
Sheldon Hellin  
Don Hogarth  
Barbara McGregor  
David Moore  
David Sharpe  
Heather Senst

Visit [www.southrosedale.org](http://www.southrosedale.org) for information about SRRRA and news about your neighbourhood.