

FALL 20
14SOUTH ROSEDALE RESIDENTS' ASSOCIATION
NEWSLETTER**PRESIDENT'S MESSAGE**

After a relatively cool, wet Summer, most of South Rosedale's canopy of colourful leaves has fallen from the trees with the changing season.

Since our last Newsletter, the South Rosedale Residents' Association ("SRRA" or the "Association") has been active on many issues which impact our neighbourhood.

Two of the more significant items include the SRRA's role in the Ontario Municipal Board ("OMB") Hearing as it relates to the proposed development in North St. James Town by Lanterra Developments as well as our participation in a Working Group seeking to improve the design of a hillside trail linking Chorley Park to Rosedale's ravine system and the Belt Line. Both of these issues are highlighted in this Newsletter.

On receipt of this Newsletter, Toronto's municipal election will have occurred and we can only hope for more effective leadership by the new Mayor and a renewed focus by City Council on the major issues impacting residents in South Rosedale and across the City.

The Board of Directors of the SRRA looks forward to seeing you at the Annual General Meeting ("AGM") to be held at 7:00 PM on Tuesday, November 18th in the Philpott Room at the Toronto Lawn Tennis Club, which will in turn 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, relevant and topical subjects of interest to the South Rosedale community, we are extremely pleased to announce that Marianne McKenna, a founding partner of internationally known KPMB Architects (and a South Rosedale resident) has agreed to address this year's AGM. Ms. McKenna is one of Canada's most distinguished architects and while much of her professional practice encompasses larger scale public venues, she and/or KPMB have been responsible for the design of several significant residential projects in South Rosedale. We are most grateful for her participation in our 2014 AGM and look forward to 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. SRRA Board members on a volunteer basis, provide hundreds of hours of service to follow developing issues and to ensure the community's voice is heard. I personally welcome the contact of residents who may have any concern as it relates to our neighbourhood and look forward to seeing you at this year's AGM.

David M. Townley, CPA, CA, CF
President



An unexpected guest joined Thanksgiving celebrations at the Crescent Road home of former SRRA Director Don O'Born. The turkey, released in O'Born's courtyard by neighbour Bruce Humphrey and photographed by SRRA President David Townley, was spared a Thanksgiving fate, having been returned to a farm.

IN THIS ISSUE:

- P2. OMB Sets Hearing Dates on Lanterra Development**
- P3. Planning for Ramsden Park**
- P4. Chorley Park Trail: Take 2**
- P5. Glen Road Foot Bridge**
- P6. Notice of AGM**
- P6. Marianne McKenna to Speak at SRRA AGM**

OMB Sets Hearing Dates on Lanterra Development

The redevelopment proposal for the Bloor Street East, Howard Street/Sherbourne and Parliament Street area, and the SRRA's position and involvement in relation to it, have been described in several prior newsletter articles.

The SRRA has expressed support for reasonable redevelopment in the area, while at the same time expressing concerns about the scope and magnitude of the current proposal. The SRRA has also expressed concerns over the process followed and the substance of the response of the City of Toronto to the development plans which have been submitted.

As reported in our Spring 2014 Newsletter, Lanterra (the proponent of the development engaged by the beneficial landowners) advised the SRRA last February that it had initiated proceedings to the Ontario Municipal Board ("OMB"). Subsequently, the SRRA was advised through our lawyers, WeirFoulds, that the OMB had scheduled a prehearing conference for September 18, 2014.

Over the summer, we followed up with our lawyers so that the SRRA would be appropriately represented at this prehearing, and in particular to ensure that the SRRA was granted "Party" standing for the purposes of Lanterra's appeal.

Concurrent with the above developments, the informal discussions with Lanterra described in the Spring newsletter continued. Since these discussions were off the record, it would be inappropriate to describe any of the details. Unfortunately, it became apparent that no resolution of the issues could be achieved prior to the September 18, 2014 prehearing.

Counsel from WeirFoulds as well as several SRRA Board members attended the September 18, 2014 prehearing. At that time, the SRRA was granted full Party standing, as was the community organization from St. James Town known as Community Matters. Readers will recall that Community Matters has been actively involved in this matter throughout on behalf of residents of St. James Town, who also have concerns about the appropriateness of the proposed redevelopment and in particular its impact on the community. Given the common interests and concerns, we have agreed with Community Matters to be jointly represented by the same counsel as the SRRA.

In addition, on September 18 additional hearing dates were set.

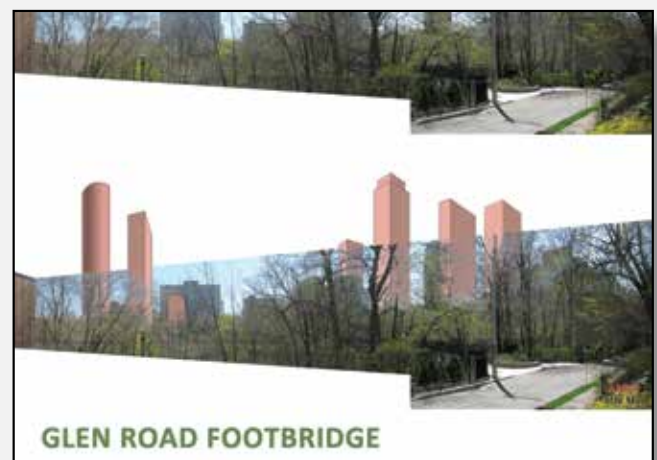
First, December 10, 2014 was scheduled for a further prehearing, by which time counsel for the parties are expected to have agreed upon a detailed "issues list" to define the matters which will be the subject of evidence and argument when the case proceeds.

