

FALL 20
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SOUTH ROSEDALE RESIDENTS' ASSOCIATION

NEWSLETTER

SRRA HOSTS COMMUNITY MEETING ON DALE AVENUE DEVELOPMENT PROPOSAL

The SRRA hosted a community meeting on the revised condominium development proposal for 5, 7 and 9 Dale Avenue, on Nov. 6. (At the time of writing, the meeting had not yet taken place).

The purpose of the meeting was to gather community input and opinions on the revised plans for the proposed development, as submitted to the City of Toronto, in advance of an SRRA Board decision on a response to the proposal. The meeting, which included presentations by the developer, SRRA and MyRosedaleNeighbourhood (MRN), was pursuant to a Sept. 20, 2017 motion passed by the SRRA Board of Directors calling for a community consultation. Additional community feedback has been sought via email.

These steps followed a months-long series of discussions between the developers and a subcommittee of the SRRA Board in conjunction with representatives of MRN, as announced in the Spring 2017 SRRA newsletter. The goal was to seek, if possible, a negotiated resolution on the development, with support from a planner and municipal lawyer retained jointly by SRRA and MRN.

The talks were consistent with the SRRA's stated approach to the development proposal as outlined at the Association's November 2016 annual general meeting and in the "Statement of Principles" posted on the Association's website. The Statement notes that the SRRA Board "shares many of the concerns expressed by the City Planning Division and the Community. There are many outstanding issues that require further review and resolution. Accordingly, the SRRA has not supported, and does not support, the proposed Development in its current form." Because the subsequent discussions were held on a privileged and confidential basis, it was not possible to update or consult with the broader community during that time.

The original proposal filed with the City, in 2016, called for a 4-storey, 26-unit residential building with 94,550 square feet of gross floor area and a height of 16.1 metres including a mechanical penthouse. Three one-storey residential bungalows currently occupying the site, all rated "C" under the South Rosedale Heritage Conservation District, are proposed to be demolished.

Following the discussions, which at the end involved SRRA alone, the developers submitted a revised proposal on Sept. 1, 2017. The revisions included the following changes from the original proposal: (1) a 12-foot gap separating the east and west sections of the building, for levels 2 through 4; (2) a reduction in the gross floor area to 85,290 square feet; (3) a 2' 2" reduction in the building height; (4) modest additional setbacks of floor 4; and (5) the relocation of mechanical equipment from the roof to the basement. Other changes included architectural modifications, changes to some building materials and the planting of coniferous trees along part of the Dale Ave. frontage.

Further information on the development proposal is available via the SRRA website at www.southrosedale.org and on the City of Toronto website (under Planning and Development). Please check the website for further updates.

Express Your Views to the City

Residents should send their comments on the proposal to City of Toronto Planning & Development (email kevin.friedrich@toronto.ca) and Heritage Preservation Services (email rdayal@toronto.ca). Comments should be sent in as soon as possible, as City reports are currently in the process of being finalized.



Artist Rendering revised Dale Avenue Condominium Development

CRAIGLEIGH GARDENS GATES TO BE FULLY RESTORED IN 2018



Following two years of SRRA-initiated discussions, Councillor Wong-Tam and the City of Toronto Parks Department have agreed to undertake a complete restoration of the Gates to Craigleigh Gardens at the east end of South Drive in 2018.

Since 1903, the Gates to Craigleigh Gardens have stood as a gracious entrance landmark, first to the estate of Sir Edmund Osler — a prominent Toronto businessman, benefactor of the R.O.M. and Sick

Children's Hospital, and federal politician. Since 1926, when the Osler family generously granted the estate as a park to the City of Toronto, the Gates have stood as the portal for generations of people and pets coming to enjoy Craigleigh Gardens, one of our most charming and valued local parks.

In 2016, the SRRA invited ERA Architects to inspect the Gates and assess the extent of deterioration. The conclusion was that past repairs “are now beginning to fail in many locations, and additional repairs are required.” The restoration will include:

- the sandstone blocks in the four central stone pillars;
- the brick sections on each side of the central stone pillars;
- the wrought iron metal work;
- the landscaping along and in front of the Gates;
- the uneven precast masonry pavers adjacent to the main entrance; and
- lighting.



