

SPRING/
SUMMER
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SOUTH ROSEDALE RATEPAYERS' ASSOCIATION

NEWSLETTER

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NEW TREE PLANTING PROGRAM BEGINS

SRRA has launched a new project to identify gaps in the urban canopy and encourage tree planting. Sean MacDonald, a recent graduate of Sir Sandford Fleming College's forestry program, will survey South Rosedale and, where forest gaps are identified, ask residents to plant a tree. Sean will begin immediately after Victoria Day.

RENEWING MEMBERSHIPS

Thanks to all of you who have renewed or joined the South Rosedale Ratepayers' Association! If you haven't joined or renewed already please do so. For questions or information, please contact Mary Lamon, 28 Rosedale Road, Toronto, ON M4W 2P3 or by email at mlamon@sympatico.ca.



President's Message

South Rosedale is at its best as flowering trees, tulips and every possible shade of green in the spectrum highlights the area. Spring is upon us with Summer soon to follow.

This issue of the Spring/Summer Newsletter addresses a number of current and topical issues relevant to our community. These include:

- The acknowledgment of long-time SRRA director Alex Murray's community contributions through the naming of a parkette in his honour.
- The Rosedale Park playground project initiated by the North Rosedale Ratepayers' Association.
- The upcoming municipal elections and a process to review prospective councillor candidates.
- A recent victory in the ongoing house-behind-a house debate.
- An update on the proposed TTC/Rosedale Subway Station park project.
- Neighbourhood security issues.

We are pleased to report that our annual renewal of SRRA memberships is progressing well and we would encourage all South Rosedale residents to consider renewing their membership for 2010 if they have not already done so, or joining if they have not previously been members of the Association.

We would also like to thank those residents of South Rosedale who participated in the neighbourhood clean-up event, which in conjunction with Earth Day, was held on Saturday, April 25th. Numerous enthusiastic volunteers (including young children) joined to remove trash and debris from the Rosedale Subway Station area and the ravine and park area of Craighleigh Gardens and afterwards enjoyed coffee and soft drinks generously provided by the Black Camel Café.

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, CA, CF
President

Municipal Election 2010, New Councillor for Ward 27

Toronto's municipal elections will be held on October 25, 2010. In addition to the election of a new Mayor of the City of Toronto, the members of City Council are to be chosen. Rosedale falls within Ward 27 Toronto Centre-Rosedale, encompassing a very irregular area and disparate neighbourhoods within Sherbourne Street, Queen Street, University Avenue, Moore Park and the Don Valley. In addition to the two Rosedale ratepayer groups, the Yorkville and Moore Park Residents Associations lie within the Ward, north of Bloor Street.

Kyle Rae, the incumbent Councillor who has represented downtown Toronto since 1991, has announced that he will not run for re-election in this upcoming election. So far, 13 individuals have declared their candidacy. Information on each of the candidates is available on the City of Toronto website under [vote2010/candidateinfo](#).

The Board of Directors of SRRRA has been invited by the Executive of the Moore Park Resident's Association to collaborate in a process to identify the more noteworthy individuals from among the slate of Councillor candidates. The Board does not propose to endorse a particular candidate, but hopes to play a role in determining which candidates may be most suitable for the office. The Board will work with other residents groups to organize one or more candidates meetings. All meetings will be advertised as broadly as possible in advance and it is hoped that many South Rosedale residents will attend.

Statistics from previous elections suggest that the residents within the Ward north of Bloor have sufficient votes to strongly influence the election of a preferred candidate. It is therefore essential that we take an active role in the identification of the candidates who are sensitive to the needs of our South Rosedale community and who are deserving of our support. In that regard, you are encouraged to contact the candidates directly, by telephone or through their website, to become acquainted with their respective background and platform. Residents must then cast their vote on Election Day to ensure that our Ward is represented by the suitable candidate.

The Alex Murray Parkette

In August 2009, the SRRRA determined that it would be very appropriate to recognize in a meaningful way, the significant contributions to South Rosedale of long-time resident, community advocate and SRRRA Director Alex Murray.

