



North Rosedale News



Photo from Blog 10

First Snow!

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A warm hello...

Well, what a beautiful fall it has been! Gloriously warm and sunny days... And as we look out our windows the snow is now flying!

We hope you will find this edition of the NRRA newsletter informative. We have invited both re-elected Jessica Bell, our MPP and freshly elected, Dianne Saxe, our new City of Toronto Councillor to speak to us. While they have lots to tell us they are both concerned about Bill 23.

We have information on Bill 23 and links if you're interested in having your say with the provinces plans to alter how building will go forward within our province. We also have an update on Metrolinx Don Valley Layover as we continue to demand more protection of our greenspaces from Metrolinx. We have included a self guided walk that outlines all the changes that would come to our greenspace should Metrolinx proceed with their current plans. The Toronto Nature Stewards' have been out fighting the good fight against invasive species at Roxborough Parkette and provide an update on their progress and how we can each fight invasive species on our own properties. We received a request from the City to remind folks to disconnect your downspouts if you have not already done so.

Now we need you to pull out your holiday calendars for us ... Be sure to mark down the return of the CP Holiday Train of Lights on Tuesday, November 29th and the NRRA's Holiday Skating party is returning on Saturday, December 10th! Mark your calendars! And after all the outside fun Chef Jameson of Rosedale's Finest has yet another yummy recipe for us! Thank you very much Chef! As the world has restarted post the depths of Covid, is it just us or does it seem to be going even faster? We wanted to stop and take a moment to say a BIG Thank you to all those who are sponsoring our holiday events and those who advertise with us, along with those who work hard to get this newsletter out the door! THANK YOU! And, to all our engaged members, neighbours and volunteers who work hard in this community we are very grateful for your efforts and all your on-going support. We wish you and yours a happy holiday and a safe and healthy new year!

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

COMMUNITY CALENDAR

Get Your Skates Out for the NRRA's Holiday Skating Party!

December 10, 2022
1pm - 4pm
Rosedale Park

The NRRA along with our corporate sponsors hosts an annual winter holiday skating party at the Rosedale Park rink for area families. The 2022 skating party will be held on December 10, 2022 from 1:00 - 4:00 pm. The NRRA's corporate sponsors for the 2022 party will again be the great team of Baldwin England Real Estate and baked goods from the famous Rosedale's Finest and Summerhill Market. Participation is open to all, so bring your skates or just come as you are to enjoy some hot chocolate, baked goods and holiday music with your neighbours.

Your children will not want to miss a special visit from a jolly fellow in a red suit who will be flying in at 3:00 that day to visit with the kids.

We hope to see you at the event!



North Rosedale Residents Association
Presents In Sponsorship with:

2022 ANNUAL WINTER HOLIDAY SKATING PARTY

Saturday, December 10 from 1-4pm
Rosedale Park

Join us for hot chocolate, cookies and a "Winter Wonderful" time!

"Please consider supporting our Formula Drive by bringing a donation to the event. You donate it, we match it! All proceeds will go to the Redwood Women's Shelter"

**VALERIE BALDWIN, JESSICA ENGLAND
SASHA MCGRATH & NICOLE BRIGHTLING**

SALES REPRESENTATIVES
OFFICE: 416.322.8000

Vbaldwin@bosleyrealestate.com
Jengland@bosleyrealestate.com
Smcgrath@bosleyrealestate.com
nbrightling@bosleyrealestate.com

BALDWIN ENGLAND

BOSLEY
REAL ESTATE



Dear resident,

The Ontario government has released an alarming plan to spur sprawl across Southern Ontario, at the expense of municipalities, democracy, farmland, and bold action on climate. Here's the plan.

Premier Ford is green lighting the construction of 50,000 homes on 7,400 hectares of Greenbelt. It doesn't look good that some of this farmland is owned by developers who donate big to the PC party.

