

**SPRING
20
23**



SOUTH ROSEDALE RESIDENTS' ASSOCIATION
NEWSLETTER

Explosion of High-Rises on South Rosedale's Borders

Dozens of major new high-rise developments are coming to the Yonge and Bloor corridors in or near South Rosedale. These include more than 20 condominium and mixed-use buildings that have been approved or formally proposed in the immediate area, along with a 63-storey tower on the north side of Bloor near Sherbourne St and Canada's tallest building at Yonge and Bloor (85 storeys, seeking permission for 94 and a height of 338 metres).

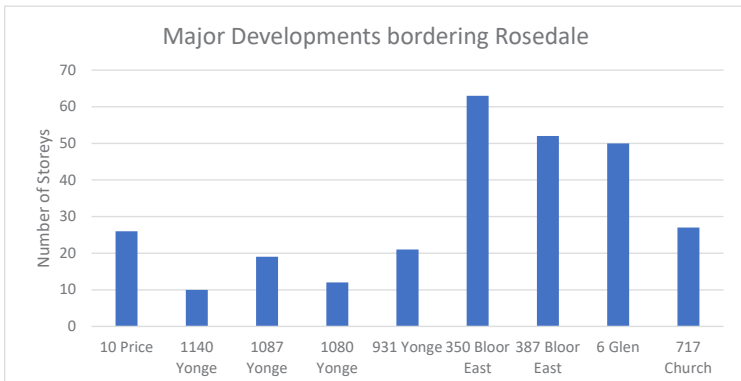
The new buildings, if approved, will profoundly change the visual landscape of South Rosedale's western and southern borders. They will significantly increase density in the area, particularly in combination with numerous other nearby major developments that have been recently built, are under construction or proposed.

No applications have been filed for new multi-unit housing projects within the interior of South Rosedale excepting the Dale Avenue condominium building now under construction, according to a search of the city's "Development Applications" database.

SRRA is actively monitoring new development activity and is responding to proposals within South Rosedale's boundaries or ones that would directly impact the neighbourhood.

Major development projects immediately adjacent to the neighbourhood include:

- **5 Scrivener Square/10R Price St./1097 Yonge** (OMB approved, under construction) - 8-storey and 26-storey buildings with 182 rental units and 3,085 m² of non-residential space.
- **1140 Yonge "Staples"** (OMB approved) - 10-storey mixed-use building with 64 dwelling units and retail at-grade.



- **1087 Yonge/9 Price St. "Sleep Country"** (under review) - 19-storey mixed-use building with 143 dwelling units and 1569 m² of non-residential space.
- **1088-1080 Yonge** (under review) - 12-storey mixed-use building with 30 dwelling units and 1,391 m² of non-residential space.
- **931 Yonge** (under review) - 21-storey mixed-use building with 165 residential units including affordable ownership units.
- **350 Bloor St. E.** (under review) - 63-storey mixed-use building with 675 dwelling units, 8,259 m² of office space on floors one to seven.
- **387 Bloor St. E.** (closed) - 52-storey mixed-use tower on Bloor and 10-storey building on Selby with 487 residential units, 188 hotel suites and 1,162 m² of retail space at-grade.
- **6 Glen Rd.** (closed) - 50-storey mixed-use building, 37 storey tower and a 45-storey tower with retail at-grade, 6 semi-detached heritage dwellings and 7 infill townhouses.
- **717 Church St.** (OMB approved) - 27-storey residential building.



1087 Yonge. St. (Sleep Country)

(continued on page 2)

INSIDE THIS ISSUE:

Pg 3 - New Presidents for SRRA

Pg 3 - Rosedale Tree Tour

Pg 5 - History of Castlefrank

Pg 6 - Conflict Resolution with your Neighbours

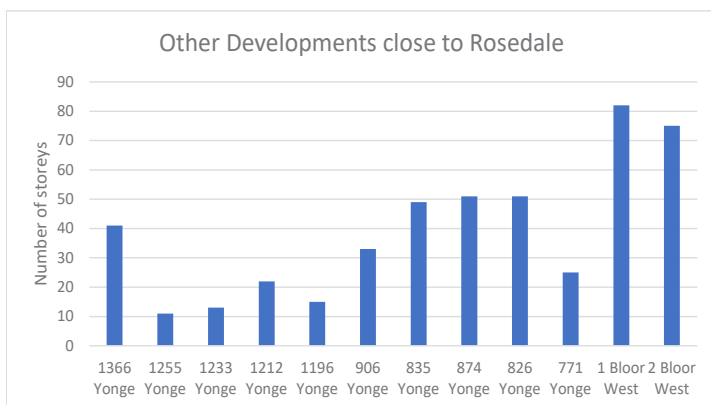


Join SRRA/Renew your membership at: www.southrosedale.org .