Second, the OMB scheduled a hearing on the merits for approximately two weeks commencing May 12, 2015. The OMB rules and processes require the parties to have exchanged witness lists and expert reports well in advance of that date.

Since September 18, the SRRA Board, Community Matters and our counsel have moved forward with several important steps. Our counsel has suggested a detailed "issues list". We have also retained planning and related experts. Earlier work to identify numerous planning studies, reports and other relevant materials has continued. And we are in the process of revamping a subcommittee of representatives of the SRRA, Community Matters, and other interested community members to help provide guidance, support and direction as the case unfolds.

Going forward, presenting the full case to substantiate the concerns about the development at the OMB hearing will be a major undertaking. This will require significant funding in addition to the current financial resources of the SRRA.

Members of the community who have expressed an interest and who have voiced their concerns about these matters will be contacted about this and will be receiving further reports between now and December 10, 2014.



The Lanterra condominium development would dramatically change the view looking south from the Glen Rd. bridge.

Planning for Ramsden Park Renewal Advances



The renewal of Ramsden Park is a step closer with the completion of community consultations on a new design.

The consultations, which included representation from the SRRRA, are the first stage of badly needed improvements to the 110-year-old park. Some of the key recommendations include:

- A beautified and more accessible Yonge Street gateway to the park, with a terraced hillside for concerts and other public events.
- New play areas for both younger and older children.
- New and improved pathways.
- Improved access from other streets fronting the park.
- New plantings.

SRRRA recommendations include establishing a green corridor on both sides of the street, including the Rosedale Subway TTC lands.

Skating, tennis, baseball, an off-leash dog area and green space will remain as key elements of the refurbished park, which is being designed by PMA Landscape Architects in association with the City, Councillor Kristyn Wong-Tam, residents' groups, other stakeholders and the public.

Final decisions on the project, currently budgeted at \$4 million by the City, are awaited.

It's Not Too Late to Plant a Tree

The City of Toronto recently conducted a survey of tree damage in South Rosedale from last winter's ice storm. An arborist identified numerous gaps in the canopy and trees needing care.

Many South Rosedale trees succumbed to the ice storm, in large part because of their advanced age. The need is strong to replace trees damaged in the storm or that are otherwise dying back.

Fall is a great time for planting. Here is what you need to know:

Front yards: The City's Urban Forestry Services plants trees – at no cost to homeowners – on publicly owned street allowances fronting homes. To order a tree, visit www.toronto.ca/trees or call 311.

Back yards: For tree planting in back yards, an excellent resource is LEAF (Local Enhancement and Appreciation of Forests), a non-profit group dedicated to improving Toronto's urban forest. LEAF offers subsidized backyard tree planting, including on-site advice on appropriate species and planting location. Contact LEAF at 416-413-9244 or at www.yourleaf.org.

Take action now to preserve and enhance the magnificent tree canopy that gives so much beauty and character to our neighbourhood.



One of South Rosedale's many raccoons got into a long standoff with a cat outside a Crescent Road home



Trees in full colour make for a spectacular view from the Glen Road Bridge every fall.

Chorley Park Trail: Take 2

Working Group seeks to improve on City-proposed switchback trail plan

A stakeholder Working Group has begun a series of meetings to improve the design for the hillside trail linking Chorley Park with the ravine Belt Line trail below.

The Working Group, with 29 members drawn from local neighbourhoods and other city stakeholder groups, was convened by the City following strong community opposition to a City designed and approved plan. That plan called for a 3-metre wide asphalt switchback trail, fences and stonework covering much of the hill.

Hundreds of local residents, including many from South Rosedale, raised concerns over a range of issues including the proposed trail's visual and environmental impact, and the extensive forest clear-cutting on the hillside that preceded the proposed construction work. The SRRRA played a key role in stopping the City-proposed plan, in conjunction with the Friends of Chorley Park and the North Rosedale Residents' Association.



The clear-cutting of trees late last winter on the Chorley Park hill sparked a community outcry over the City's switchback trail plans.

The Working Group, which includes two SRRRA Directors, is seeking consensus on a revised trail design.

The Group's recommendations will be provided to the City early next year for final design and implementation.

The final outcome could range from leaving the Chorley Park hill in a "wild and natural" state, with no formal trail, to a modified switchback trail incorporating a simpler design.

SRRRA Launches New Website

The SRRRA is delighted to officially announce the launch of our newly designed website. The new site is now available at the same address: www.southrosedale.org.

The redesign is intended to provide our members and visitors with a more up to date, user friendly website. The new site offers more functionality and information, enhanced design and easier navigation.

