

FALL 20  
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SOUTH ROSEDALE RESIDENTS' ASSOCIATION

## NEWSLETTER

## DALE AVENUE DEVELOPMENT PROPOSAL PROCEEDS TOWARD CITY COUNCIL VOTE, APPEAL HEARING

A slightly revised proposal for the condominium development at 5, 7 and 9 Dale Avenue is expected to be on the agenda of Toronto's new City Council at its inaugural meeting in December. In the meantime, the appeal process continues to advance in parallel toward a March 2019 hearing at the Local Planning Appeal Tribunal (previously, the Ontario Municipal Board).

As it now stands, Council will make a decision based on the July 25, 2018 report by the city's Chief Planner. That report, prepared without input from our community through closed door discussions with the developer, recommended that Council permit demolition of the three C-rated heritage homes on the site and allow construction of the proposed four-storey condo to proceed.

This represented a total about-face from two previous City staff reports recommending refusal of the proposal along with a Heritage Preservation Board recommendation to oppose demolition. All of these recommendations had been developed over several months, and involved input and discussion with all stakeholders and experts.

The outcome of the Chief Planner's negotiation with the developers is a very modestly tweaked version of the application. The Planner's report was posted on the city's website mere hours before Council's vote. Until then, residents and all stakeholders other than the developer had been kept in the dark.

Only through enormous effort by the SRRA, MyRosedaleNeighbourhood (MRN) and North Rosedale Residents' Association (NRRA) did we succeed in obtaining deferral by Council of a final decision on the report. Though our former Councillor, Kristyn Wong-Tam, had told us she had no advance information on the report's conclusions, we nonetheless took action based on concern that a significant change was afoot, and days before the vote rallied support from local heritage organizations and residents' associations and, most crucially, from former Toronto-Danforth Councillor Mary Fragedakis. It was Coun. Fragedakis who spearheaded the motion to defer a decision.

A more detailed account of this chain of events was issued in a July 29, 2018 SRRA "e-blast" and web posting.

### The Current State

We are faced with a City Planning recommendation that goes directly against the wishes of our community, falls outside the planning rules for our neighbourhood, and presents a real and present danger not only to heritage in our neighbourhood, but also to all neighbourhoods across the city.

City Planning staff have acknowledged the heritage value of 7 Dale Avenue in particular.

The June 22, 2018 staff report recommended that 7 Dale be upgraded from C status to B under the South Rosedale Heritage Conservation District and found that it comfortably meets the threshold for Part IV designation under the Ontario Heritage Act, which would offer a significantly higher level of protection for the property. That recommendation followed the presentation of a detailed heritage consultants' report on 7 Dale commissioned by MRN and SRRA. The Toronto Preservation Board had passed those recommendations and recommended further consideration of the Part IV status.

### The Path Ahead

Based in part on these findings, the SRRA and MyRosedaleNeighbourhood intend to continue opposing the proposal at the Local Planning and Appeal Tribunal (LPAT). An effort to find sufficient common ground to warrant mediation prior to a contested LPAT hearing was unsuccessful. Nonetheless, we remain open to discussion with the developer in the interest of finding a solution that is satisfactory to all parties.

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Artist's Rendering of Proposed Development

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## City Endorses Revised Scrivener Square Development

Toronto City Council endorsed the revised proposal for a 21-storey high-rise apartment and mid-rise retail/commercial development at Scrivener Square at its July 23, 2018 meeting.

Subject to resolution of any outstanding issues at the Local Planning Appeal Tribunal and pre-construction approvals, Diamond Corp. and Tricon can now proceed with the development, which includes 141 one- to three-bedroom apartments and 3,626 m<sup>2</sup> of commercial/retail space in a mid-rise podium buildings opposite the North Toronto Railway Station/LCBO. The plan includes an open-air public space opposite the railway station and a new Summerhill TTC entrance.