Other development projects near South Rosedale include:

(continued from page 2)

- **1366 Yonge St.** (under review) - 41-storey mixed-use building with 489 residential units.
- **1311-1255 Yonge St.** (under review) - 11-storey mixed-use building with 102 dwelling units and 4105 m² of non-residential space.
- **1233 Yonge / 9 Woodlawn Ave.** (under review) - 13-storey mixed-use building with 110 dwelling units (inc. 40 rental units) and 433 m² of non-residential space.
- **1220/1212 Yonge** (under review) - 22-storey mixed-use building with 185 dwelling units and 500 m² of non-residential space.
- **1196-1202 Yonge** (under review) - 15-storey mixed-use building with 59 residential units and 201 m² of non-residential space.
- **906 Yonge** - 33 and 19-storey buildings with 401 units and 74.9 m² of non-residential space.
- **839-835 Yonge “Canadian Tire”** (under review) - 41 and 49-storey mixed-use towers with 950 residential units, a 10-storey podium and 17,663 m² of non-residential space including a new Canadian Tire store.
- **878-874 Yonge** (closed; under appeal to OMB) - 51-storey residential tower with 165 residential units.
- **826 Yonge (closed)** – 51-storey mixed-use tower with 399 dwelling units and 431 m² of non-residential space.
- **771 Yonge** - 25-storey mixed-use building with 202 residential units and ground-level retail.
- **1 Bloor W** (under construction) – 85-storey (seeking permission for 94) mixed-use building.
- **2 Bloor W** (closed) – 50, 61 and 75-storey towers a base building up to 9-storeys with mixed retail, office and residential use.
- **15-19 Bloor W** (under review) - 94-storey tower with 1262 residential units with at-grade retail.



Note that many other major development proposals have been filed at sites 1-2 blocks beyond those listed above.

Speed Cameras Arriving Soon



In July Automated Speed Enforcement systems will be coming to Mount Pleasant Road, north of South Drive. ASE systems are designed to alter driver behavior, decrease speeding and improve safety.

They will be positioned to improve safety around Rosedale Junior School and Branksome Hall and stationed for 3-6 months before being moved to another position within our ward.

Fines are based on the speed of the vehicles in excess of the posted speed limit and are sent to the registered owner of the vehicle regardless of who was driving the vehicle at the time.

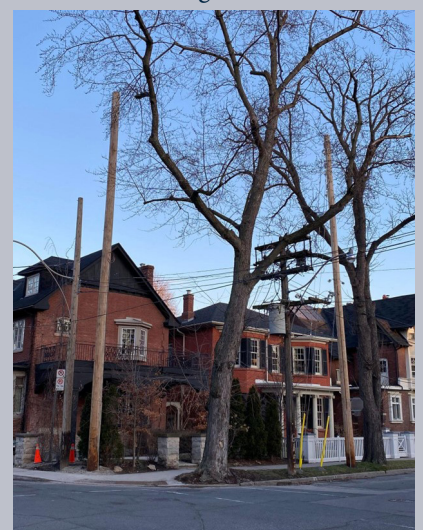
Kilometres	Set Fine
1-19 km/hour over speed limit	\$5.00 per kilometre
20-29 km/hour over speed limit	\$7.50 per kilometre
30-49 km/hour over speed limit	\$12.00 per kilometre
50 km/hour over speed limit	No out of court settlement

Hydro Pole Replacement

Toronto Hydro is upgrading the electrical infrastructure in South Rosedale to provide increased safety and reliability. Ageing concrete poles are being replaced with taller wooden ones. A more robust design using modern pole loading software and updated design standards is being implemented to better suit extreme weather events. New wires will be insulated to provide better resistance from trees and other contact.

The SRRA have been working with residents and the previous councillor’s office to advocate for a solution better suited to a well-treed residential neighbourhood. Work is being carried out on a number of streets including Park Road, South Drive and Sherbourne Street North and is expected to be completed by the end of 2023.

Once a new pole is installed, the old one is left until third-party utilities such as Bell and Rogers have disconnected any of their wires still attached to it. Hydro is expecting all the old poles to be removed by early 2024. **If you have any questions on this project, please email capitalprojects@torontohydro.com**



Newly installed hydro poles at South Drive and Sherbourne

Tree Tour of South Rosedale

Much of Rosedale's unique character comes from its tree lined streets. Its mature green canopy that weaves between heritage homes, spreads across boulevards and dapples us with summer shade. But how much do we know about the green giants that tower over us?

