



SOUTH ROSEDALE RATEPAYERS' ASSOCIATION NEWSLETTER

WINTER 2006

PRESIDENT'S MESSAGE

Winter has finally returned to South Rosedale after an unseasonably mild holiday season and month of January.

Since the date of our last Newsletter (Fall 2005), the South Rosedale Ratepayer's Association ("SRRA" or the "Association") has been active on many issues which have the potential of impacting our neighbourhood.

Immediately prior to Christmas, Woodcliffe Development Corporation ("Woodcliffe") filed with the City a formal Application to Rezone and Amend the Official Plan as it relates to certain properties in the vicinity of Scrivener Square. This application had been anticipated by the SRRA following a public meeting convened by Woodcliffe in early November, 2005 at the Toronto Lawn and Tennis Club.

The SRRA played a significant role in the original zoning of what is commonly known as the "Marathon Lands", as well as the ultimate development of Mathersfield Road, Pricefield Park and the Thornwood Condominiums. In addition, the SRRA was actively involved in the Heritage Designation of the "Five Thieves" retail properties. The SRRA has a vested interest in working with the South Rosedale community, Woodcliffe and City staff to ensure that the proposals made constitute appropriate development for the properties in question. In connection with the Woodcliffe application, City Planning Staff have called for an initial Public Meeting to be held at 7:00 PM on February 28, 2006 at Rosedale United Church. South Rosedale residents are encouraged to attend and let their opinions be known.

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WHAT'S INSIDE THIS ISSUE...

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NOTICE OF FEBRUARY 28 MEETING

The first public consultation meeting on the application by Woodcliffe Development Corporation for an Official Plan Amendment and Zoning By-Law Amendment for Scrivener Square will be held on:

**TUESDAY FEBRUARY 28
ROSEDALE UNITED CHURCH 7:00 PM**

It is critical that you attend this meeting and come prepared with questions for City staff and the representatives of Woodcliffe; and also to discuss or present the issues that are important to your neighbourhood and to which the development proposal should be sensitive.

PRESIDENT'S MESSAGE (CONT'D)

The process as it relates to the Don Valley Transportation Master Plan ("DVTMP") continues to move forward and the SRRA has been in direct contact with the relevant City officials to ensure that South Rosedale has recognized status and input into the Terms of Reference for the associated Environmental Assessment.

As noted in our prior Newsletter, we believe the DVTMP ignores many of the fundamentals of good transportation planning and represents an environmentally destructive concept which will load our neighbourhood and particularly the Castle Frank, Drumsnab, Dale and MacKenzie Avenue area with traffic, excessive noise and pollution. We fully intend to continue in our resolve to eliminate all aspects of the proposal which would have a negative impact on South Rosedale and our neighbouring communities and to clearly communicate that process to our residents.

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. In that regard, Board members on a volunteer basis, provide hundreds of hours of service to follow developing issues and to ensure that voice is heard. I personally welcome the contact of residents who may have any concern as it relates to our neighborhood and encourage all current members to renew their annual membership as well as South Rosedale residents who may not currently be members of the SRRA to join the Association.

David M. Townley, C.A.

President

MOVING? LET US KNOW.

Please let us know if you are moving. We try to keep our addresses up to date, but the only way we know you are moving is if you tell us. Also, please forward the names of new homeowners so the SRRA can welcome them to the neighbourhood.

THE SRRA BOARD

The Board of Directors of the South Rosedale Ratepayers' Association is comprised of 15 neighbours from many walks of life. On our present board, we have a chartered accountant and mergers and acquisitions advisor, a retired professor of urban studies, an advertising and marketing executive, four lawyers, a City Culture Division employee, an entrepreneur and business owner, a stay at home mother, a pharmaceutical consultant, two public policy consultants, a retired investment executive and a landscape designer.

Our length of residence here in South Rosedale ranges from 5 years to 48 years and we range in age from the 30's to the 70's. We live in different areas in the neighbourhood and together, we form an interested and active team which spends many hours handling the diverse issues which concern our neighbourhood. Please let us know if you are interested in getting involved.