The Conservatives are rewriting municipal official plans to permit development on nearby farmland. The government just overrode Hamilton City Council's smart and sustainable official plan to meet growth needs by increasing density within areas already zoned for development. Hamilton's plan should be lauded as an archetype, not mauled.

The government has also introduced Bill 23, which gets scarier every time I read it. Bill 23 weakens Toronto's landmark inclusionary zoning law. Inclusionary zoning requires developers to build a percentage of affordable homes in all big buildings near transit stations. Developers will be exempt from paying development charges on these homes if they meet a very weak definition of affordability. A home sold for \$880,000 is now considered "affordable". Mayor Tory has warned the province the developer fee cuts will leave a gaping \$200 million hole in its budget, to be filled by service cuts or tax hikes.

Bill 23 also restricts conservation authorities from advising on developments that threaten our natural environment, and bans just about everyone but the municipality and a developer from appealing a project to the Lands Tribunal. We get less say.

On the positive side, Bill 23 makes it easier to build more homes in neighbourhoods. The bill requires all municipalities to pre-zone areas near transit stations for higher density, and permits three homes as-of-right on each residential property. Municipal approval is required to increase the property's height or square footage.

Ontario's homelessness and housing affordability crisis will not be solved by letting the market solely decide where and what to build, and who for. To ensure every Ontarian can live in a safe and affordable home, the province should build far more homes, including townhomes, duplexes and triplexes, invest in building affordable homes, clamp down on domestic and foreign speculation, and bring in better protections for renters. I urge you to contact myself, Premier Ford and Housing Minister Clark to share your perspective on these housing issues. Please reach out if you have feedback, comments, questions, or need help.

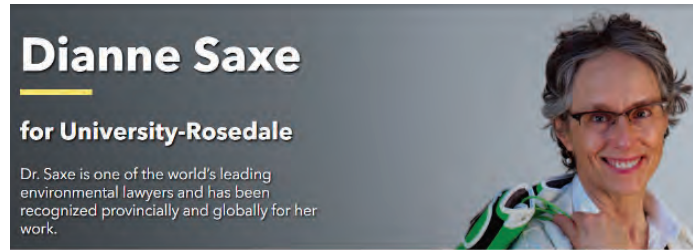
Yours,

Jessica Bell

Jessica Bell
MPP for University Rosedale
Official opposition housing critic

COMMUNITY OFFICE
719 Bloor Street W, Unit 103
Toronto, ON M6G 1L5
416-535-7206 | JBell-co@ndp.on.ca

QUEEN'S PARK
Room 384, Main Legislative Building
Queen's Park, Toronto, ON M7A 1A5
416-325-1620 | JBell-qp@ndp.on.ca



I am delighted to take up my post as City Councillor for Ward 11. Thank you to the residents of North Rosedale who showed great support to my municipal campaign. I had many conversations at doors in your neighborhood and voter turnout was strong here despite many other voters staying home across the city. On election day, I spent a beautiful, sunny morning in the area with my volunteers.

Over the coming weeks, I look forward to establishing a regular cadence of meetings with the NRRRA and other Rosedale associations to discuss issues of local concern.

One of the most pressing issues is the 120+ development applications that are pending in Ward 11. As we build housing, no one neighbourhood should be overwhelmed, and my office will work to minimize construction disruptions from those projects which are already approved. New applications will be treated individually, with development proceeding hand in hand with community consultation. I look forward to learning more about the countless volunteer hours that have gone into protecting the heritage character of North Rosedale.

That said, the Ford government has already cut the development charges that pay for community benefits like parks by 40%, and its Bill 23 will reduce them further. Unless amended, Bill 23 will also do great damage to the city's ability to protect tenants, trees, heritage buildings and neighbourhood character, and to enforce its Toronto Green Standards. We will be looking closely to see the impact of the final Bill and its regulations.

Another pressing issue in the ward is the need to preserve and enhance local trees and green space. In Rosedale, the wealth of parks and ravines benefit all Torontonians, but they urgently need attention to combat flooding, erosion, and invasive species. Metrolinx' regrettable layover plan will do significant damage, some of it destroying the hard work of volunteers devoted to ecosystem restoration.