The SRRA is offering you the chance to learn more about these natural wonders on your doorstep. On September 17th a tree expert



Image by Phil Hollingsworth

from LEAF will tour us through our neighbourhood, identifying particularly interesting specimens and teaching us about the unique characteristics and benefits of these and other trees we encounter along the way, along with hints and tips on caring for them.

If you are interested in joining the tour, please contact Gail Graham at: gailywales@gmail.com Numbers are limited. Free to SRRA members.

Subway Stations Renovations

A number of neighbourhood subway stations are being renovated to provide disabled (barrier free) access and for improved security:

Castle Frank Station

Two new elevators are being installed and signage is being improved. CCTV security cameras are being added along the accessible pathway and sliding doors are being added at the main entrance. Work is expected to be completed at the end of 2023.

Rosedale Station

The project will provide a barrier-free path to all levels of the station and include the installation of two elevators, improved signage and CCTV security cameras. A number of trees are being removed but will be replanted in accordance with TRCA and Bylaw requirements. The bus loop is being modified and used as a staging area. Art will be an important component of the design. The project is scheduled for completion in 2024.

Summerhill Station

A building extension and new main entrance will be constructed at the east end of the station to accommodate elevators and accessible design features including automatic sliding doors and accessible fare gates. The project is expected to be completed in 2024.

Sherbourne Station

A barrier free access from the north side of Bloor is under construction. The Glen road bridge entrance is being extensively remodelled and improved for security and access as part of the Glen Road bridge and tunnel replacement project. Tunnel lighting and streetscaping elements are scheduled for stage 2, with all works scheduled for completion by late 2023.

New Presidents

The SRRA board is delighted to announce that we have not just one, but 2 new presidents! Janice Lo and Umesh Jain have both served on the board for a number of years now, Umesh as Treasurer and Janice as Security and Policing liaison.

Janice Lo

Dr Lo has lived in South Rosedale since 2011 with her husband and two daughters. A graduate of the University of Toronto's Dental Surgery programme, she has been practising as a dentist in Yorkville for over 16 years, receiving professional awards for patient care and mentoring. Janice is inspired by Eckhart Tolle's phrase "Awareness is the greatest agent for change"



Umesh Jain

Umesh has lived in South Rosedale for 33 years. His four adult children attended Branksome and UCC and his wife is a neonatologist/paediatrician. As an internationally recognized award-winning child & adolescent psychiatrist, he has worked at Sick Kids and CAMH as researcher, clinician and teacher for 27 years. Most recently working at Sault Area Hospital, he is now semi-retired and following other interests including community advocacy.



Umesh's aims for his presidency are to promote a positive community amongst his fellow South Rosedale residents.

Don Hogarth Retires

Much appreciation and thanks goes to outgoing president Don Hogarth. Heading up the board for an incredible 8 years, he steered the SRRA through pandemic and much personal tragedy. The Board extends its heartfelt thanks to Don for his many years of service to our community.

Finally able to relax and enjoy the beautiful neighbourhood that his dedicated service has helped preserve, Don commented that "It has been a privilege to participate in the SRRA's ongoing efforts to preserve and enhance our wonderful neighbourhood. With new leadership and a strong board, South Rosedale is in great hands going forward."

Nurturing Nature in your Yard

Pollinators, like bees, butterflies, and hummingbirds, play a crucial role in the reproduction of flowering plants, which ultimately supports food production and biodiversity. Unfortunately, habitat loss, pesticide use, and climate change have led to worrying declines in pollinator populations worldwide. However, individuals and communities, like Rosedale, can take action to help pollinators thrive by creating pollinator gardens.

The City of Toronto's Pollinator Protection Strategy provides guidance on how to create and maintain pollinator-friendly habitats in public spaces and private properties. The strategy emphasizes the importance of incorporating a variety of native flowering plants that bloom throughout the growing season, creating nesting and sheltering sites and reducing pesticide use.

The Toronto and Region Conservation Authority's (TRCA) Sustainable Gardening program offers workshops and resources on how to create pollinator-friendly gardens. The TRCA's website provides information on selecting native plants, designing a garden, and managing pests and weeds without the use of harmful chemicals.

In addition, several community organizations in Toronto are working to promote pollinator gardens and habitat restoration. The Toronto Beekeepers Cooperative provides beekeeping education and resources on the creation of pollinator-friendly habitats. The David Suzuki Foundation's Butterflyway Project encourages residents to create butterfly-friendly habitats in their neighbourhoods and provides resources and support for community-led projects.