David Townley - :President

Alex Murray – 1st Vice-President

Sheldon Hellin – 2nd Vice-President

David Kerr – Treasurer

Don Hogarth – Secretary

Gina Brannan

Yvonne Catty

Geoffrey Dyer

Ellen Hand

Anne Kennedy

Ann Mathers

David Moore

Donald O'Born

John Stewart

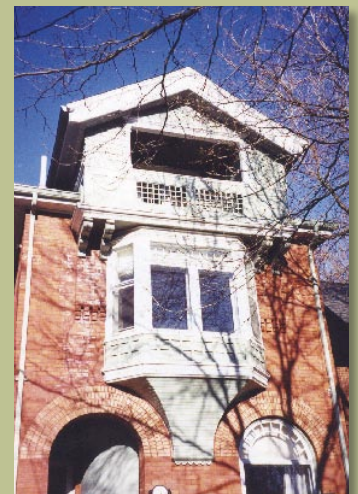
Jennifer Wardrop

15 Dunbar Road,
Toronto, Ontario, M4W 2X5
southrosedale@rogers.com

WHERE IS IT?



110 Crescent Road



3 Hawthorne Street

FEDERAL CANDIDATES' DEBATE

On January 18, 2006 in advance of the 39th Federal General Election, the South Rosedale Ratepayers' Association, along with its neighbouring ratepayer organizations of North Rosedale, Moore Park and Governor's Bridge organized and hosted a "Federal Candidate's Debate" for the riding of Toronto Centre.

Held at Rosedale United Church in North Rosedale, the Debate drew a very large audience with the Sanctuary at absolute seating (and standing) capacity. Invited candidates included incumbent Member of Parliament Bill Graham (Liberal), Lewis Reford (Conservative), Michael Shapcott (NDP) and Chris Tindall (Green Party). From a meeting management perspective, only parties registering candidates in all ridings were invited to participate in the Debate, however candidates registered and on the ballot in Toronto Centre were recognized to the audience by name and party affiliation.

The candidates were permitted an opening statement, then answered questions prepared by the individual Association Presidents. Subsequent to that, the candidates answered questions directed from the audience.

For the candidates, the Debate represented their last opportunity to speak before an assembled group and in that regard, was a culmination of a series of public meetings/forums held across Toronto Centre since the original call for an election. As a result, the candidates were extremely knowledgeable and articulate with respect to the issues raised and their particular party's policy approach.

Subsequent to the close of the Debate, many audience members commented on the excellence of the meeting format and first-hand opportunity to hear directly from the candidates, particularly in the last week of the election race.

Once again, the success of the Debate demonstrates the ability of individual ratepayer organizations to jointly plan, organize and host events of a much broader interest to our community.

THE SRRA IS CELEBRATING ITS 75TH YEAR

2006 marks the 75th anniversary of the incorporation of the South Rosedale Ratepayers' Association. Since 1931, the SRRA has been an active and influential group. (We have in our archives a letter dated April 1914 in the name of The Rosedale Association, mentioning that it had been doing "much good work" in the district for a number of years – so our informal history in fact goes back well beyond 75 years). According to our Constitution, the five basic objectives of the SRRA are as follows:

1. To promote the welfare of the community; preserve and improve its present characteristic as a Residential Park area
2. To devise, consider, recommend and promote such legislative, municipal and other measures as may be deemed wise and expedient in the interests of the community
3. To assist in the enforcement and carrying out of all ordinances and laws for the comfort, safety, health and prosperity of the community
4. To plan, recommend and promote the adoption of such measures as will tend to beautify and improve the community and add to its attractiveness
5. To promote the good government of the City and particularly as it affects the community

The influence of the SRRA is dependent on the support of its community, both financially and through volunteers. We thank you for this support.

ANNUAL DUES

We are now back to our normal schedule of requesting payment of dues in February. Last year that was delayed due to administrative changes. We count on dues for expenses such as printing, mailing, legal, audit and other professional fees, as well as costs associated with organizing various ratepayer meetings. Studies of the DVMP and the Scrivener Square proposed development will be costly as will the retention of experts to help us monitor and respond to these projects.

DEVELOPER'S PROPOSAL FOR SCRIVENER SQUARE

On December 20, 2005, Woodcliffe Corporation ("Woodcliffe") made an Application to the City of Toronto for an Official Plan Amendment and Zoning By-Law Amendment for Scrivener Square. The first Public Consultation Meeting on this Application, called by the City of Toronto, will be held on Tuesday February 28, 2006 at the Rosedale United Church, commencing at 7 p.m. Rosedale United Church is located at the corner of Roxborough Drive and Glen Road.

All residents are welcome to attend and will be given an opportunity to share their views and ask any questions of the Woodcliffe representatives, Councillor Kyle Raye, City Planners, Engineers and other City Staff in attendance.

