



North Rosedale News



Lennox Huang

2021/2022 MEMBERSHIP SURVEY

Your opinion matters.

Please join our survey and let us know your thoughts. Direct access to the survey:

<https://tinyurl.com/2p8tckcc>

Or, you can always go the NRRA Website to locate the survey. Here's the link:

<https://northrosedale.ca/>

Did you know that over 60 houses have changed hands 2019 to 2021 in North Rosedale! The North Rosedale Residents Association has seen lots of change over the past 70 years and with all so many new home owners and members we think it's the right time to touch base with our membership and make sure we're representing the changing neighbourhood. We've created a brief survey made up of 15 questions which will take 8-10 minutes to complete. We have provided several opportunities within the survey for you to provide further feedback on topics that are of interest to you and our neighbourhood.

We would very much like to hear from each of you.

Please take a few moments to help us be effective in protecting our Village within the City.

Thank you!

Join us.

Your Membership helps support your community and our programs.

Please see inside or visit our website to renew your 2022 membership.

Stay Connected.



@northrosedaleresidents



@North Rosedale Community

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Let us introduce ourselves as the new Co-Presidents of the NRRA – Kathy Falconi and Alexandra Jenkins. While we are new to the role, in fact we have been on the board for several years. Kathy has been the Treasurer & Secretary for over 4 years and when you go to renew your membership Kathy is the person who ensures you're all signed up. Alexandra has been on the Board as the lead on the Communications Team bringing you NRRA newsletters, just like this one, for over 4 years.

We were also delighted to welcome 6 new members to the board this past June 2021. Each board member is working on at least two committees focusing on our Parks and Ravines, Heritage and Development, Roads and Safety, Membership, Communications, and Community Engagement. Along with important issues within our mandate like the Metrolinx/Don Valley Layover and working with various City of Toronto departments and the City Councillor's office. We are finding that many areas within the City that were dormant during Covid seem to be waking up and turning on again with Covid policies and restrictions in place. Please read on for each committee's update.

Did you guess correctly how many new homeowners we have welcomed to North Rosedale as properties have been bought and sold between January 2019 and October 2021? It shocked us! We have a large and growing new demographic of both young and maturing families moving into "the hood". And, it has convinced us that we need to get to know both our new and existing members better. To do this we are asking each of you to fill out a survey. It only takes 8-10minutes to complete the 15 questions. Thank you in advance for taking the time to help us stay relevant and in touch with your needs. Here's the link to complete the survey:

[https://us8.list-manage.com/survey?u=9a59ba8148e26f62792e976a6&id=ef310face6&e=*\[UNIQID\]*](https://us8.list-manage.com/survey?u=9a59ba8148e26f62792e976a6&id=ef310face6&e=*[UNIQID]*)

It is very clear no newsletter would be complete without a tasty recipe from Rosedale's Finest! Check out Jameson's latest delicious treat!

And finally, January is annual membership renewal time. If you have not already renewed, please turn to page 14 for details on how to renew! It's easy as pie! And, if one of the 60 new neighbours is next door to you, a) please welcome them and b) encourage them to become a member and sign up for our eblast and newsletter distribution list!

Kathy Falconi & Alexandra Jenkins
Co-Presidents, North Rosedale Residents' Association

Taking Action to Make a Difference to Road Safety in North Rosedale

We have all seen them - the vehicles travelling well above the posted speed limit or not stopping at intersections. Excessive speed and not stopping at intersections can result in a collision or even worse, a pedestrian or pet being hurt. Now there are things that we can do to make a difference.

To start, your NRRA has been active in having lower speed signs (30km/h) installed on MacLennan Avenue and Watch Your Speed signs installed throughout North Rosedale, most recently on Glen Road (north bound /south bound) as well as on Douglas Drive west of Glen Road. Requests have been made for the speed signs to be placed on MacLennan and Summerhill. Watch for those, but if you are concerned with the general speed of vehicles on your street you can request to have a Watch Your Speed sign installed on your street (see link below).

Did you know you can report a specific moving vehicle violation that you've witnessed. The Toronto Police Department provides a website called the Citizen Online Report Entry (CORE) https://www.torontopolice.on.ca/core/driving_complaint.php where driving complaints can be reported. The police review the driving complaint and if deemed appropriate a letter will be sent to the owner of the vehicle. There is also a phone number (416-808-2222) which can be called if the identity of the driver is known.

To be effective in reporting it's important to note the time and date of the incident, a description of the vehicle, and the license plate. Pictures are always helpful as a reference. Be sure to be safe while gathering your information and be as accurate as possible.

PLEASE NOTE: Filing a false police report is a criminal offence.

<https://www.toronto.ca/services-payments/streets-parking-transportation/road-safety/vision-zero/safety-initiatives/watch-your-speed-program/>

Watch Your Speed Program (WYSP)



You can help slow down vehicles in your neighbourhood with these signs showing motorists the speed their vehicles are traveling and encouraging them to slow down.