When shopping for plants for your yard, look out for "In the Zone" labels. These native plants are the gold standard for attracting pollinators, restoring wildlife habitat and building healthy natural landscapes that are more resilient to climate change. Readily available at garden centres including Loblaws, they improve soil quality, reduce erosion, and increase the diversity of plant and animal species in an area.

If you don't have a garden, consider putting up a bee hotel on a sheltered southern facing wall or fence for nesting solitary bees. Even in a small yard, you can help insects and pollinators by piling fallen leaves and twigs into a hidden corner, providing shelter for butterflies and other pollinators over the winter.

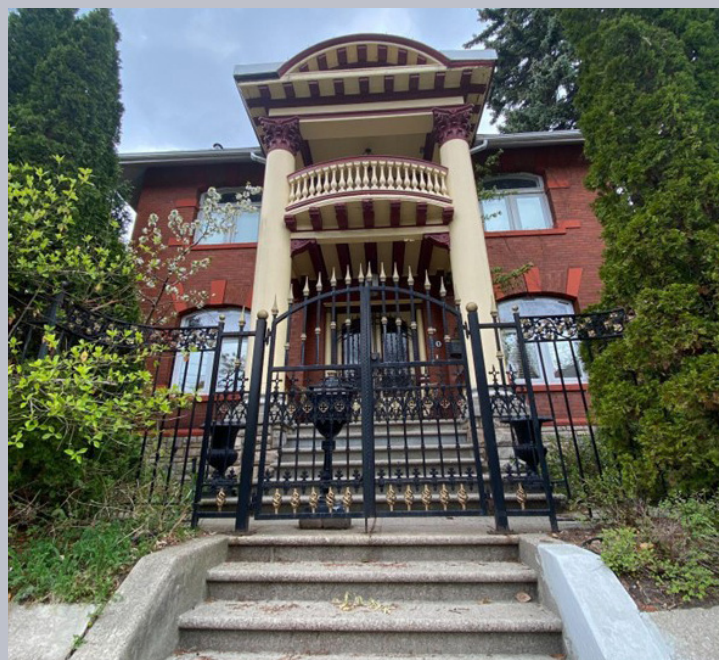


I'm haunted!

When Doc Von Lichtenberg bought his house on North Sherbourne Street, he was told it came with its own ghost. Doc takes up the story:

After I bought my house, the cheque was cashed and I was handed a hardcover book called "The Phillip Phenomenon". It was written by a previous owner. The book (one of many) detailed the conjuring of the spirit Philip.

Then, towards the end of the year 2000 I got the first of many letters addressed to the Toronto Centre for Psychological Research. They came from all over the world.



Doc's house on Sherbourne St, that he shares with Philip the ghost.

The History of Castlefrank

Castlefrank was the name given to the summer cottage of Lord Simcoe the first Lt General of Canada. In 1793 He bought a 200 acre site immediately south of the local subway station and road that bears its name. Here he constructed a log cabin, modelled on the plan of a Greek temple with 16 foot high pillared porticoes made of peeled pine trunks to look over the vast, forested Don Valley and its river.

Named after his beloved son Francis (Frank), Castlefrank was connected to York (the original small town that grew into Toronto) by a path eventually incorporated into Parliament Street. The visually imposing structure enjoyed unobstructed views of the Don Valley, whose river flowed much higher in this period. Compared with its exterior, its interior was unrefined, composed of just 2 rooms each with its own fireplace.

A year later I received a copy of a book titled “Haunted Toronto” by the prolific author John Robert Colombo. Apparently, my newly acquired tenant ghost was very well known in the field of apparitions. He was even documented by CBC’s venerable sleuth Roy Bonisteel and his “Man Alive” film crew.

There are no less than a dozen books, videos, articles, essays and google matches connected to my ectoplasmic house guest. However, I’ve never met the old boy. It’s not for lack of trying. I’ve searched every room from the attic to the basement. I’ve lit candles to set the mood. I even learned enough Morse code to telegraph his name via the butler’s call button still wired into the parlour. Finally, after much study and research I vocalized the esoteric medieval chant—“come out, come out wherever you are.” Alas...bupkis, nothing!

My late buddy Ken (aka the 2nd Baron, Lord Thompson of Fleet) enjoyed talking to me about dogs, art, the indignities of aging and metaphysical phenomena. He was very interested in my house guest. He recommended me to a 1938 recording of “The Stately Home of England” written by Sir Noel Coward in which the composer noted:

“There’s the ghost of a crazy younger son
Who murdered in thirteen fifty-one
An extremely rowdy Nun
Who resented it,
And people who come to call
Meet her in the hall.”