I'm concerned about the impact of Toronto Hydro's upgrade plans on local tree cover and tree health, especially as the climate crisis makes street trees ever more valuable and threatened.

I am also awaiting a briefing from city staff on the explosion of homelessness that has led to a growing number of tents in the Rosedale Ravine, and what the city can do about it.

My constituency office and I will also be working on your street-level concerns such as road safety. It is unacceptable that so many lives are lost or ruined due to poor road and intersection design and excessive speeding. Children, seniors, and those with mobility issues should not have to be afraid to cross the street.

I look forward to working together with you on these, and other, issues of concern and I promise to be a regular contributor to the NRRRA newsletter. To subscribe to my own news updates, visit <https://www.diannesaxe.ca/>. You will hear more from my team soon about how to contact my office and participate in your city government.

BILL 23

What You Need to Know

The NRRRA has been in communications with FoNTRA (Federation of North Toronto Residents' Associations), CORRA (Confederation of Residents and Ratepayers Associations) and FUN (Federation of Urban Neighbourhoods) to fully understand the nuances of Bill 23. All these organizations are pro-build and fully support addressing our housing shortage through densification... BUT not supportive of sweeping changes that reduce, or outright eliminate the lessons learned, or the safeguards Toronto has put in place to protect and promote solid city planning. For more information here are several links from various sources: in alphabetical order...

Aird Berlis
More Homes Built Faster Act
<https://www.airdberlis.com/insights/publications/publication/more-homes-built-faster-act-2022-proposes-significant-changes-to-legislation>

Gowlings
A Re-build of Foundation for Housing and Planning
<https://gowlingswg.com/en/insights-resources/articles/2022/bill-23-a-re-build-of-foundation-for-housing/>

Osler
Forget Everything You Thought
<https://www.osler.com/en/resources/regulations/2022/forget-everything-you-thought-you-knew-about-planning-approvals-in-ontario%E2%80%A6>