MY LISTINGS, SALES AND LEASES IN ROSEDALE, MOORE PARK & SUMMERHILL (C09) SINCE 1996.

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Access to housing has been the most discussed topic at Council in the latter phases of this seemingly endless pandemic and I have devoted a great deal of my time to acquiring more affordable housing, negotiating new purchases for expanding supportive housing, and advocating for policies to extend protections of tenants across the ward.

More and more, people are finding the prospect of homeownership unattainable and the number of people renting across the City is almost equal (and will soon surpass) the number of those who own. While the province is largely responsible for landlord-tenant relationships and the associated contracts, the City is able to enact by-laws that work to protect our most vulnerable residents living in multi-tenant housing.

Mike Layton
City Councillor
Ward 11, University-Rosedale



www.mikelayton.to

When the City council was asked to vote on a new regulatory Framework for Multi-Tenant Houses the Mayor and a majority of Councillors decided to put

off making these critical changes and deferred a decision into the unknown future.

Up to today, the City of Toronto has zoning by-laws which violate one's human rights by not allowing this type of housing in all areas of the city. This policy change was put forward to change that. Not acting is incredibly troublesome.

The human right to safe, affordable housing is internationally recognized. The City of Toronto made a commitment to advance these rights through HousingTO, its 10-year housing and homelessness action plan and I believe has an obligation to ensure that there is safe, adequate, and accessible housing for everyone in the city.

Multi-tenant houses exist in every part of Toronto. The fact that they are not permitted in some parts of the City doesn't mean they don't exist; it just means they are still unregulated and put tenants at risk of living in unhealthy and inadequate living conditions without recourse. Tenants in other types of housing can call City inspectors to enforce health and safety rules, but those living in unregulated multi-tenant housing can't because they run the risk of getting evicted. Tenants living in multi-tenant homes deserve the same rights and protections that others in Toronto receive.

I did not support the deferral as we needed to act now. I hope in the future I can count on your support to ensure residents across Toronto, especially our most vulnerable, can live in safer environments.

In November, the City, by a vote of 23-2, and made an important decision around Inclusionary Zoning (IZ). For those unaware, as of September 2022, IZ has allowed the City of Toronto to force developers to set aside a percentage of their units exclusively for affordable housing.

This report was made available after a special meeting of the Planning and Housing Committee on October 28, and Council in November 2021.

This policy was a long time coming and I have been fighting for many years to get regulations like this enacted. Finally, the province has allowed the City to create such a policy. The current iteration of this proposal was not bold enough. Not a week goes by that there aren't new developments being proposed in Ward 11. Most new buildings have no, or very few, affordable housing units proposed. We need to change that, and we cannot wait years to do it.

IZ has the potential to create thousands of units of affordable rental housing every year without costing the City a dime. The current proposal simply aims too low and ramps up affordable housing requirements too slowly. The City's requirements wouldn't reach the proposed low level of units until the end of the decade -- 2030.

The proposal also only requires developers to include around half the amount of affordable housing the City's studies show could be feasibly required in most areas while still leaving developers a 15% profit margin and landowners 10% more than their land's current value. IZ has huge potential to help address our city's housing crisis. It's our responsibility as a government to be brave and use Inclusionary Zoning to its full potential.

I will be working to increase these set aside rates to help address our housing crisis.



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How Are the Demographics of North Rosedale Changing?

Hello! My name is Jess England, and I am a retired board member of the NRRRA and as of recently a former resident of North Rosedale, who now resides in Moore Park... just over the bridge. I am also an active realtor in both areas. Your new NRRRA Co-presidents asked me to provide my thoughts on the changes our industry has been seeing in demographics over the last two years. As all of you know there have been lots of real estate For Sale signs popping up and as a result I've seen a positive and healthy growth shift in North Rosedale's demographics. Here are a few of my takeaways!

Did you know that 34 houses have traded in North Rosedale either privately or publicly through the MLS System to date in 2021. And, the MLS shows us that a total of 65 homes have traded in the last two years. So, according to the MLS tracking system, North Rosedale is averaging approximately 32.5 sales a year. Along with an average number of private sales of approximately 3 per year. And, what about housing prices? The exact percentage to which housing prices have grown during this time is tricky to calculate, but the approximate average is 12% year over year 2020 to 2021. Demographically, North Rosedale has been seeing a changing of the guard so to speak with many new families, most of them with young children moving into the neighbourhood. As a former resident and parent, it's been a pleasure to see this type of turn over. Buyers are attracted to the amazing local schools, both public and private, the parks and ravine system and the proximity to downtown. You might have noticed this demographic shift is changing who we're seeing playing in our parks, Trick or Treating, traveling to our local schools, and walking their dogs around the neighbourhood.