In that regard, the President of the SRRRA, as authorized by the Board of Directors, approached Ward 27 Toronto Centre-Rosedale Councillor Kyle Rae to request that a process be initiated to name a small, currently unnamed parkette at the southwest corner of Crescent Road and South Drive in Mr. Murray's honour.

This in turn was followed by a formal request by the SRRRA in January 2010 to the Parks, Forestry and Recreation Department, Toronto and East York District.



On March 9, 2010, the naming of the parkette in Mr. Murray's honour was approved and confirmed by the Toronto-East York Community Council.

Mr. Murray has lived in South Rosedale with his wife Laura for 47 years having moved here as a young university professor. Educated as an urban and social change historian, Mr. Murray would go on to co-found the Department of Urban Studies Program and the Faculty of Environmental Studies at a then new York University.

In 1968, Mr. Murray was elected to the Board of the SRRRA. As an academic, Mr. Murray represented a new and opinionated contributor as the Board had up until that time, been primarily comprised of Toronto's established legal profession.

In his tenure on the SRRRA Board, Mr. Murray has always taken a leadership role including the office of President. Currently Vice President and a Director, Mr. Murray is the SRRRA's longest serving Director with 42 years of continuous service to the South Rosedale community.

Now in his 81st year, some of Mr. Murray's contributions may be highlighted as follows:

“(Alex) was instrumental in South Rosedale achieving one of the first District Heritage Designations in the City in 2000”

- Convincing a reluctant SRRRA Board that the proposed Spadina Expressway and an off-shoot proposal called the Crosstown Expressway had the potential to slash across the northern boundary of Rosedale.
- As President, successfully lobbying the City to change existing zoning bylaws which encouraged the as-of-right demolition of many large Rosedale houses which were then replaced by clusters of semi-detached residences being primarily townhouses.
- Playing a key role in the negotiating the redevelopment of the CPR/Marathon Lands at Summerhill resulting in 49 single and semi-detached residential homes on Mathersfield Road rather than the originally proposed 500 apartment units.
- Being instrumental in South Rosedale achieving one of the first District Heritage Designations in the City in 2000.

Due to his urban planning experience and City zoning bylaw knowledge, Mr. Murray continues to spearhead the SRRRA's position on all matters as they relate to development and redevelopment activities in South Rosedale. He regularly appears at both the Committee of Adjustment and the Ontario Municipal Board on behalf of the SRRRA and is well known for his encouragement of dialogue and consultation to create “win-win” outcomes in what would otherwise be adversarial situations.

We thank Alex for his contributions which have made South Rosedale a better place to live and look forward to a formal dedication ceremony in the naming of the parkette in his honour later this Summer.



TTC PARK

The Park Project in front of the Rosedale TTC Subway Station and abutting Budd Sugarman Park continues to gain momentum.

On February 22, 2010, a Public Meeting and Design Consultation was held at the Toronto Reference Library. This meeting was convened by Bob Duguid of the Toronto Parks Department and was moderated by Lori Ellis of the Parks Planning Section. Its purpose was to collect ideas and provide guidance to the City as to the specific aesthetic requirements that the surrounding community wishes for the redesigned greenspace. As you will note from previous reports on this project, the area that is to be designated parkland is currently the bus turning loop. The bus is to be re-routed along the front of the Station to free up this large space for public use and to restore the parklike setting that was the intention of the architect of this Station, John Parkin. The Rosedale Subway Station is a designated Heritage building.

While the evening was not that well attended (due to the first major snowstorm of the year), there was an excellent spirit of collaborative idea generation, with several breakout groups presenting to the larger meeting their views and impressions on the space. The Toronto Parks Department is preparing a summary report on this meeting, which will be the template for a request

for formal proposals to design the park, later this year. Private funding is to be solicited for this Project, as well as the use of certain earmarked funds that were previously set aside for the area's benefit.