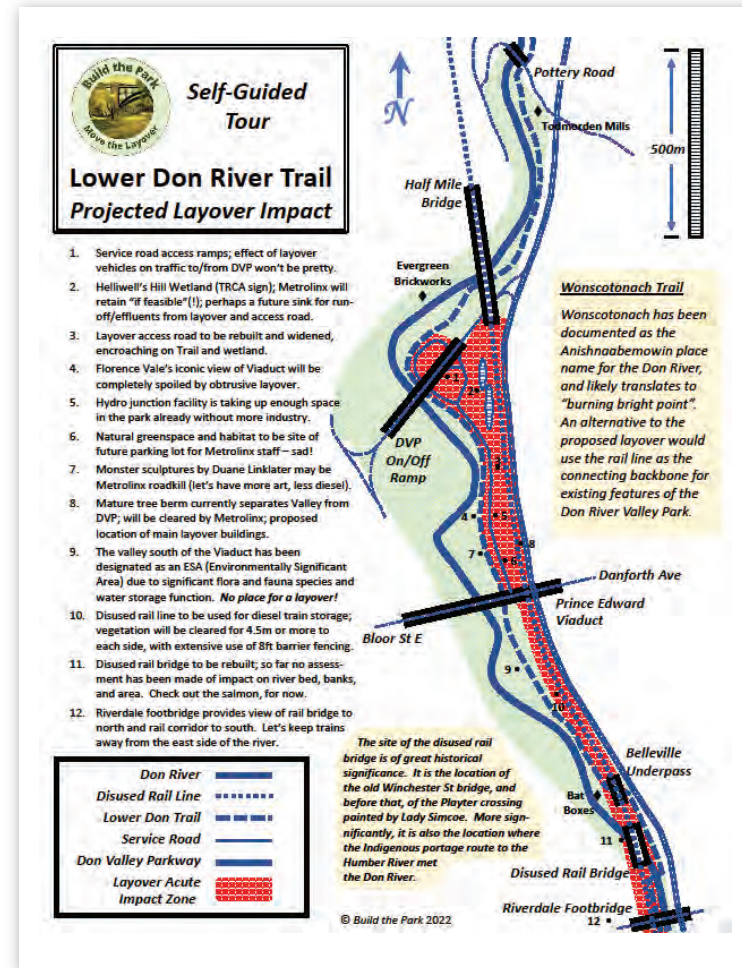


Let's Protect Lower Don Valley Green Space

by Tom Connell

The NRRA continues to follow developments in connection with the proposal by Metrolinx to build a parking facility for diesel GO Trains on the east side of the Lower Don Valley. The NRRA believes that our ravines—including the Don Valley—are essential to Toronto's identity and play an increasingly important ecological and cultural role in our available green spaces. To date, Metrolinx has not made the case that its layover capacity requirements need to take up Don Valley greenspace, nor have they provided alternatives that could possibly meet their needs. More bluntly, the proposed layover would disfigure one of our City's most iconic locations, while destroying habitats and tree cover. Protecting urban nature and improved transit are both critical to our future; it shouldn't be a choice between the two. Along with other residents' associations and environmental groups, the NRRA signed an open letter to Metrolinx in June requesting that the layover plans be reconsidered. City Council passed some related resolutions in the summer, instructing the City's Transit Expansion Office to explore other options with Metrolinx. Councillors Paula Fletcher (Ward 14) and Mike Layton (Ward 11) took a lead role in mobilizing Council's engagement on this issue; we look forward to raising it with our new Ward 11 Councillor Dianne Saxe, who will bring a highly informed perspective to this issue as the former Environmental Commissioner of Ontario.

We encourage North Rosedale residents to take an interest in this issue. Additional information is available on the websites of Metrolinx (www.metrolinx.com) and of the Build the Park group, which continues to mobilize opposition to the layover (www.buildthepark.ca). Also please explore Build the Park's self-guided tour, which follows the Lower Don Trail south from Pottery Road and points out many aspects of the potential impact of the proposed layover on the Lower Don Valley.



A MESSAGE FROM THE CITY OF TORONTO

Downspout Disconnect

We've been asked by the City of to encourage our residents who have not done so to disconnect your home downspouts. The City wants you to know there are multiple benefits and in our area there is a City **Mandatory Downspout Disconnection Program** in effect.

Did you know:

- By disconnecting your downspout, you help your neighborhood's sewer system and the City of Toronto's storm sewers from overloading during heavy rain.
- Go Green! By disconnecting your home's downspout, you can re-route water directly to your lawn, garden, or perhaps into a rain barrel for later use, which saves both water and money.
- Diverting your downspout away from your home's foundation helps reduce the risk of basement flooding.
- And, did you know there are program that offer eligible households financial assistance for downspout disconnection, where some costs could be reimbursed.



For more details and to learn about the program, visit www.toronto.ca/downspout



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HERITAGE HOMES

You will have noted we have asked several Real Estate Agents that work within both North & South Rosedale over the past few editions to talk about Rosedale as they see it ... James Warren takes us on the adventures of growing up in Rosedale and shares his personal reflections on "old world Rosedale" ... Enjoy!