Rosedale is not only sought after for the prestige that comes with a Rosedale address, but buyers who are attracted to the neighbourhood are generally seeking properties that will retain their value and there is no better place than Rosedale for its mature tree lined streets, varied lot lines and architecture.

This uniqueness is treasured by local Residents who are invested in protecting local heritage. North Rosedale Residents look to preserve the area's heritage and architectural attributes to ensure the longevity of these historic gems vs demolition and new builds that have occurred in other downtown areas with no Heritage Preservation status.

In addition to fantastic homes, our new buyers are sometimes surprised to find that North Rosedale has such an incredible sense of community! During my time on the Board for the NRRRA, I was a large part of the community engagement team. The events that we organized (Covid excluded) are always well supported by local residents and really demonstrate the strength of an amazing neighbourhood! I am always so impressed with the families that turn out to all the events from the park clean up days to the skating parties, to the Holiday Train! I love seeing everyone come together. Even though we're just over the bridge now my family was out volunteering at this year's NRRRA Christmas Skating Party! We would not have missed the skating, hot chocolate, North Rosedale friends, neighbours, and Santa, of course!

In closing, I know the NRRRA Board is circulating a survey to ensure they stay in step with the community and understand any and all of the impacts of this shifting demographic to this area and the NRRRA membership base. I encourage you to take the time to fill it out and share your thoughts and feedback.

Thank you, Jessica.

RAVINE CLEAN-UP EFFORTS GATHERING MOMENTUM

Lots Of Clean Up Going On Around Us?

On September 26th, 58 volunteer participants showed up to spend that Sunday morning picking up trash from the banks of the Rosedale Ravine Lands on either side of Rosedale Valley Road. The results were impressive but sobering: 177 bags of trash, and a total of over 2000 kg (4,500 pounds) of waste removed from the ravine. Volunteers covered a wide range of ages, with students being well represented (in the process earning credit for community service hours). The event was convened by Don't Mess with the Don, an organization committed to addressing the accumulation of garbage in the Toronto ravines and related issues. DMWTD had a ready supply of garbage bags and implements for the participating volunteers, along with a barbecue and refreshments afterwards to reward the effort.

A similar event was held on October 17th, off Thorncliffe Park Drive, targeting trash scattered on the slopes leading down to the Don River West branch. Perhaps benefiting from unexpectedly pleasant weather, this event had an amazing turnout of 220 volunteers, collecting over 2,300 kg (5,200 pounds) of waste. This event was well supported by DMWTD and a number of other organizations including Greenwin, Toronto Police, and Friends of Thorncliffe Park among others. Pizza and refreshments were enjoyed by all.



Collected trash ready for pick-up beside Rosedale Valley Road

These recent events are a wonderful testimony to the power of teamwork and "many hands" to overcome situations that might appear daunting to an individual. They also provide a clear indication of the importance of our unique natural ravine environments to so many Torontonians. In 2022, the NRRRA will look forward to reinstating its very successful cleanup days focusing on Rosedale and Chorley parks, and adjacent ravine lands. We hope to see as many neighbours out for these events as possible, and warmly welcome participants from other neighbourhoods. In the meantime, we encourage Rosedale neighbours to do whatever they can to help clean up Toronto's ravines.

Another clean-up has been arranged by Don't Mess with the Don for late November to continue the clean up fight.

Metrolinx - What's Next?

by Tom Connell, Shane Crompton and Catherine Berka

The Don Valley Layover (DVL) is planned as part of the Go Expansion program, to park and service diesel trains from the Milton Line, serving areas west of Toronto. The facility will be built on a retaining wall up to 35' high adjacent to the floodplain east of the Don River and just north of the Prince Edward Viaduct. It will require two access roads, to service the trains at track level and for employees and vehicles to access the parking lot.



Rendering of proposed Don Valley layover facility, based on publicly available information from Metrolinx website, drafted by T. Grydziuszko

As many of our membership know, the NRRRA and others worked this summer with the Toronto Councillor(s) Mike Layton and Paula Fletcher to demand the Federal Government step in and provide a thorough and independent environmental assessment of the Metrolinx plans and the impacts to this green area; unfortunately, this was denied.

Why are we concerned?

Well, there are a number of reasons why many neighbourhood associations and community groups are concerned about this proposal. Above all, destroying ravine parkland for infrastructure projects is simply the wrong approach - green space converted to rail corridors and parking lots to accommodate urban sprawl? We all agree improved public transit is essential as the city of Toronto continues its rapid growth, and world class transit must keep pace, BUT it must not be achieved at the expense of the largest remaining natural area in downtown Toronto. We are blessed in our neighbourhood with ample green space; many further south are not, while density continues to increase. The City's Parkland Acquisition Strategy speaks to the difficulty of finding and funding green space in the city core. Moreover, conservation and restoration efforts in the last few decades have successfully been returning these areas to natural urban greenspace. The Lower Don Master Plan and The Making of the New Don River by Waterfront TO continue on this restorative path to create the largest contiguous park space in the city. The negative impact of the layover on ravine ecology, on the magnificent vistas that define our city, and on the integrity of the park corridor will be considerable and permanent. The views of the iconic Prince Edward Bridge alone are worth preserving. The Parkland Trail proposal describes a vision for a specific extension of the current trail network; the proposed layover would prevent the fulfillment of an even broader vision for the Don parkland running both north and south from the Brickworks.