Additional to these developments are planned improvements to the property on Pears Avenue used by the Works Department. We learned at the above noted Public Meeting, that the Public Works Department has received Federal infrastructure funds to improve the property, all of which must be

spent by 2011. These improvements might include landscaping the front border of the property on Yonge Street with trees so that when the new park is completed, the Works Department property will have a treed border to complement the new park design on both sides of Yonge Street.

On completion, the overall design of unifying the Ramsden Park Yonge Street frontage and the front of the TTC and Budd Sugarman Park will provide an uninterrupted and properly designed greenspace that marks the change in character of Yonge Street, from a largely commercial stretch to mixed retail/residential at the gateway to Rosedale. We will continue to provide updates in future Newsletters and should you like to be involved in this project, ask that you contact Jennifer Wardrop at Jennifer.wardrop@sigmacon.com.

“(the park) will provide an uninterrupted and properly designed greenspace that marks the change in character of Yonge Street...”

The Black Camel Café

Opening in July 2004, the Black Camel was founded by Irwin Schwartz, a successful international corporate lawyer, as a second career after a decade of constant transatlantic travel.

Located at the intersection of Crescent Road and Yonge Street, the diminutive café and sandwich bar has not only drawn a loyal following of local residents, but also city-wide attention for its superior blended and roasted coffee and amazing gourmet sandwiches. These include slow roasted beef brisket, pulled pork, seared steak, pulled roast chicken and a grilled vegetarian combination, all available with a unique number of in-house prepared toppings and sauces.



Lauded by top Toronto restaurant and food critic Joanne Kates, acclaimed by Toronto Life as the creator of one of Toronto's "Best Burgers" (as a meat sandwich inclusion) and named by the North Toronto Post as purveyor of "Best Sandwich", Saturdays

and Sundays find lineups onto the street and staff working frantically to fill orders.

If you have not tried the Black Camel's sandwiches you should, but be advised that waiting until the early afternoon may result in disappointment as they often sellout due to popular demand.

As a generous supporter of the South Rosedale community, the Black Camel recently provided coffee and soft drinks to the many participants in the Saturday neighbourhood community clean-up.



WE WANT YOUR OPINION

What topics in the newsletter are important to South Rosedale? How are we meeting those needs? What topics would you like to read about in the future?

Please send your comments to Mary Lamon, 28 Rosedale Road Toronto ON M4W 2P3 or by email to mlamon@sympatico.ca



Maya Kamath-Patel, Sofia Da Silva and Katie Brosnan get together after Community Clean-Up Day, in front of a poster created by Caroline Thadane. All three girls' families recently moved to South Rosedale.

South Rosedale Cleans Up

Kids of all ages, parents and other South Rosedale residents made Community Clean-Up Day a big success this year.

Volunteers took advantage of warm, sunny weather to spruce up the ravines near Craighigh Gardens and Rosedale Subway. Thanks to a larger-than-normal turnout, and the extra work of a few residents, dozens of bags of litter were removed from our neighbourhood's woods and parkland.

Community Clean-Up Day is organized in South Rosedale by the SRRA and depends for its success on the efforts of volunteers. Participants spent an hour or two or more armed with work gloves, bags and even kitchen tongs. The results are there for all of us to enjoy every time we use the ravine parks.

A huge thanks to everyone who participated.

Orlando Dasilva and daughter Sarah, also new to South Rosedale, were hard at work in Rosedale Ravine.



Rosedale Park Playground Renewal

The South Rosedale Ratepayers' Association (SRRA) is delighted to support the North Rosedale Ratepayers' Association (NRRRA) group initiative to renovate the Rosedale Park Playground.

Almost the equivalent of a town square, Rosedale Park has been the centre of neighbourhood activity for generations and now the playground is getting the renaissance it deserves. Objectives include bringing it up to Canadian Safety Standards, using modern and sustainable materials and providing a cheerful space for family enjoyment. The vibrant, fun, creative, safe, parent and child friendly play area should be ready by Autumn 2011.

How?