It is critical that you attend this meeting and to come prepared: with questions for City Staff and the representatives of Woodcliffe; and to discuss or present the issues that are important to your neighbourhood and to which the Development Proposal should be sensitive.

THE APPLICATION BY WOODCLIFFE

The Application has been filed for the development of 8 and 10 Price Street and 1095-1107 Yonge Street. Woodcliffe proposes the restoration and expansion of the heritage commercial buildings (affectionately referred to as the "Five Thieves") along Yonge Street. Woodcliffe has also proposed a 4-storey mixed-use building fronting on the proposed square along its east and south edges. In addition, the development includes the construction of a 38-storey residential tower fronting on Price Street, (about 450 feet high) or three times the height of the Clock Tower. This is a request for a significant increase in

HELP US STAY IN TOUCH!

SRRA is beginning to compile a list of members' email addresses. This will help us to notify you quickly of important issues affecting our neighbourhood, especially for issues requiring immediate action. SRRA will respect the confidentiality of your email address and will not provide it to any other parties.

Please forward your email address to southrosedale@rogers.com



the currently permissible height, density and gross floor area requirements, for this area of Scrivener Square.

RESPONSE TO WOODCLIFFE

The SRRA has been very active in studying the Woodcliffe proposal. The SRRA has retained counsel, Mr. Jim Harbell from the law firm of Stikeman, Elliott LLP and with Mr. Habell's assistance the SRRA has retained a Land Use Planner, Traffic Consultant and an Urban Design Consultant.

HOW YOU CAN PARTICIPATE

It is important that we all become involved in this public process so that we can maintain and foster what is important to our neighbourhood. We urge you to attend at the Public Consultation Meeting on Tuesday February 28 2006 at the Rosedale United Church.

If you cannot attend the meeting, you can still make your views known by emailing or calling Kyle Rae's office (krae@toronto.ca - 416-338-5162); sending a fax (416-392-1330) and/ or writing to Gary Wright, Director, Community Planning, Toronto and East York District, City Planning Division, Toronto, ON M5H 2N2, with a copy to the SRRA. Email us at southrosedale@rogers.com or else write us at 15 Dunbar Road, Toronto, ON M4W 2X5.

TALL BUILDINGS PUBLIC FORUM

The recent public forum on Tall Buildings at the St. Lawrence Centre offered a range of views on tall buildings and the processes by which their sites are chosen and they get built. But it provided no answers to the question, how do we know when a proposed building is tall enough? And, is that not the question we in South Rosedale want an answer to, with the Woodcliffe Development proposal looming over us?

The panel of experts was promising: planner Tony Coombes (City Formation International, Neptis Foundation), Toronto Chief Planner Ted Tyndorf, Councillor Kyle Rae, development lawyer Steve Diamond (McCarthy Tétrault) and urban activist Mimi Fullerton (Annex Residents' Association). They discussed where should tall buildings be allowed to go, and the role of the City, developers and stakeholders in deciding the City's built form. Rae spoke in favour of tall towers, but said that the City should focus on making great design part of the process. "Toronto has been, for many generations, a city of tall buildings. What we are watching is a transformation for neighbourhoods where that development has not traditionally occurred, encroaching on low-density and mixed-density neighbourhoods. There is a real shift that has occurred, and I'm not sure if the City has been able to catch up with that," he said. "We need to talk about the regulations governing tall buildings," he said. "Getting the height right is just one factor. The City needs to deal with setbacks, vehicular and pedestrian circulation, shadow impacts and, of course, the piece I believe is most essential, architectural design".

Diamond made the case for tall buildings, arguing that the market is driving development. He acknowledged that residential neighbourhoods need to be protected, but added that residents should look beyond height to the impacts and design of a building before turning it down. According to Diamond, developers have worked over the past five years to present projects with better urban design, but the public does not seem to care. "In my view, the materials of the building, what's happening at grade, and whether the developer is giving back to the public are more important issues in the end than whether a building is five storeys higher or not," Diamond said. Focusing solely on height can lead to sacrificing architectural design, Diamond warned.

"Too often, great architecture is sacrificed for fear that it is setting a precedent." According to Diamond, a better solution would be to look at the impacts that projects could have on neighbourhoods.