The NRRRA and other groups do not believe that Metrolinx has made a convincing case for locating this layover in the Don Valley. Independent transit experts share our concerns. Limited efforts at

public consultation by Metrolinx to date have failed to adequately notify both park users and surrounding residents, failed to provide important information to the public, and failed to address community concerns. For example, Metrolinx has provided little if any analysis of alternatives to the proposed layover. Interestingly, the GO Expansion business case is largely based on ridership forecasts developed in 2017 or earlier. Since then, COVID-19 has had a dramatic impact on overall transit ridership arising from expanded opportunities for individuals to work from home or other remote locations. A survey by Metrolinx itself from earlier this year found that "the usual nine-to-five travel pattern may be a thing of the past". Many commentaries on downtown office space reach similar conclusions. Yet Metrolinx's overall business case depends on peak ridership quickly returning to pre-pandemic levels, and then more than doubling by 2031. Metrolinx has stated that procurement and construction on the layover could begin as early as the New Year. So, now is the time for both members and local residents to understand the layover proposal and its implications for the future of the Don Valley.

So, what are the next steps?

The NRRRA is engaging with other neighbourhood associations, community groups, and individuals who share the same concerns about the proposal by Metrolinx to locate a GO train layover facility in Don Valley parkland. We will continue to support continuing dialogue with Metrolinx and public officials at all levels of government to safeguard the unique Don Valley parkland resources, while finding workable solutions to transit expansion imperatives. We have provided several links both on the NRRRA website and at the end of this article for you to both learn more and take an active interest in this issue of keeping trains out of parks and preserving our urban green space for future generations. Members and residents can get involved with the DVL opposition campaign, express their views by phone or mail to provincial or municipal elected officials, and raise concerns with others in your social networks. See below for more links and information sites. GET INVOLVED TODAY!

No Trains in Parks website; consider signing-up on the website to stay in touch with the continuing campaign: <https://www.notrainsinparks.ca/>

Some additional website links that are relevant to the Don Valley Layover issue: Website of Don't Mess with the Don: <https://www.dontmesswiththedon.ca/>

Metrolinx layover web page:

<https://www.metrolinxengage.com/en/engagement-initiatives/don-valley-layover-facility>

Evergreen Brick Works and the Lower Don Master Plan:

<https://www.evergreen.ca/our-projects/torontos-ravines/>

Commentary on local transit issues by Steve Munro:

<https://stevemunro.ca/2021/06/27/metrolinx-ill-considered-don-valley-layover/>

Political representatives to contact with your views on the layover proposal:

Our local Councillor: councillor_layton@toronto.ca

Our Mayor: mayor_tory@utoronto.ca

The Provincial Minister of Transportation: caroline.mulroney@pc.ola.org

The Premier: premier@ontario.ca

Local MP: Chrystia.Freeland@parl.gc.ca



Behind the Scenes at Roxborough Parkette

by Tom Connell



Nestled at the northeast corner of Mount Pleasant Road and Roxborough Drive, Roxborough Parkette often flies under the radar with respect to typical park activities in North Rosedale. Like other so-called parkettes, this unassuming refuge has no tennis courts, wading pool, and not even a switchback to speak of. However, there is something special going on there, and it may have significant implications for the future of parks and ravine lands all across Toronto.

Since March 2021, Roxborough Parkette has been one of nine sites - part of a pilot project being implemented across the city, based on the idea of citizen stewardship. As a general idea, stewardship involves careful management of resources on behalf of their owner or the public - an increasingly vital mindset in both local and global contexts.

The pilot project is demonstrating that private citizens can take action and respond to critical challenges facing parks and natural areas across the city. In part, this recognizes that our parks have greater needs than public resources can realistically address. As part of Toronto's Ravine Strategy Implementation, specific project activities are being proposed to be carried out by teams of volunteer stewards, directed by Lead Stewards who are specially recruited and trained as part of the program. This work is done without direct supervision of city staff but follows agreed-upon protocols.

The Roxborough Parkette project is currently focusing on one of the more daunting challenges facing our green spaces: invasive vegetation. Invasive plants threaten indigenous varieties, and over time can lead to significant reductions in biodiversity on a regional basis. These changes can lead to further disruptions across an ecosystem and can increase vulnerability to erosion. Like many other green spaces in the city, the Parkette has had significant growth of a rogues' gallery of invasive species, including Japanese knotweed, dog-strangling vine, garlic mustard, Norway maple seedlings, and buckthorn.