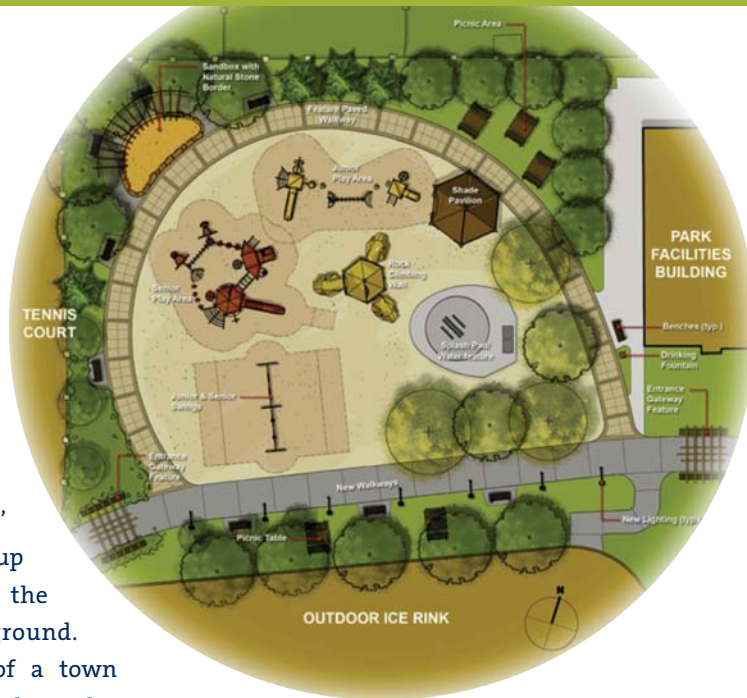
A Playground Renovation Committee held workshops to share playground ideas and designs. A Request for Information (RFI) narrowed the field of equipment vendors and service providers. A well-known playground consultant consolidated the ideas and developed a practical, cost-effective, integrated concept design for implementation.

What?

Junior and senior play areas with a fantastic central water feature will provide fun for all ages. A defined entrance and paths with lighting will make it a safe and special destination. Improved ergonomics will make the entire space more user-friendly as will the sheltered seating and picnic areas.

How much?

Since the City is not scheduled to upgrade this playground for years, this will be a privately funded project. A budget of \$500,000 has been estimated and must be raised by the community.



However, the City will be responsible for the build and ongoing maintenance.

A private, tax-deductible fund-raising effort has been launched to fund the new playground. The campaign was launched in May and the Committee hopes to raise 75% of the funds by July 2010.

Join the Fun

Donations will be managed by the Toronto Community Foundation (www.tcf.ca), who can accept cheques, credit card or securities as donations to the Rosedale Park Playground Fund.

Give online at www.tcf.ca and refer to the Rosedale Park Playground Fund or mail cheques to the Toronto Community Foundation (TCF), 33 Bloor Street East, Suite 1603, Toronto, M4W 3H1. For securities donations call the TCF at **(416) 921-2035 (Extension: 209)** and speak with Shabana Saeed.

For more information please visit www.rosedaleparkplayground.ca or contact:

- Lisa Conway, Co-Chair: **(416) 687-1063** or lconway1@northroosedale.ca
- Michael Rodger, Co-Chair: **(416) 918-3000** or mrodger1@northroosedale.ca

Let's make this playground renewal project a success. Please DONATE NOW.



Committee Of Adjustment Rejects House-Behind-A-House Despite Previous Ontario Municipal Board Approval

On March 28, 2010, the Committee of Adjustment (the “Committee”) rejected the Application by the owners of 80 Crescent Road for consent to sever the property and to approve 7 minor variances arising from the proposed construction of a house-behind-a-house.

Previously, in March 2009, the Ontario Municipal Board (“OMB”) approved an Application to permit the building of a house behind the present dwelling at 80 Crescent Road in a condominium arrangement. One reason for this approval was that the City’s “new” Official Plan was silent on the issue of house-behind-a-house, while the “old” zoning by-law prohibited it. The SRRRA and several neighbours opposed the Application and disagreed with the decision of the OMB.