Gates to Craigleigh Gardens

The City is the custodian of Craigleigh Gardens and Councillor Wong-Tam has procured the agreement of Toronto Parks Department to proceed with a full restoration of the Gates and to absorb the estimated \$315,000 cost. While the City helped to stabilize the condition of the Gates by painting some of the metal work in 2016, a complete restoration is required if we are to preserve them for the long term.

Once the restoration is completed, SRRA will organize a reopening and neighbourhood celebration in Craigleigh Gardens.

FORMER RESIDENT FRANCES DAFOE DONATES MAGNIFICENT 19TH C. URN FOR CRAIGLEIGH GARDENS

Just before her death in 2016, Frances Dafoe, a former South Rosedale resident, champion figure skater and Member of the Order of Canada, met with a representative of the SRRA and relayed a singular wish: she wanted to donate a large 19th century wrought iron urn that has been in her family for decades, for placement in Craigleigh Gardens.



The urn was examined by former Toronto architect Eric Arthur, who believes it was originally intended for St. Lawrence Hall. However, in the 19th century, Charles Gibson, Frances Dafoe's grandfather, bought the urn and it found a home at various family residences in South Rosedale.

The SRRA has been working with the family of Frances Dafoe and the City of Toronto to return the urn from its current location in Florida to Toronto, to be placed permanently as an enhancement to Craigleigh Gardens.

The aim is to install the restored urn in 2018.

Rebuilding Our Urban Forest: a Planting Guide for South Rosedale

Once upon a time.... Rosedale's streets were lined with small, newly planted trees.



Yes ... although Rosedale presents as a settlement nestled within an original forest, in fact its greenscape was created approximately 150 years ago. Like every subdivision, much of its original vegetation was razed; then each finished house was provided a street-side tree. Those street trees, predominantly stately European elms and silver maples, were joined over the decades by many other elegant trees, most growing much lower – all combining to create the unique, layered, canopy that is one of the defining features of Rosedale and makes it a beautiful, coveted neighbourhood in Toronto and in Canada.

Unfortunately, those first street trees have now come to the end of their natural life span; and are in obvious sharp decline. At a recent meeting of the SRRA Tree and Parks Committee, discussions about the imminent loss of our vital majestic canopy, the decline of our ravines, and Canada's sesquicentennial, inspired the members to consider what will happen over the next 150 years.

While some of the dying elms and silver maples are being replaced by home owners, through Toronto's free-tree program, or privately, not enough are. There are more and more gaps appearing in the street canopy. And unfortunately, some of the replacement

trees are in fact not suitable. Neither as street-trees; nor for the site they were planted in. In general, they do not create a canopy high enough to accommodate the power lines, nor provide a contiguous shield against the elements, nor support wildlife; nor are as disease resistant, tidy, or as carefree as they need to be. The problems created by the presence of inappropriate trees, are a relentless and costly burden to home owners and to the City.

Studies in contemporary urban forestry consistently determine that it is in the best interest of residents and the City to plant trees that are native if possible; create a tall, sturdy, and broad canopy; are suited to the site conditions; provide generously for wildlife; and grow comfortably in urban residential settings.

With the end of this era, comes the opportunity for Rosedale residents to do just that, improve and revitalize our greenscapes. To that end, the Trees and Parks Committee has created a Rosedale specific **STREET TREE SUITABILITY GUIDE**. If you are considering planting a street-side tree on your property, you will make a vital contribution by choosing your tree differently. Whether the tree is obtained from the City's free-tree program or purchased privately, please first consult our **GUIDE**. Every tree chosen from this point forward that is most appropriate, and truly suits where it is planted, will make all the difference in the here and now and over the next 150 years.

The Guide and links to the City tree program can be found at www.southrosedale.org.