For much of this year, a group of volunteers has gathered at the Parkette one evening a week, armed with an assortment of pruners, loppers, and other tools. Lead Stewards Catherine Berka and Geoffrey Chan have successfully led the group in bringing about a significant reduction in many of the infestations identified in the initial site assessment. In addition to the satisfaction of

starting to push back the tide of invasive species - even if in a tiny share of Toronto's total green space- participants are also gaining first hand experience in the struggle between indigenous and invasive species. Anyone with responsibility for their own garden would do well to learn to identify the different invasive species at large in Toronto, some of which have taken over huge swaths of ravine land.

Based on the success of the stewardship pilot project, the city has agreed to additional sites in 2022. So far, the city is not entertaining applications for projects in Environmentally Sensitive Areas (ESAs), which make up virtually all of the green spaces surrounding North and South Rosedale - generally midtown ravines. At some point this may change, in which case there may be expanded opportunities for residents to engage in local stewardship efforts supporting our green spaces. There will likely be a range of new projects dotted around the city, providing great opportunities for residents to contribute while learning about the variety of plants competing for space in our parks and ravines.

In any case, project work will continue at Roxborough Parkette in the spring of 2022, with a focus on the extent to which different invasive varieties make a comeback, and on which 2021 efforts were most successful in creating space for indigenous plants to thrive. The Roxborough project team will look forward to updating neighbours on their continuing progress, and welcome new recruits to help on the site

The stewardship pilot project was developed by a group of volunteers organized as Toronto Nature Stewards. The framework being used has been developed in collaboration with Forestry staff at the University of Toronto's Daniels Faculty of Architecture, Landscape, and Design. The following links provide more information on Toronto Nature Stewards:

<https://torontonaturestewards.wordpress.com/>

<https://www.daniels.utoronto.ca/outreach/toronto-nature-stewards>

Toronto Nature Stewards can be contacted by email at toronto.nature.stewards@utoronto.ca.

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Stay Safe North Rosedale!



Let's Talk Densification and Single Family Homes

City of Toronto development and impacts to North Rosedale to be considered



In this edition of NRRRA Fall/Winter Newsletter our Councillor Mike Layton discusses the City of Toronto's housing crisis and densification or intensification solutions to address the issue. Councillor Layton has been working on several initiatives, but he introduces us to two zoning changes – Multi-Tenant housing (Rooming Houses) and IZ – Inclusionary Zoning. IZ – Inclusionary Zoning requires a builder applying for multi-story building to provide a percentage of affordable housing units within their new buildings. While this zoning change has limited impact within North Rosedale it will impact structures surrounding or within our riding. This zoning was approved by City of Toronto Council in late October. The second affordable housing solution is Multi-Tenant housing. This is a hot topic along with Laneway Housing and Garden Suites within North Rosedale. The NRRRA has kicked around several opinions and we find we have a few different positions within our board make-up... This leads us to believe that our membership base must also have several varying opinions on this topic as well... so, we asked two of our board members to provide counter positions on Toronto's Intensification or densification plans and potential impacts to North Rosedale and beyond. We'd like to thank both long time NRRRA Board Member and resident of North Rosedale since 1956, Bill Herridge, who took the position of protecting single-family dwellings and the threat densification poses potentially to our single family home area and Terrell Wong, also with over a decade on the board and long time resident of North Rosedale. Both Bill and Terrell have seen changes come to North Rosedale and want the very best for our area and the City of Toronto. Please read both positions on the following page and let us know your thoughts by taking our 15-question survey where we have provided several opportunities to provide your feedback on laneway housing, garden suites and multi-tenant housing. Thank you, Bill & Terrell, for your work on this topic.

What do you think?

Let us know by filling out the NRRRA Survey or by going to the NRRRA website and leave Bill, myself and the NRRRA your comments.

Bill Herridge

A Position for Engagement and Protection of Single-Family Homes and the potential impacts of Densification/Intensification to North Rosedale.

individual critics pound the Mayor, Councillors, and City Planners in public forums it is becoming more and more apparent that the City's intensification/densification plans will and are resulting in less than well planned and thoroughly vetted zoning and by-law changes that are not considering or delivering any protection for single family dwelling areas.

Recently on TVO, the Deputy Mayor and a member of the City Planning staff, indicated they were looking forward to the development of four storey apartment buildings in what are now areas of single-family dwellings. We need to look no further than the huge development now being constructed on the South side of Dale Avenue in South Rosedale. Could this represent the future for the remainder of Rosedale and for Moore Park?

As a further indication of what the future may hold, the [London] Economist reports that the State of California has passed legislation "which ends single-family zoning in the state". Will Ontario be far behind? Yet the Economist also recognizes the contradiction that "making it in America" has meant having a single-family home historically.