For Me, Rosedale Is Personal

By James Warren

Picture it! In my memory it started for me when I was very young. My Mum, Jane would drive us to Great Grandfather Strathy's house on Castle Frank Road which he built in 1911 and named "Inchaffray". This was the time when children were supposed to be seen and not heard. Inside this terribly grand house was a long... a very long hallway with a honeycomb ceiling and at the end was "a gong. The wonderful and often challenged housemaids; Mabel and Gertrude would sound the gong to announce dinner... As a wee one this "gong bong" was a magnificent opportunity to display my creative spirits and musical talents, This might have curbed my future opportunities to return to the house. But! It must be noted that my mother's generation also engaged in some high-jinks as they battle it out under the Dining table with water guns. Fun could also be found in the Ballroom on the third floor, which is now a discotheque, and did I mention there was a tunnel underneath the house that led to the Coach House. Is that not a child's dream! I can only imagine if I had been a teenager. Now stay with me... My Family also had a Rosedale home on Crescent Road. At age 5 years my mother and grandmother would have tea in the library. Granny would send me to the kitchen to Alice, the housemaid for more cookies. My hands gripping the flower plate I would approach the kitchen and ... ALICE! Alice in her blue starched outfit and white apron with black lace up shoes would be sitting on a wood stool peeling potatoes at the counter. Her white hair was piled up in a tight bun on her head, but it was the bump (aka wart) on her nose that scared me! In my mind she was a witch, and she just might kill me! As I approached the kitchen my mind would race. Poor dear Alice. I always survived and as a bonus of surviving I would returned to the library with a pile of cookies. Not only did I eat half of the bounty on my way back, but I would also stash the ones I didn't like on a shelf or behind the radiators.

I love "Georgian" architecture and my absolute favorite house, was a "Georgian" house at the corner of South Drive and May Street, where while I was at University, I was able to live with my Dad, Step- Mother and sibling. So, University, a grand house, and parks! Well, what can I say "when the parents are away, the teenagers will play"... I found like the rest of my friends what exactly Craigleigh Gardens was really for... smoking and other libations! It was ever so kind of the City of Toronto to provide benches and dim lighting for nighttime frolicking. Needless to say, we knew where to go to smoke cigarettes and worse drink beer and alcohol. I won't go on here, as many of you and my friends reading this are still remembering what we did. I am sure remnants of bottles and cigarette butts can still be found. It feels good to know that my relatives and neighbours were doing the same thing in their Rosedale youth.

Recently, my step-Mother ensured I received a massive sterling silver tray from the Chestnut house. Yes! I do, in fact love my stepmother! Now where was I? Oh yes, this tray is so big (we are talking pork size), I wish I had known about it as a University student as we would have used it as a toboggan at Chorley Park. And,... if we'd been caught, we would have blamed the house maids for any dints. Oh, the poor house maid so often blamed for everything!

So, the moral of my story... Rosedale is personal. Rosedale is constant. Rosedale continues on for everyone. The past, present and future will always have grand stories about Rosedale. I know Rosedale as a wonderful place to live, laugh, love and frolic... just don't tell Alice, Mabel, or Gertrude!

Warmly,



North Rosedale Continues To Work with The Toronto Nature Stewards



by Tom Connell

The Toronto Nature Stewards' site at Roxborough Parkette continues to see a good turn-out of volunteers, each Monday evening this year from May through October. The group has been making good progress in removing invasive species such as garlic mustard, Japanese knotweed, dog-strangling vine, and common buckthorn, making room for native plants to thrive, such as jewelweed, white avens, goldenrod and dogwood.

Promoting native species while managing invasives is an equally important challenge on private property, especially with the abundance of ravine lots in North Rosedale. Homeowners are encouraged to check out the information focused on private property owners provided by Toronto Nature Stewards: privateproperty.torontonaturestewards.org/



There are a few quick and easy things we can all do to promote biodiversity and help nature. Although we are blessed with ravines and lots of green space, we do need to look after it.

While this year's Roxborough Parkette stewardship is winding down, the team is looking forward to spring of 2023 to build further on the efforts so far. Another Rosedale site has been submitted to the City for stewardship! For more information on the various TNS sites around Toronto, go to <https://torontonaturestewards.org/>.

Link to Globe & Mail article on Roxborough Parkette and Toronto Nature Stewards: <https://www.theglobeandmail.com/canada/article-torontos-ravines-are-in-a-critical-state-threatened-by-invasive/>

South & North Rosedale Joining Forces



The Rosedale Digital Neighborhood Watch group has been up and running since October 2019 and they have extended an invitation to all North Rosedale residents to join. Some of you are already signed up, but for those of you who have not here are some more details.