The proposal as originally submitted to the City called for a 26-storey tower rising to 97 metres and a smaller outdoor public space within the building complex. This was revised following discussions between the developer and a working group of stakeholders including the SRRA, two other residents' associations, Thornwood condominiums and Toronto Lawn Tennis

### Modest Further Height Reduction, More Parking

The SRRA, in response to concerns expressed by residents, including at an April 19, 2018 community meeting hosted by the Association and at previous public meetings hosted by the City, continued discussions with the developers prior to and after Council approval. Based on these discussions, the SRRA has advised the developer that it will support the proposed development subject to the following additional revisions:

- A further targeted building height reduction of at least five metres, and to be no less than 4.75 metres, resulting in a target maximum building height of 80.4 metres including mechanical penthouse.
- The inclusion of an additional floor of below-grade parking which will provide for a minimum addition of 5 to 10 public visitor/non-residential public spaces over and above the city's bylaw requirement for parking. Additional parking spaces exceeding this allocation may be dedicated for public use following further assessment of the project's total parking requirements.

These additional changes, which are also outlined in an Oct. 10, 2018 letter to Diamond Corp. and Tricon, were negotiated on a goodwill basis. In addition to concerns over height, traffic impacts and insufficient parking, residents have also previously expressed concern over setting a precedent that could pave the way for other large developments. However, City Planning staff have stated that the site is unique compared with other nearby properties along Yonge Street, where rules place greater limits on height.

Even months before Council approval, City planners had indicated they had no significant issues with the revised proposal. The City's Design Review Panel, composed of independent design professionals, had approved the revised plan in March 2018.

The SRRA will continue to work with the City, other area stakeholders, the development team and community members to ensure that any Section 37 contributions are available for local community benefits. The developers have also undertaken to continue to actively consult the SRRA on matters affecting the South Rosedale community during the site plan approval process, detailed design and construction management processes, including traffic flow, pedestrian safety and public space development.

## HOLIDAY SECURITY TIPS

Travelling during the Holidays? Here are some tips to keep your home safe and secure any time you're out of the house:

1. Use lighting, lamp and television timers when away to simulate activity at home
2. Get to know your neighbours so that they can keep an eye on your home while you're on vacation
3. Arrange for mail and/or newspapers to be held or arrange for pick-up during your absence
4. Consider installing motion sensor lighting and a video camera security system with remote access
5. Consider timed outdoor landscape lighting to eliminate dark shadowy spots
6. Don't post about your vacation on social media until after your vacation is finished
7. Put up signs that announce you have an alarm
8. Never forget to lock all your doors and windows

## SRRA Explores Creating “Heritage Rosedale” Charity

The SRRA is exploring the option of creating a separate, but associated, charitable organization, ‘Heritage Rosedale’. The proposed organization is intended to support the protection and preservation of historically significant architecture within the South Rosedale Heritage Conservation District (SRHCD), along with the area’s natural heritage.

While we are early in the process of defining a specific mandate for the charity, the preliminary objectives are as follows:

- 1) Support public education initiatives to promote the appreciation for and knowledge of Rosedale’s unique social and architectural history through partnership with appropriate community education initiatives. For example, provide financial and material support to individuals or organizations producing books and other educational tools documenting the history of the SRHCD.
- 2) Advocate for the protection and sensitive maintenance of both publicly and privately owned historically rated buildings in accordance with relevant municipal and provincial guidelines. For example, provide financial support and facilitate the preparation of expert assessments of historically rated properties that are being considered for redevelopment to ensure their protection as required.
- 3) Support the restoration and protection of public parks and other green spaces within the SRHCD which feature historically significant landmarks. For example, provide financial and project support to initiatives which restore gates, fencing and other structural landmarks to ensure historically appropriate maintenance, repair and refurbishment.
- 4) Support the maintenance and protection of South Rosedale’s ravine system to ensure that preservation efforts are both historically and ecologically appropriate. For example, provide financial and material support for initiatives aimed to promote the planting of species indigenous to the area and curbing the spread of non-native, invasive growth.