We have such a treasure here in North Rosedale and we must protect it. I am a proponent of maintaining single family homes and I implore our membership to get informed, get involved and familiarize yourself with the policies of the City and of the Province and engage with our government representatives at all levels and groups like the NRRRA, FoNTRA and others that are working to demand well thought out planning and development for the City of Toronto and with-in North Rosedale.

Terrell Wong

A Position for Engagement and Sensitive Intensification to increase density throughout Toronto.

In the late 1960's, a by-law banned new apartments in Rosedale. Since then, most of the intensification in the area has not raised an eyebrow until recently on Dale Ave. This is because all the intensification happened inside or behind existing homes. Within Rosedale, there are numerous old mansions that have been carved up into luxury apartments, but unless you are looking closely you would never know. This is because the bones of the original homes remain and extensive landscaping obscures their true nature. We also have some of the oldest garden suites in Toronto. Old carriage homes turned into secondary units tied to the original residence or severed as separate homes on their own lots.

In North Rosedale we are zoned as RD or Residential Detached. In the very wording of our zoning our slice of green is protected. Both Laneway and Garden Suites have historically been permitted at Committee of Adjustment, but rooming houses are currently not permitted in this zone. Should zoning regulations for rooming houses be passed by the city of Toronto this would in fact change the zoning in our neighbourhood and multi-tenant housing facilities would be permitted with all the height, set-back parking restrictions in accordance with the bi-law and any variances would have to go to Committee of Adjustment for approval. The only Laneway house / Garden Suite currently under construction that we are aware of is on Bin-Scarth.

We fully expect in the future there will be inquiries for expansion of Laneway or Garden Suites as our neighbours eye their garages for conversion for their adult children or aging parents. We are unclear the demand for affordable multi-tenant/ rooming houses within North Rosedale at this time as real estate prices do not lend themselves to this form of expended housing, although we are aware of Rosedale's past relationship with rooming houses.

So the larger question really is how do we get to "Sensitive Intensification" that increases density throughout Toronto without high rise construction?

For most of the city we have underutilized homes and lots. There are swaths of Toronto that were and are bungalows that have been doubled in height but still only single-family homes. As an architect I think about better ways to utilize our existing buildings. The way to net-zero and carbon neutral building is to use what we have, only better. I call my concept Double Take, where the existing solid masonry walls of the buildings are retained, and all the wood is deconstructed. Close your eyes and imagine a foundation like an empty swimming pool shell and then building a new 2.5 storey structure with a walkout basement the secondary suite over the original masonry. By going up with the new floors just a bit, the once low basement becomes a light bright and high living space with a separate front garden entrance. The rest of the building accommodates the family. Now you have doubled the intensity on the same footprint. These old solid masonry buildings are ubiquitous in Ontario. This type of small-scale intensification could alter the city in a fundamental way and make home ownership more viable for a greater number of people. It increases the potential for quality long term rental housing stock while allowing areas designated as single-family homes to take a different path to supply additional housing within their foot-print as they have been doing historically. One has to be clever with design in an urban setting. The photo on the facing page is an example of a 500sm, 100yr old home divided into 2 semi-detached homes with legal secondary suites with a walk out basement turning one home into four.



Oh, so good, Carrot Coconut Soup.



INGREDIENTS

- 4 tbsp butter
- 1 small onion, chopped
- Kosher salt
- 1/4 tsp freshly ground black pepper
- 4 cups carrots, chopped
- 2 cups low-sodium chicken or vegetable stock
- 1 can full-fat coconut milk, shaken
- 1 stalk fresh lemongrass, trimmed
- 1 tsp ginger, finely grated
- 2 tbsp Thai sweet chili sauce
- Chili oil & coriander for garnish

INSTRUCTIONS

- In a medium-large pot, heat the butter over medium heat
- Once foamy and slightly browned, add onion, 1 tsp salt and pepper
- Cook, stirring until the onions just begins to soften, about 2 minutes
- Add carrots and cook until softened and the onion has turned deep golden, 18-20 minutes
- Make sure to stir frequently. Some bits of onion will turn a little darker than others, that's good
- Add the chicken stock, coconut milk, lemon grass and ginger
- Bring to a boil, reduce heat to a very low simmer (leave lid open a crack) and leave alone for 40 minutes
- Stir in sweet chili sauce, remove from the heat, and let cool slightly
- Remove and discard the lemongrass
- Blend the soup in the pot with a stick blender (or in a stand blender) until smooth
- *Note: If using a stand blender, hold the lid on tight and make sure to leave a little vent so steam can escape from the blender, protect your hand with an oven mitt or towel
- Divide among bowls, and top with a drizzle of chili oil
- Garnish with coriander