The Rosedale Neighbourhood Watch comes in an email format (via Google Groups) and it has become an efficient way to stay informed about crime and safety in Rosedale while working in partnership with many communities in Toronto and 53 Police Division to stay connected and vigilant. It is a one-way online to advise on neighbourhood security, local criminal incidents or suspected criminal activity, and crime prevention measures

Over 225 residences have already registered for this great safety

initiative. To join the group, please send your email address and street address to: rosedaletorontowatch@gmail.com (along with any email addresses of interested household or family members who would like to be added). Your email address will be kept private and not displayed to the group. Once added, you'll receive timely news of suspicious activity and crime incidents in our neighbourhood.

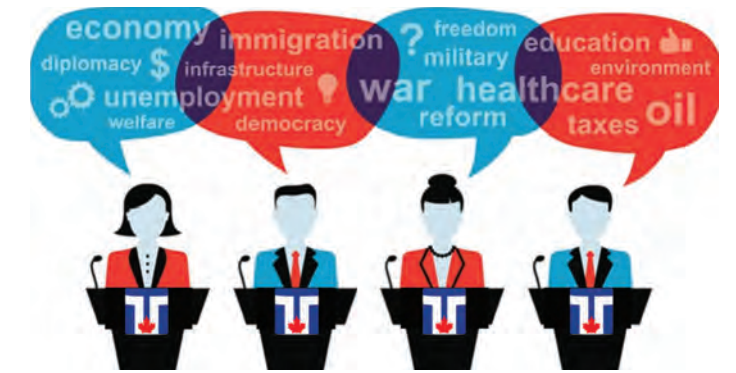
If you become aware of any suspicious or criminal activity (no matter how small), please advise the group immediately by emailing rosedaletorontowatch@gmail.com. Pictures and videos are encouraged along with descriptions of any suspicious persons. Note down any details, height, colour of clothing, or make, model, colour, and license number of any strange vehicles.

Be Safe, Be Aware And Communicate!
Janice Lo, Co-President SRRA

NRRA Hosts University Rosedale Virtual Meet Your Candidate Forum

By Michael Rodger

In keeping with the decades long tradition of hosting candidate election debates, the NRRA organized and moderated a virtual, University Rosedale (Ward 11), municipal Candidates Forum on October 19, 2022 from 7:00 – 9:00 pm. The NRRA coordinated with area Resident Associations including South Rosedale, Governor's Bridge, Moore Park and Summerhill. With eight candidate participants in the Forum, they provided an overview of their background, policies and what support they will provide for Ward 11 residents. The feedback from the audience was that since most Ward 11 residents had limited prior knowledge of the candidates, therefore the Forum was an excellent opportunity to get to know the candidates in time for the election.



The NRRA and area Resident Associations also hosted candidate debates including an in-person/virtual Provincial candidate debate in May 2022 and an in-person Federal candidate debate in the fall of 2021.

Spoiler Alert: Dianne Saxe was voted in as our next City Councillor. If you missed it, please go back to the front of the newsletter where we provide Councillor Saxe a space for us to get to know her. We also providing space for our Provincial Member of Parliament Jessica Bell space to keep us informed on her activities to support University/Rosedale.

Finally, the CP Holiday Train is Back!

North Rosedale Residents' Association (NRRA) invites you & your family to view the

CP Holiday Train

Tuesday Nov. 29
Come from 7pm to await the train as it passes through Rosedale once again this year!

Join the NRRA at the CP Rail Foot Bridge on Summerhill Ave for hot chocolate and holiday treats for this special annual tradition.

Donations for Daily Bread food bank will be gratefully accepted at the bridge that evening. Most needed items include canned fruit/vegetables/fish, oatmeal and nut butters.