Heritage Rosedale would operate at arm’s length from the SRRA in order to be eligible for designation by the Canadian Revenue Agency as a charitable organization. This would make it possible for donations made in support of preservation projects, such as those outlined above, to be eligible for income tax deductions.

The goal is to support efforts to raise funds in support of future preservation initiatives in our community.

The SRRA has engaged a legal firm specializing in establishing charities under CRA rules to help us navigate the process.

To learn more, please contact Rob Peach at [peach.rob@gmail.com](mailto:peach.rob@gmail.com) or at 416-795-7299.



Yellow Creek ravine comes alive with fall colours

## Mike Layton Wins University-Rosedale Council Seat

South Rosedale will be represented at City Hall by Mike Layton, who won the new Ward 11 (University-Rosedale) seat in the October 22 municipal election. A two-term incumbent who previously represented western portions of the new ward prior to the recent boundary changes, Layton received almost 70 percent of the votes cast.

The new Ward 11 includes Rosedale, with the main area stretching from Yonge and Bloor south to Dundas St. W. and north to Dupont Ave. Previously, Rosedale was represented for two terms by Councillor Kristyn Wong-Tam, who now serves Ward 13, Toronto Centre.

Born and raised in downtown Toronto and a resident of the Christie Pits neighbourhood, Layton has championed progressive issues including affordable housing, fighting climate change, improving public transit and safe cycling infrastructure. Among his accomplishments in office, he initiated 11 neighbourhood planning studies, and he was closely involved in stopping a Walmart near Kensington Market and defeating the proposed downtown casino.

On his campaign website, Layton states, “I will continue working to protect the unique character of our neighbourhoods.”

Prior to being elected as City Councillor, Layton worked at Environmental Defence, a leading environmental charity. He holds a Master’s degree in Environmental Studies, with an Urban Planning Specialty, and is an adjunct professor in the Faculty of Environmental Studies at York University.

Both the SRRA and North Rosedale Residents’ Association have met with Layton to brief him on key issues in the Rosedale area such as major development proposals, heritage preservation and ravine restoration.

The SRRA congratulates Mike Layton on his win, and looks forward to working with him during his term as our Councillor.



Mike Layton

## Saving our city from the wrecking ball: Toronto can learn something from Montreal

An article by South Rosedale resident Katherine Lee published in the Toronto Star on October 16, 2018 laments Toronto's "inadequate and poorly enforced heritage preservation system to protect our built history" compared with other North American cities such as Montreal, citing the threat to 7 Dale Avenue as an example.

Lee writes, "We want to change that. A number of residents associations and heritage advocates across the city are coming together under the banner 'Toronto Heritage Matters' with the purpose of fixing what is broken, and saving Toronto's heritage buildings before they fall to the wrecking ball. As a group of committed Torontonians, we are committed to fixing the process, working with our new Toronto council, following the Oct. 22 elections."

To read the full article, visit the Star's website at [www.thestar.com/opinion/contributors/2018/10/16/saving-our-city-from-the-wrecking-ball-toronto-can-learn-something-from-montreal.html](http://www.thestar.com/opinion/contributors/2018/10/16/saving-our-city-from-the-wrecking-ball-toronto-can-learn-something-from-montreal.html)

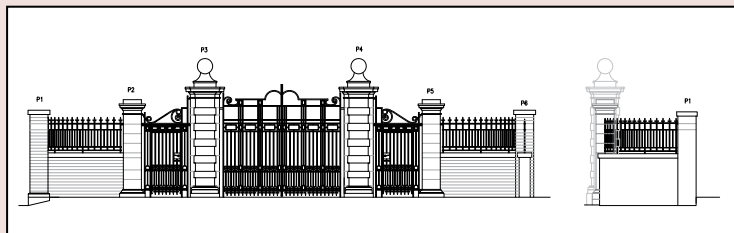


## Dale Development (continued from Page 1)

We also seek to build the case before members of the new Toronto City Council that they should reject the Chief Planner's report and oppose the development as proposed.