Coombes was blunt in his assessment of the current implementation of planning policies when it comes to tall buildings. "I view the process of determining where tall buildings are located and designed as unsatisfactory, somewhat chaotic, ill-considered, unpredictable, arbitrary, essentially not conducive to the City, a real work of architecture or its inhabitants," Coombes told the crowd. "Rarely in this discussion is there any reference to the form of the City." There must be a return to certainty and public participation in the planning process, Coombes said. People once knew what to expect from development, and developments could proceed as-of-right. "It is totally different to today's situation, where current zoning means nothing and nor does the official plan, with respect to built density and form.

Fullerton concurred, "The result for all other areas is site-by-site, or spot planning.....It is one hundred per cent application driven planning."

Mayor David Miller unexpectedly spoke from the audience, asserting that "I think that the path we are trying to follow is the right one, and I think that the development of the tall buildings policy will cement the City as a place where you do have vibrant single-family neighbourhoods and also live in fabulously-designed tall buildings."

The message I got from the meeting is that the residents of South Rosedale through their Association's subcommittee on Scrivener Square must work imaginatively and forcefully with the City planners, Councilor Rae and the developer to determine what kind of development on the Woodcliffe site would have the best impact on the immediate area.

PROGRESS OF THE DON VALLEY TRANSPORTATION MASTER PLAN

An issue affecting many Toronto residents, but particularly those in the southeastern corner of South Rosedale, is the proposed Don Valley Corridor Master Transportation Plan (“DVTMP”). As an update, we have used a question/answer format in order to respond to many queries posed by residents of the South Rosedale community on this transportation initiative. The SRRA continues to engage the City’s Transportation Department in a dialogue regarding the DVTMP, the environmental impact, and how we can affect the overall outcome of the process.

1. What is the current status of the DVTMP?

The DVTMP was approved in principal by City Council last May, and the larger project was to be subjected to the next phase in a review process of this type of initiative, which is an Environmental Assessment (“EA”). It was suggested at the time of the Council vote that certain alternatives were to be prioritized for review when considering the Don Mills Road higher order transit, including lowering the priority position of the Castle Frank ramp and subway station for bus use. The DVTMP has now entered into the next stage in the EA process, which is the development of Terms of Reference (“ToR”). The DVTMP will follow an Individual EA process, assessing different transit technologies (bus and rail), transportation corridor alignment, and possible new transit stations.

2. What is the ToR process being followed, and who is “in charge”?

The ToR process is being managed by the City Transportation Department and the EA Approvals branch of the Ministry of the Environment (“MOE”). The principal contact is Michael Harrison of the Project Coordination Section (Michael.harrison2@ene.gov.on.ca) of the MOE. It is our understanding a draft ToR has been circulated for review, which will assist the Transportation Department of the City in highlighting what the major issues of concern are relating to the project. The SRRA will be reviewing a revised draft ToR during the month of February.

3. What can the SRRA do to influence the DVTMP process?

The SRRA continues to work with transportation consultant Doug Allingham of Totten Sims Hubicki, Consulting Engineers who in addition to their technical abilities have excellent access to the City’s Transportation Department and associated Staff, in order to assist us in having our views considered as they complete the framework for the ToR. We will be participating in the community meetings and consultation activities that are mandated by the ToR process, and any stakeholder workshops that may be convened. Open Houses and Public Information Meetings will be an excellent way for the community to speak to the impact of this plan on the South Rosedale neighbourhood, the environment, transit, safety, and property values. According to Rod McPhail, Director of the Transportation Planning Department, the City and the TTC “will implement a full and comprehensive public and stakeholder consultation process.”

4. What is the SRRA actually doing to affect the outcome?

The SRRA continues to work with the other ratepayer organizations to build consensus and lobby the various public agencies and departments on the negative impact of this proposal on the ecosystem and community of South Rosedale. To date, we have met with the former Minister for Infrastructure John Godfrey and numerous City Councillors to discuss the DVTMP and our objections to it.

5. What is the proposed timeline?

The expected date of completion for the ToR consultation is March/April 2006, with early EA activities planned for February 2006 including study design preparation. The completion of the draft EA Report is anticipated during the Spring/Summer of 2007. We will have numerous opportunities throughout this period to make statements on the impact of the proposal.

6. How can I get involved?

The SRRA’s Board of Directors has a number of members who continue to work on this important project, but as this is one of large scope and detail, a team approach combining residents from South Rosedale and other adjacent communities would be optimal. Please feel free to contact Jennifer Wardrop, David Townley, or Yvonne Catty through the SRRA website, should you wish to assist us in any way on this issue.