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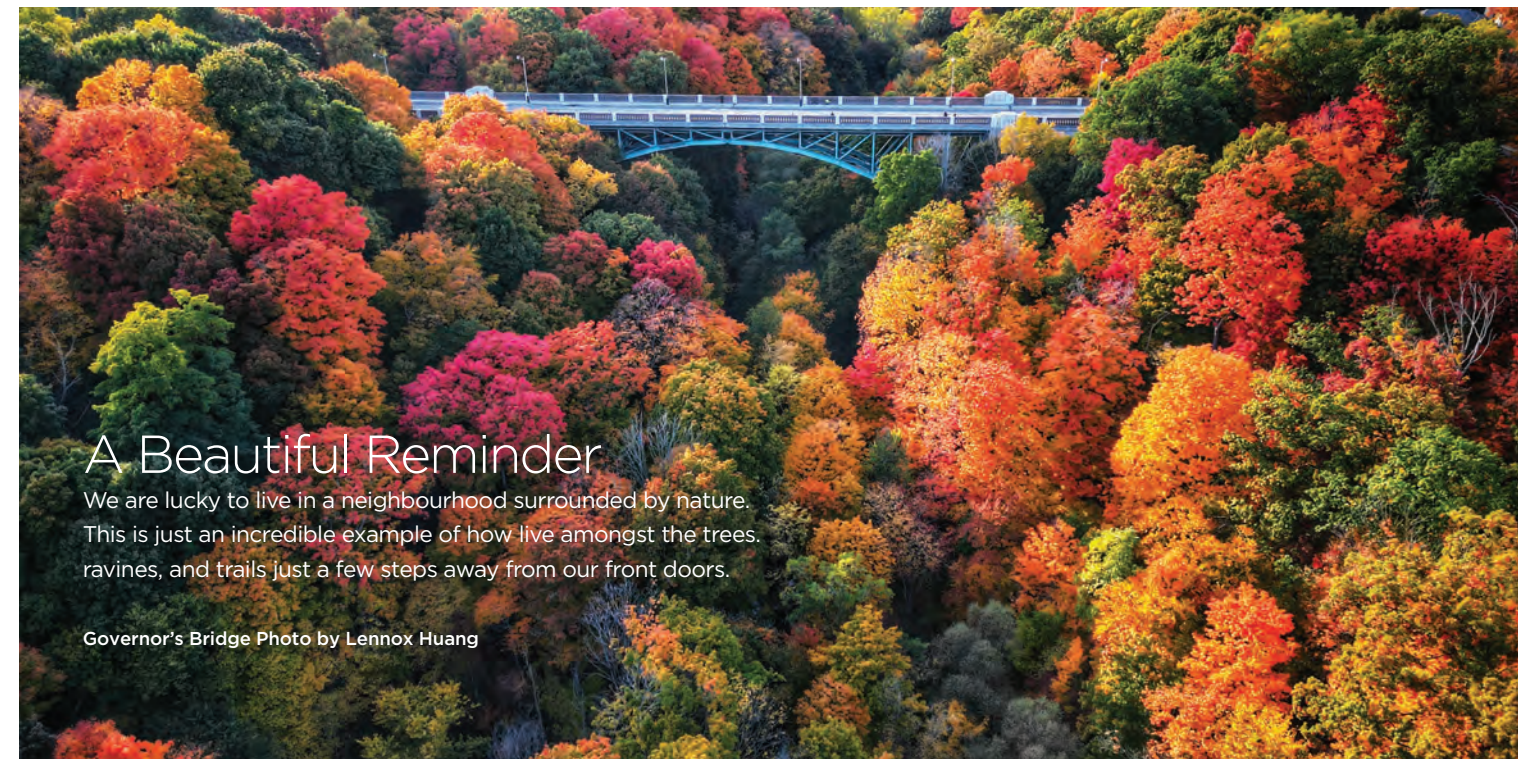


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A Beautiful Reminder

We are lucky to live in a neighbourhood surrounded by nature. This is just an incredible example of how live amongst the trees, ravines, and trails just a few steps away from our front doors.