ALL CANDIDATES MEETING - FEDERAL ELECTION

NRRA Hosts University Rosedale Federal Candidate Debate

In keeping with the NRRA's decades long tradition to host election debates for North Rosedale residents, the NRRA chaired a federal candidates debate for the University Rosedale Riding on September 14th 2021, with several contiguous resident associations including: North Rosedale (NRRA); South Rosedale; Moore Park; Summerhill; Governor's Bridge; Greater Yorkville and ABC Resident Associations. The last federal debate chaired by the NRRA was October 2, 2019. Participants for the 2021 debate included the following candidates:



Debate moderators included John Caliendo, ABC President and Michael Rodger, NRRA Past President. The debate included both candidate prepared remarks and much animated discussion between the candidates. The next debates chaired by the NRRA will be held prior to the Ontario Provincial Election on or before June 2, 2022 and the Ontario Municipal Election on October 24, 2022. A huge thank you goes out to Rosedale United Church, Reverend Kristen Philipson and Guillermo Subauste for their help in organizing the event.



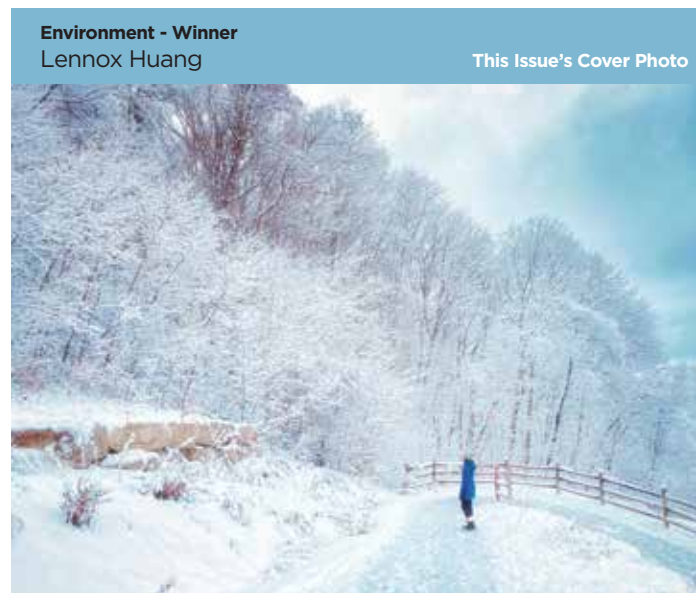
CALGARY, Alberta — Canadian Pacific's Holiday Train will again be sidelined by COVID-19 considerations in 2021, but the railroad will continue with the actions it took in 2020, donating to food banks and holding an online benefit concert.

"The spirit of the Holiday Train is about giving generously and inspiring those around us to give as well," Canadian Pacific CEO Keith Creel said at Friday, October 8th/21 press conference. "While we are disappointed, we again cannot bring the Holiday Train to communities, we are honored to run a virtual program and continue to support communities and food banks across our network as they work to address food insecurity in Canada / North America."

The railroad will donate to food banks that would normally benefit from a holiday stop — Including those that receive visits in alternating years. Should you want to join CP in donating to your local food bank, here is the link to Toronto's Daily Food Bank - <https://donate.dailybread.ca>

NRRA PHOTO CONTEST

Congratulations to the Winners!



Environment - Winner
Lennox Huang

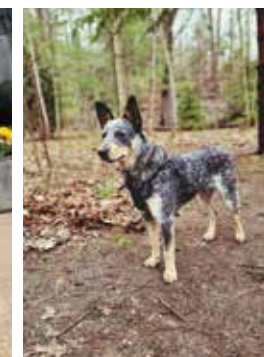
This Issue's Cover Photo



Environment- Notable Mention
Wegdan Rashad



Our Pets - Winner
Emily and Hayden Morton



Our Pets
Notable Mention
Laura Turk



Environment
Notable Mention
Wegdan Rashad



Environment
Notable Mention
Kathy Falconi

Thanks to all of the contributors. We look forward to seeing your creativity unelashed once again in our next photo contest.



BOARD OF DIRECTORS
JUNE 2021-JUNE 2022

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Membership/Safety/Communications

Alexandra Jenkins Co-President
Communications/Membership/Heritage

Hosen Marjaee Vice-President
Safety & Traffic/Parks & Ravines

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Terrell Wong
Heritage & Development/Newsltr

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Bill Herridge Director Emeritus

Contributing Past Board Members
Thom Antonio - Newsletter

Joan Law - Newsletter/Membership
Joanne Wildgoose - Newsletter

Geoff Shaw - Communications /eBLAST

You are welcome to contact any member of the NRRRA by emailing us at info1@northrosedale.ca

Your email will be directed to the appropriate person to respond.

Stay Connected.



@northrosedaleresidents



@North Rosedale Community

Join Us for Our Annual Skating Party

Saturday, December 4th, 2021, 2-4pm



We'll be there, snow or shine, for skating, music, hot chocolate, and, a special visitor... SHHHHH... It's Santa Claus!

2022 Membership Renewal

Hey! Are you a member or have you renewed your North Rosedale Residents' Association membership? Please join us or renew your membership! We need you! It's easy to do...