PUBLIC MEETING ON SCRIVENER SQUARE TO BE HELD NOV. 27; DISCUSSIONS CONTINUE

A public meeting relating to the proposed development at Scrivener Square has been scheduled by the City of Toronto on November 27, 2017. The community consultation will be held in the evening at a time to be confirmed, at Stone Church, 45 Davenport Road.

Below is a summary of some of the events which have led up to the November 27 meeting.

Before the Scrivener Square properties were sold to the current developer, DiamondCorp, the SRRA was instrumental in setting up an informal Working Committee of stakeholder groups that have long been involved in the planning and development of the site, in some cases going back over 30 years.

Representatives of the SRRA, ABC Residents' Association, Summerhill Residents' Association, Thornwood I and Thornwood II, and the Toronto Lawn Tennis Club have worked together on this Working Committee over the past 2½ years.

During this period, the members of the Committee have met on a frequent basis, including numerous meetings with DiamondCorp. Over the summer, informal without prejudice discussions resulted in the preparation of a new development proposal by DiamondCorp, with lower height, reduced density and a different configuration than the formal development application currently filed with the City.

While questions and clarifications remain, and changes may still be proposed, the consensus of the Working Committee is that this new proposal is a significant improvement over DiamondCorp's initial plans. At the time of writing, the Board has not yet defined a position on the new proposal.

Discussions are continuing to determine the level of potential stakeholder support – on a non-binding basis – for a new design reflecting the basic principles contained in the new proposal.

This would include a land exchange between DiamondCorp and the City of Toronto to facilitate the creation of a green open space area running along the north end of the proposed development, immediately to the south of the current Scrivener Road.

Contrary to some reports, this configuration is not conditional upon the narrowing of Scrivener Road.

The hope is that further informal discussions among DiamondCorp and the Working Committee will result in a presentation of a new plan for consideration at the November 27 public meeting.



An artist's rendering of the original proposal as currently filed with the City of Toronto

Links to more information on the application as currently filed with the City, and to the City's preliminary report, can be found at www.southroosedale.org.

CITY RECOMMENDS REPLACING GLEN RD PEDESTRIAN BRIDGE

The City has recommended replacing the Glen Road Pedestrian Bridge with a similar structure at the existing location. The proposal is to build a wider span and to replace and widen the tunnel at the west end of the bridge.

The recommendation follows community consultations in which hundreds of residents expressed support for either replacing or restoring the bridge in its current location. Residents also voiced support for widening the tunnel in response to the concerns of many people that the existing tunnel is overly narrow, dark and potentially dangerous.

The City's next steps are to prepare an Environmental Study Report, to be made available for public review. Further public consultation will be conducted during the Detail Design phase of the project following the completion of an Environmental Assessment study.

More information on the bridge recommendation and consultations can be found on the City's website or via www.southroosedale.org.



ROSEDALE TARGETED BY CAREER BURGLARS

Toronto Police's 53 Division is aware of a few intruders who target Rosedale repeatedly, and are providing advice on how to prevent thefts.

The police have arrested three individuals over the past year who have targeted our area along with Leaside and North Rosedale. One of them, a career criminal named Michael Donoghue, was charged with two counts of violating probation in September. He is prohibited from being within the boundaries from Bloor north to Eglinton and Mount Pleasant east to Bayview. In addition, a restraining order requires him to refrain from being within 200 m of a Dale Avenue home that he has previously robbed while the family was asleep inside. After being incarcerated just under a year for this incident, he was released and re-arrested just 10 days later for violating both of these orders. Donoghue is currently free and under probation.



The police at 53 Division have warned that they expect to see an increase in burglaries. Thefts from unlocked cars and entry to homes through windows and doors are particular risks. Homeowners are being advised to make sure that their windows, doors and gates are locked and alarms activated if so equipped. Ensure that your vehicles and bicycles are also locked and secured. You are encouraged to register your bicycles online with the Toronto Police Service.

Residents are also asked to be vigilant and to call 911 if they see suspicious activity or if Donoghue is seen within the prohibited boundaries. Donoghue, 51, is Caucasian, with a large balding spot and receding hairline. He occasionally wears glasses, baseball caps and/or a beige and blue jacket

The SRRA is currently planning a community watch via email alerts, a centralized reporting web link for burglary incidents, as well as an inventory of residential security cameras to assist 53 Division.