The owners of 80 Crescent Road subsequently decided to create a separate lot at the rear of the property. This triggered 7 variances from the zoning by-law that had to be approved by the Committee. Most of the variances were quite extreme; decidedly not the “minor variances” typically requested at the Committee.

Despite the advice of lawyers and civil servants, the SRRRA Executive decided, on the basis of previous experience, that the non-minor character of the variances provided a small chance that the Committee would reject the Application.

SRRRA Director Alex Murray submitted two letters to the Committee, one on the severance and one on the variances. He spoke briefly on the flawed logic of the OMB decision and rejected the assumption that such a gross package of variances had to be accepted “the OMB has spoken”. just because.

Mary Lou Flynn-Guglietti, a lawyer who was on our team at the OMB, made a crisp, hard hitting presentation demolishing the Applicant’s lawyer’s defence of the variances as being minor and already approved by the OMB.

The Committee voted unanimously to reject the applications, ruling that the general intent and purpose of the Official Plan and Zoning By-law were not maintained. It also stated that the variances were not minor and “were not considered to be desirable for the appropriate development of the land.”

“After considerable discussion, the Committee voted unanimously to reject the applications.”

Projects and Sponsorships



In addition to its ongoing involvement in heritage preservation, land use, forestry, parking, by-law enforcement and other issues pertinent to the residents of South Rosedale, the Board of SRRRA is considering a leadership role in each of the following:

1. A project in the nature of neighbourhood improvement within South Rosedale on an annual or more frequent basis; and
2. The sponsorship of a program in aid of the educational, artistic, theatrical, athletic or similar pursuits of a financially challenged group in a neighbourhood outside of Rosedale.

The concept of tangible neighbourhood improvement projects came to mind during the recent community clean-up on April 24, 2010. While residents effectively removed litter from Rosedale Ravine, Craleigh Gardens and environs, it was readily apparent that the ravines themselves could benefit from a clean up on a larger scale. As a result, the removal of fallen branches and other debris from the sides of Milkman’s Lane in the ravine north of Craleigh Gardens has been identified as the possible first initiative of this kind. Other extensive clean-up or beautification operations are also envisaged. Projects could include the greening of the larger intersections within South Rosedale. For example, the intersection of Castlefrank Road and Hawthorn Avenue could be improved by the creation of a small parkette similar to that at the intersection of South and Crescent Roads recently named in honour of our long-serving director, Alex Murray. In the future, attention could be paid to the regeneration or upkeep of such areas or to capital expenditure to improve certain boulevards and other public spaces.

SRRRA enjoys a history of supporting less fortunate communities. For example, donations have been made to a number of art and education organizations in St. James Town in prior years. With the planned redevelopment of North St. James Town, the area immediately south of Bloor Street between Sherbourne and Parliament, it is thought that contributions to the appropriate groups within the St. James Town community may be timely.

The Board proposes to expend funds derived from its membership to finance these projects. Residents are encouraged to contribute to the Association through its annual membership drive. Proposals from residents as to suitable projects are also welcome. We look forward to having each of you join the Association and to your suggestions on worthy project opportunities. Please join in and help us improve our South Rosedale neighbourhood.

WANTED: FUTURE DIRECTORS

From time to time, the Board of the South Rosedale Ratepayers’ Association (“SRRRA”) experiences Director vacancies due to the expiry of terms of service, or changes in personal circumstances. In order to be better prepared to fill vacancies, we would like to develop a list of potential Board Directors

who would be interested in serving the South Rosedale community. Areas where the SRRRA plays a role in the neighbourhood include: real estate development matters, road and traffic issues, trees, parks and other greenspaces, security and policing, as well as preservation of the criteria which

make the South Rosedale area a Heritage District. If you would like to be considered for future Board membership on one of Canada’s oldest ratepayer associations, please contact: David M. Townley, MBA, CA, CF *President* dtownley@ccwi.ca

Safety and Security

In the Fall, 2009 Newsletter, we outlined a number of tools Toronto Police Services had organized and implemented to assist the public to enhance its safety and security. One of those is the 53rd Division Community Bulletin, a monthly compilation of information, tips and resources, including matters pertaining to crime incidents in neighbourhoods within the Division. Anyone can be added to the distribution of the Bulletin by contacting Constable Richard Langstone of 53rd Division at **(416) 808-5337** or by emailing richardlangstone@torontopolice.on.ca



The April, 2010 Community Bulletin announced that reported crime within the Division had decreased an average of 32% from that reported during the same period last year.