Clearly, there are challenges and much work ahead. However, the SRRA remains confident that we represent the voice of a strong majority in our community, and that our arguments are on the right side of this issue.

## Restoration of Craigleigh Gardens Gates to Begin in 2019



The SRRA is pleased to announce that the project to achieve one of our primary heritage objectives – the restoration of the 1903 entrance gates to Craigleigh Gardens – is underway. The Toronto Parks Department has chosen the firm of James Bailey, Architects, to plan and oversee the restoration of a major part of the gates. Once planning is completed, a tender will be issued early in 2019 to select heritage specialists for the construction work.

The scope of the project is to:

- Refurbish damaged stonework and brick masonry comprising the gates' structure;
- Repair and refinish wrought iron components; and
- Enhance the landscaping and forecourt and rear-court areas around the gates and adjoining walls.

All work will follow Heritage Preservation Guidelines. The approved capital budget for the contract is \$250,000 which includes design consulting fees, construction costs and taxes.

The hiring of a heritage architect marks a major advancement in the project, which the SRRA initiated almost three years ago. In early 2016, the SRRA commissioned ERA Architects to undertake a detailed study of the gates, which over many years have fallen into a state of disrepair. ERA concluded that previous repairs to the gates approximately 30 years ago "are beginning to fail in many locations, and additional repairs are recommended."

When the family of Sir Edmund Osler donated the gates to the City in 1926, the City agreed to: "hold and at all times hereafter keep and maintain said lands in a fit and proper condition for park, botanical and garden purposes only." As a result, the SRRA approached South Rosedale's former Councillor, Kristyn Wong-Tam, who committed to set aside municipal funds to enable the City Parks Department to undertake a restoration.

The SRRA is thankful that the City is taking action on this important restoration and will continue to monitor the project. Our ongoing objective is to ensure that these landmark heritage gates are properly restored and preserved for the long-term enjoyment of all residents of South Rosedale and Toronto (and their dogs!) who enjoy the park.

Should additional support be required to complete the restoration, we will raise this matter with our new Councillor after the October 22, 2018 election.

## DEAR FRIEND OF CRAIGLEIGH GARDENS

Today, with your financial support, we have a unique opportunity to enhance the heritage character of Craigleigh Gardens, the quiet South Rosedale sanctuary that in 1926 Sir Edmund Osler's family generously donated to the City of Toronto.

In 2016, long-time South Rosedale resident, former Olympic pairs skating medalist and Order of Canada recipient, Frances Helen Dafoe, met with a representative of the South Rosedale Residents' Association (SRRA). She expressed her desire to donate an extraordinary cast iron heritage urn for display in Craigleigh Gardens.

Ms. Dafoe's grandfather, Charles Gibson, a distinguished architect of early Toronto, had purchased the urn which was originally destined for a place at Toronto's St. Lawrence Hall.

Following Ms. Dafoe's death in 2016, the SRRA has worked with her family, the local Councillor and enthusiastic City staff to fulfill her wish. Last spring, we launched a \$75,000 private fundraising campaign to restore the urn – and its 36 separate castings – to its original 19th century splendour.

Formnouve Inc., custom metal fabricators, has agreed to restore the urn.

ERA Architects is designing a new plinth to ensure that the Urn can be safely mounted and prominently displayed in the Park. For its part, the City of Toronto Parks Department will contribute planting for the urn and appropriate landscaping to enhance its setting in Craigleigh Gardens.

The addition of the urn in Craigleigh Gardens will enhance each and every visit you make there.

The success of this Heritage Urn Project depends on your private donation. The Toronto Parks and Trees Foundation will issue a charitable tax receipt for the full amount of every donation received.