Anyone with information should contact police at 416-808-5300, Crime Stoppers anonymously at 416-222-TIPS (8477), online at www.222tips.com, or text TOR and your message to CRIMES (274637). Tips can also be left on Facebook at www.facebook.com/TorontoPolice. There's also a free Crime Stoppers mobile app on iTunes, Google Play or Blackberry App World.

PROPOSED REDEVELOPMENT OF 21-33 SHERBOURNE STREET NORTH

In a process which originally commenced in early 2006, the SRRA has worked continuously and closely with O'Shanter Development Corporation Ltd., the City's Community Planning Department and Heritage Preservation Services ("HPS") as it relates to development changes to the contiguous residential properties at 21-23, 27, 29, 31 and 33 Sherbourne Street North.

The proposal included an unusual number of issues that are both complex and unique for South Rosedale. This is based on the fact that there are few, if any, situations in South Rosedale where there are such a number of contiguous properties involved under common ownership.



Key aspects of the proposal include:

Proposed Duplex Residence

It is our understanding, that the proposed new residence, which is to include two rental units, would involve the demolition of the existing home at 29 Sherbourne Street North. This is a 1960's period house that was not given any rating when South Rosedale homes were evaluated for the District Heritage Study.

Underground Parking Garage

An underground parking garage to be located behind 27, 29 and 31 Sherbourne Street North, with an access from a ramp on North Sherbourne, will be constructed. This will make it possible to eliminate most garages and carports currently on the properties and to provide all required tenant parking places underground. It also makes it possible to provide for more greenspace.

Prior to determining a response, the SRRA arranged for the developer to provide a public presentation of the proposal to residents. At this time, the SRRA has no objections to the project.



North Sherbourne renderings

TEEN PARTIES AND SOCIAL MEDIA CREATE DANGEROUS MIX AT ROSEDALE PARK

Fueled by the power of social media, an apparently impromptu gathering of as many as 300 teens with drugs, alcohol, and fireworks assembled in Rosedale Park on September 16th. There were a number of incidents at the so-called "Rosedale Jam" including alcohol poisoning, at least three assaults, a stabbing, and a robbery, with all victims aged 14-16 years.

Concerned residents reported the frightening scene to police, who responded promptly and are now looking for 8-10 boys and girls in their late teens with hoodies and bandanas related to these attacks.

Parties not unlike the one at Rosedale Park pop up around the city, and are instantly and widely advertised through social media. Although teens seeking a party is certainly not new news, the scale, speed and related risks have become amplified. In the aftermath of the "Rosedale Jam", as emails circulated among concerned residents and parents, a few things became clear:

- 1) Many teens from Rosedale were in attendance as well as many from nearby and not-so nearby neighbourhoods.
- 2) Parents (and likely many of the teens themselves) did not realize the magnitude of the "gathering" that was taking place as their teens went to "meet a few friends".
- 3) Residents need to keep a clear eye for activity like this and report it immediately to the police. The large and relatively unmonitored green spaces that we enjoy make for preferred venues for this kind of activity.

On October 24, a community town hall was organized by neighbourhood Residents' Associations including the SRRA to inform and alert neighbourhood families and their teens. It was noted that calls to police that specify underage drinking and/or drug use get triaged with higher priority versus a report of a gathering of teens in a park or noise complaints. Information from the event will be posted on the SRRA website when available.

**VISIT WWW.SOUTHROSEDALE.ORG
FOR INFORMATION ABOUT SRRA
AND NEWS ABOUT YOUR NEIGHBOURHOOD.**

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.

ANNUAL GENERAL MEETING ON NOV. 29

The 2017 annual general meeting (AGM) of the members of the South Rosedale Residents' Association will be held on Wednesday, Nov. 29, 2017 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.

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.

BOARD OF DIRECTORS

Don Hogarth - President and Director
Jacqueline Allen - Treasurer
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Chris Allen Director
Shane Dunworth-Crompton: Director
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