I’m jealous. I can’t tell you how many hours I’ve wasted in the halls of my house at the witching hour. I must be doing something wrong.

I’m haunted with disappointment!

If you have a house with an interesting history (or ghost!) and you’d like to share the story with our community, please contact Doc at: doc@docsmotorcyclegear.com

The family’s enjoyment of the property was short-lived as ill health returned Lord Simcoe and his family back to the UK in 1796.

Used only Occasionally by Simcoe’s successors, by 1803 it fell into a state of disrepair. In 1813 invading American soldiers saw the name Castlefrank on a local map and planned an attack, assuming it was a castle, only to find a large rotting wooden cabin!

After that it became a favourite spot for local hunters and fishermen attracted to the densely wooded area’s abundant wildlife and the river Don teeming with salmon. They used it as an unofficial hunting lodge until it was accidentally burnt down in 1829.



View of Castlefrank painted by Lady Simcoe

About 80 years later a second stately residence was erected close to the original site by Albert Kemp a conservative MP who named Castle Frank Manor to honour the original building along with the street running to it became Castle Frank Road.

When the Prince Edward Viaduct was built in 1918 the eastwards extension of Bloor Street separated Castle Frank Road from its southern portion (re-named Castle Frank Crescent) and the Crescents opening was re-routed further west of its original position, which was the driveway to Rosedale Heights School.

Castle Frank Manor was knocked down in 1962 to make way for Rosedale Heights School of the Arts. By this time the other land from the estate had already been sold off or donated to St James cemetery.

In 1954 A historical marker was erected at the original site of the cabin. This marker (pictured) is located in the parkette in front of Rosedale Heights School, reminding us of the days before Rosedale was developed.



Conflict Resolution with Your Neighbours

Umesh Jain, one of our new presidents and respected psychiatrist, shares his tips on resolving neighbourly disputes.

Over the years I have learned that there are a number of things we can do to make our neighbourhood a care-free community:

- **Respect municipal rules:** There is nothing that irritates a neighbour more than someone who disobeys the rules that we all live by. For example, City By-Laws dictate you should not dump your driveway snow on the street, drive too fast, or let your pet off the leash and defecate without clearing up.
- **Meet your neighbours:** Maybe you like your privacy or you're an introvert. That's OK, but it leaves your neighbours to conjure up their own impressions of you. Introduce yourself to the new neighbour moving onto your street. First impressions and a hand to help is a great feeling for both parties. It's hard to complain about people you like.

- **Keep your cool:** Angry people sometimes compensate for something within themselves. Maybe you made the mistake, or felt embarrassed or victimised for reasons that are unrelated. Step back and think about why you are angry. Maybe enlist another neighbour or even the SRRA to mediate so that everyone feels safe. Communicate respectfully, without emotion. Try hard not to escalate matters by engaging lawyers.
- **Keep your neighbours informed:** Advance warning of construction, parties, large deliveries, or anything that adversely affects neighbouring properties should be communicated to them in advance, to preempt problems. There is nothing worse than being blindsided by a situation that was not of your creation.
- **Keep your property in good maintenance and have pride in your curb appeal:** If you disregard your house's appearance or its view from the street, it is irritating to neighbours and gives others permission to be lazy with their own properties. It's the graffiti curse; if you don't deal with one piece of graffiti, it spreads to the neighbourhood.

If you want to be a neighbourhood captain or be part of SRRA, then contact me at umesh_jain@rogers.com. We'd be glad to get you involved.

Earth Day: SRRA Community Clean-Up

A big thank you to everyone who turned up to clear litter from South Rosedales' parks and ravines on 22nd & 23rd April. Volunteer spirits and enthusiasm was not dampened by the wet weather and they received encouragement and thanks from passers-by who appreciated the effort, especially given the challenges of the mud and rain.

Pictured are some of our Saturday volunteers, braving the elements to clear garbage.



South Rosedale Needs You!

Do you care about the beautiful neighbourhood we live in? Do you have time to help build and preserve our thriving downtown community? We are always looking for new Directors for our board and volunteers to help with the many and diverse projects we are involved with.

If you are interested in volunteering your time for our community, we'd love to hear from you.

Contact: southrosedalesresidents@gmail.com

Membership Matters!

The SRRA works hard to protect and enhance South Rosedale as a great place to live. Through actions large and small, we protect the heritage character of our neighbourhood, enhance our parks and ravines, manage traffic, parking and security issues, and do much more.

To do all this, we need your financial support. You can help us by ensuring you take out or renew your annual membership of \$100.

To join or pay your dues, please visit our website at www.southrosedale.org and click on "SRRA Annual Membership".