### HOW TO MAKE A DONATION

Visit the website:  
[torontoparksandtrees.ca](http://torontoparksandtrees.ca).

Choose "Park Projects", scroll down to the photo icon, "SRRA Heritage Urn Project for Craigleigh Gardens", and click on "Donate" at the bottom of the page. You will receive an email receipt for income tax purposes for your donation.

Your donation to help restore and install the urn in Craigleigh Gardens promises to enhance residents' and visitors' enjoyment of the Park for decades to come.

Many thanks,

YOUR SOUTH ROSEDALE  
RESIDENTS' ASSOCIATION

### 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](http://www.southrosedale.org) – click on the membership link on the right hand side. Or email us at: [treasurer@southrosedale.org](mailto:treasurer@southrosedale.org).

## SRRA-Supported Projects Seek to Remediate and Restore our Ravines

Two pilot projects launched within the last 12 months seek to improve the state of our local ravines.

The first initiative is the privately funded Vale of Avoca Pilot Project in collaboration with U of T's Faculty of Forestry. The project enabled three Masters students to map old forest growth trees and highly invasive Japanese Knotweed this summer in order to assess the current condition of the ravine and for the development of recommendations to remediate the ravine and repair the stream bed, potentially in conjunction with the Toronto Water Geomorphic Study.

The second initiative, the "Seeds to Seedlings" pilot, is a collaboration between U of T and three local schools, Branksome Hall, Montcrest and The York School, with support from local volunteers. It has been funded by the Helen McRae Peacock Foundation, private residents and five local resident associations representing South and North Rosedale, Deer Park, Moore Park and Summerhill. The project involves students collecting and planting seeds from old forest growth trees and raising them in custom seed boxes until the resulting seedlings are large enough to transplant back into the ravine.

Should you wish to support these projects, please make a donation to U of T's Urban Forest Research Lab via [www.smithlab.ca/contact](http://www.smithlab.ca/contact) or <http://donate.utoronto.ca/urban-forest>



### ANNUAL GENERAL MEETING ON NOV. 28

The 2018 annual general meeting (AGM) of the members of the South Rosedale Residents' Association will be held on Wednesday Nov. 28, 2018 at the Toronto Lawn Tennis Club, 44 Price Street, Toronto.

Registration begins at 6:30 p.m. and the AGM commences at 7:00 p.m.

Please see the AGM notice for further details.

## JAMES RAYMOND "RAY" COWLING

On May 14, 2018, Ray Cowling, a long-time resident of South Rosedale, passed away in his 90th year. As a highly successful independent food broker, Ray was



noted for his quiet and very generous philanthropy to many notable organizations supporting the less fortunate and his genuine love for the South Rosedale community. He was very proud to have lived in South Rosedale for almost 40 years.

In that regard, Ray was the generous donor of the "Gates of South Rosedale" on the Crescent Road Boulevard to the immediate east of the bridge by the Rosedale Subway Station. These handsome pillars demarcate the entrance to the South Rosedale neighbourhood on one of the area's major arterial roads.

Unfortunately, immediately prior to Mr. Cowling's death, the southerly pillar suffered significant structural damage in a late-night hit-and-run accident. The SRRA is currently reviewing the means to have the pillar restored to its original condition.

The SRRA's Board of Directors extends its heartfelt sympathies to the family and friends of Mr. Cowling and will be making a donation to one of his favourite charities in his memory.

## CALL FOR NEW SRRA DIRECTORS

The South Rosedale Residents' Association (SRRA) seeks residents who are interested in joining the organization's Board of Directors.

The SRRA protects and enhances the neighbourhood in several ways: real estate development matters; road and traffic issues; trees, parks and greenspace; security and policing; and built heritage preservation under the neighbourhood's Heritage District designation.

If you are interested in serving the South Rosedale community, please contact SRRA President Don Hogarth at [president@southrosedale.org](mailto:president@southrosedale.org).