Coach Houses in South Rosedale

At first glance, it may seem strange that anyone would want to live in an old coach house, given that they were once used as lodging for horses and buggies. Yet many people find them appealing. This is probably because most coach houses in South Rosedale are hidden behind old, established homes, in a garden setting. They are insulated from street noise because of the house in front and are usually unique in design.

With the proliferation of automobiles starting in the early 20th century, coach houses became grand garages. Before the First World War, the design of many coach houses was as important as the design of the main home. But after the Second World War, many Rosedale mansions became rooming houses, leaving the coach houses to fall into disrepair.

More recently, most coach houses in South Rosedale have been restored and renovated as homes, studios and offices, subject to the rules of the day. Because of their heritage value, the Toronto Historical Board has acted to protect the facade of the original century-old buildings.

In some cases, homeowners have severed the coach house behind their home to create two separate lots. Severances that create a "house behind a house" contravene the current Zoning By-law. While applications of this type are rare today, the SRRRA opposes them in most instances.



Glen Road Foot Bridge Closed to Mid-December

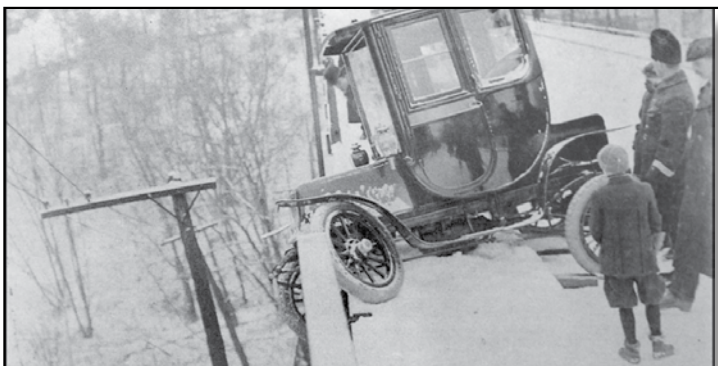
The Glen Road Foot Bridge, closed since September 3rd for emergency repairs, is not expected to reopen until mid-December.



The need for emergency repairs was discovered through routine inspections undertaken to prepare for planned work on the bridge next year, according to a City of Toronto press release.

“The structural steel bracing has some issues with it,” said Frank Clarizio, director of engineering and construction services. “There’s some section loss on the structural steel bracing that is affecting its integrity.”

A City notice stated that repairs would be undertaken seven days a week, sometimes through the night. However, because of planning and design work, no crews have been on site to the time of writing. The SRRA was advised that repairs would begin during the week of Oct. 20.



This is not the first time the Glen Road foot bridge has faced repair challenges, as this circa 1912 photo from the City of Toronto Archives attests.

Rosedale Public School Abuzz with New Developments

Rosedale Public School (RPS) is adding two new classrooms to accommodate new full day kindergarten students.

Student enrollment at elementary schools such as RPS has grown significantly with the rollout of full day kindergarten by the Toronto District School Board. To make room for the new students, an addition with two new classrooms is being constructed on the school’s north side.

Construction work began this summer and is expected to be completed by March 2015. During this time, some temporary structures have been put in place: an additional portable classroom and a kindergarten play area that was displaced by the expansion.

Coincident with this is a change in leadership at RPS. A new Principal, John Hunter, has replaced long time Principal Pat Chater, who retired at the end of last year.

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.**

**NOTICE OF THE
ANNUAL GENERAL MEETING
("AGM")**

**OF THE MEMBERS OF THE
SOUTH ROSEDALE
RESIDENTS' ASSOCIATION
("SRRA" or the "Association")**

TUESDAY, NOVEMBER 18, 2014

REGISTRATION @ 6:30 P.M.
AGM COMMENCING @ 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, 2014, the election of Directors to hold office for a three (3) year term and such other matters of business that may be brought before the AGM.

Our guest speaker, Marianne McKenna, will address the Members following the business portion of the AGM. Ms. McKenna, a founding partner of KPMB Architects and a South Rosedale Resident, has been named one of Canada's Top 100 Most Powerful Women and in 2012 was appointed to the Order of Canada.

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, 2014 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 Saccoccio. Brannan, O.C. Secretary, SRRA

**Acclaimed Architect
Marianne McKenna to Speak at
SRRA AGM**



Marianne McKenna, a founding partner of KPMB Architects and a South Rosedale Resident, will be the guest speaker at the SRRA's Nov. 18 annual general meeting. Her talk, "Modern Architecture in Established Heritage Residential Districts," is particularly relevant to South Rosedale, which continues to see modern buildings constructed among heritage-designated buildings.

Ms. McKenna has been named one of Canada's Top 100 Most Powerful Women and, in 2012, she was appointed as an Officer of the Order of Canada for crafting architecture "that enriches the public experience." Among her many notable designs is the award winning Royal Conservatory TELUS Centre for Performance and Learning in Toronto. The design earned KPMB its 11th Governor General's Medal as well as numerous awards for architectural excellence.

Ms. McKenna, who is currently working on a revitalization of Toronto's historic Massey Hall, has also designed and directed numerous internationally-acclaimed projects in the spheres of culture, business, education and science.

SRRA Board of Directors & Officers, 2014

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