Our annual membership fee is \$50 per year or \$140 for 3 years. It's as easy as an Interac E-transfer to: payments@northrosedale.ca. Or you can mail a cheque made out to THE NORTH ROSEDALE RESIDENT'S ASSOCIATION. Just pop your cheque into the mail attention: Kathy Falconi, NRRRA Secretary/Treasurer, 60 Douglas Drive, Toronto, Ontario, M4W 2B3. For details just go to our website at www.northrosedale.ca

New Board Member Needed

We are seeking NEW NRRRA Volunteer Board Members!

Ever wanted to understand more about why things happen in our neighbourhood the way they do? Ever wanted to help out at our neighbourhood events, but you didn't know who to talk to or where to go to get started? We would love to talk to you about a place for you as a member on the North Rosedale Resident's Association volunteer board!

The NRRRA board has been in existence for over 70 years. As volunteers, we work to ensure our neighbourhood is a safe and beautiful place to live. We tackle projects that enhance and protect our parks, ravines and green spaces. We monitor heritage in our unique and historic area. We work regularly with City Hall and our Councillor's office. We have partnerships with our local police at 53 Division and with surrounding local resident's associations with similar community issues or projects. We nurture the community spirit of our "Village within the City" through organized events like the federal and provincial electoral debates, community clean up days, skating parties, holiday events and are always learning how best to keep our membership updated on our social media platforms.

If this sounds interesting to you and you're a North Rosedale resident home owner and you're able to provide a few hours a month as a volunteer, then we'd like to hear from you.

Please contact us at info1@northrosedale.ca.



new circles | glow
clothing | connections | community

BOSLEY
REAL ESTATE

As the weather starts to turn, there is no better time to give back this Holiday Season! Join us for our annual winter clothing drive as we look to collect gently used (or new) clothing for every age and gender. We are working alongside the amazing team at New Circles to help spread warmth and comfort for this upcoming winter. For more information, reach out to any of our team members.

Wishing Everyone A Safe & Healthy Holiday Season!

VALERIE BALDWIN, JESSICA ENGLAND & SASHA MCGRATH
SALES REPRESENTATIVES



BALDWIN BE ENGLAND

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103 Vanderhoof Ave., Toronto ON M4G 2H5

Bosley Real Estate Ltd., Brokerage Respects The Rights Of Its Competitors

FEATURED PROPERTIES OF ELISE KALLES



MUSEUM HOUSE

206 BLOOR STREET WEST

Direct elevator to full floor (4,276 sf). South terrace affords extraordinary vistas. Soaring coffered ceilings. Superbly crafted custom cabinetry. Gallery perfect for showcasing artwork. Master & 2nd bedroom access north terrace (117 sf). An enviable location.

\$9,980,000



THE ANNEX

125 BEDFORD ROAD

Resplendent Victorian home restored & transformed to perfection. 10' ceilings, expansive windows & Fr. doors allow natural light to cascade throughout. 4 + 1 bdrms. 5 baths. Elevator, new windows, generator, control 4 Smart Home. Enviably location.

\$8,980,000



YORKVILLE CONDO

1 ST THOMAS STREET #17B

Designed by world renowned architect Robert Stern of New York. Private elevator to 3,900 sf. 2 bedrooms, + den, 3 baths. Hardwood floors, high coffered ceilings, 3 fireplaces, upgraded kitchen. East & west terraces. 24/7 concierge, car wash.

\$ 7,888,000



SOUTH HILL PREMIERE SETTING

21 GLEN EDYTH DRIVE

Sited on exclusive cul-de-sac, surrounded by canopy of mature trees. Grand principal rooms. Wide-plank oak hardwood floors, elaborate plaster crown moldings. Expansive windows throughout allow natural light to freely cascade. Convenient office accessed from kitchen.

\$4,880,000



THE LONSDALE

625 AVENUE ROAD #1903

Prestigious Deer Park condo. 3,563 sf half floor). Spectacular unobstructed north, east & south views. Grand principal rooms. Family room. Separate entrance to self-contained guest suite complete with kitchen appliances. Great location.

\$4,478,000



THE PRINCE ARTHUR

38 AVENUE ROAD #310

Private elevator to elegantly appointed 1,660 sf. Floor-to-ceiling windows throughout. Cozy den. Master suite enjoys sitting area & walkout to west terrace. 4 full closets, walk-in dressing room & 5-piece ensuite. 24 hr concierge /valet.

\$2,195,000



**PROVEN PERFORMANCE
MAKES THE DIFFERENCE!**

If you have any thoughts of selling your home now, or in the near future, I would appreciate the opportunity to meet with you in the strictest of confidence to provide you with a market evaluation of your home.

416.441.2888 X291 | elisekalles@harveykalles.com | elisekalles.com



2145 AVENUE ROAD, TORONTO, ON M5M 4B2
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