Nevertheless, police record several residential break-ins associated with motor vehicle thefts from driveways and garages. As well, a number of muggings occurred, resulting in the loss of cash and electronic devices. No break-ins, car theft or mugging incidents were reported within South Rosedale over the course of the last few months. However, thefts of articles from vehicles and thefts of strollers from verandahs and yards within South Rosedale were reported. Constable Langstone would have the SRRRA remind residents who are out at night to not bring attention to their cell phones, blackberries and ipods. He also suggests that strollers be kept inside or locked, if left out overnight, and kept out of sight from the street if left outside during the day. He encourages residents to report all thefts, attempts, threats and suspicious activity to Toronto Police Services.

Incidents on, or near the Glen Road pedestrian bridge continue to persist. The bridge straddles the boundary between 53rd and 51st Divisions of Toronto Police Services. Reports relate to occurrences at the south end of the bridge, within 51st Division jurisdiction. These include muggings, assaults and drug dealings. While Constable Langstone advises that the bridge is patrolled regularly by officers from each of the Divisions, residents should be cautious in their use of the bridge. Constable Langstone also requests that all incidents be reported so that police can investigate, apprehend suspects and employ deterrence tactics.

The Community Mobilization Unit of Toronto Police Services holds monthly workshops to educate the public on crime prevention, among other topics. Advance registration for a workshop is requested, by calling **(416) 808 7070** or by clicking on the Community Mobilization link online at www.torontopolice.on.ca.

South Rosedale: District Heritage Dos and Don'ts

In 2003, South Rosedale became a Heritage Preservation District through the strident efforts of many residents, volunteers and the South Rosedale Ratepayers' Association ("SRRRA"). As a result most houses in South Rosedale are designated as heritage dwellings in one of four categories ("A", "B", "C" or "unrated"). If you are not aware of the historical designation category of your own home, you may find out by contacting Heritage Toronto (www.heritagetoronto.org).

District Heritage Designations, which are administered by the City's Heritage Preservation Services Department, ensure that renovations or repairs do not change the street's appearance (the "streetscape"). This means that the Department is primarily interested in the front of the house although any built features that can be seen from the street are also of interest.

The Ontario Government has published a list of principles guiding the conservation of heritage properties (www.culture.gov.on.ca). If you live in a heritage property needing repairs or renovations, the following may be of interest:

- documentary evidence - conservation work needs to be based on historical evidence including photographs or drawings.
- historic materials - repair or conserve instead of replacing building materials and finishes except where absolutely needed.

- original fabric - repair with like materials to return the materials to their prior condition. For example, if repairing brick mortar it is advised that you do not use new concrete based mortar.
- the building's history - do not destroy later additions to a building solely to restore it to a single time period.
- reversibility - alterations should be able to be returned to the original condition. As one example, when a new door opening is put into stone wall, the original stones should be numbered, removed and stored, allowing for future restoration.
- legibility - new work should be distinguishable from old.
- ongoing property maintenance - they recommend that with continuous care,

future restoration will not be needed.

"...historic materials - repair or conserve building materials and finishes except where absolutely needed."

Such guidelines may sound awfully challenging, but if you and your architect/ designer/contractor contact Heritage Preservation Services early in the renovation process, you can reduce miscommunication, possible objections and delays to a minimum.

It helps to know that several studies in Canada, the United States and Europe show that property values in heritage preservation districts match or usually exceed those in surrounding areas. Spending money to conserve and preserve is very likely an investment, not a cost.



SRRRA Board of Directors 2010

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