Governor's Bridge Photo by Lennox Huang

ROSEDALE'S FINEST - RECIPE OF THE SEASON



Duck Confit Cassoulet

METHOD

1. In a large saucepan, heat 3 tbsp of the olive oil. Add the pancetta and cook over moderate heat until the fat has been rendered, approx. 5 minutes. Add the onion and cook, stirring occasionally, until softened, approx. 7 minutes. Add the beans, thyme sprigs, water and stock and bring to a boil. Simmer over low heat, stirring occasionally, until the beans are al dente, approx. 1 hour.
2. Add the garlic cloves to the beans and simmer until the garlic and beans are tender, approx. 15 minutes. Discard the thyme sprigs. Season the beans with salt and let cool to room temperature. Cover and refrigerate the saucepan overnight.
3. Preheat the oven to 350°. Rewarm the beans over moderate heat. Transfer the beans to a large, deep baking dish. Nestle the duck legs, garlic sausage and bacon into the beans. Bake for approx. 40 minutes, until the cassoulet is bubbling, and all of the meats are hot. Remove from the oven and let rest for 15 minutes.
4. In a skillet, heat the remaining 2 tablespoons of olive oil. Add the bread crumbs and cook over moderately high heat, stirring, until browned and crisp, approx. 3 minutes. Sprinkle the bread crumbs and the parsley over the cassoulet and serve.

INGREDIENTS

- 5 tbsp extra-virgin olive oil
- Thick slices of pancetta (4 oz), cut into ½ inch dice
- 1 medium onion, ½ inch dice
- 1 lb dried flageolets or Great Northern beans, rinsed and soaked for 2 hrs and drained
- 4 thyme sprigs
- 2 quarts water
- 1 quart chicken stock
- 1 large head of garlic, separated into cloves and peeled
- Kosher salt
- 4 pieces of duck leg confit, trimmed of excess fat
- 3/4 lb garlic sausage, sliced crosswise ½ inch thick
- 4 oz lean slab bacon, cut into 1 inch cubes
- 2 cups coarse fresh bread crumbs
- 2 tablespoons chopped parsley



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JUNE 2022 - JUNE 2023**

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Joan Law - Newsletter

You are welcome to contact any member of the NRRA by emailing us at info1@northrosedale.ca. Your email will be directed to the appropriate person to respond.

Stay Connected.



@northrosedaleresidents



@North Rosedale Community

2023 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, NRRA Secretary/Treasurer, 60 Douglas Drive, Toronto, Ontario M4W 2B3.

For more details go to our website at www.northrosedale.ca



And while we have your attention...

**We are SEEKING NEW
NRRA Volunteer Board Members!**

Ever wanted to understand more about why things happen in our neighbourhood the way they do? Or would you like to help out at neighbourhood events, but you don't know who to talk to or where to start? We would love to talk to you about a place as a member of the North Rosedale Residents' Association volunteer board!

The NRRA 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 to City Hall and our Councillor's office. We have partnerships with our local police at 53 Division and with surrounding local residents' associations with similar community issues and 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 we are always trying to learn 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 or you rent within North Rosedale 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

FEATURED PROPERTIES OF ELISE KALLES



1 ST THOMAS STREET 26A

Designed by world renowned architect Robert Stern of New York. Private elevator to 5,702 sf. 3 bedrooms, family room, library, den, 4 baths. soaring coffered ceilings, French doors open to 5 terraces. 3-car parking.

LISTED AT \$12,998,000



67 CHESTNUT PARK ROAD

Prime Rosedale location sited on 64' frontage. 5 bedrooms, 5 baths, 5 fireplaces. French doors walk-out to deck & enclosed garden. 2-car garage. Building permits & city approvals to expand footprint by 1800 sf. Walk to shops of Yonge St & subway.

LISTED AT \$7,688,000



109 SCOLLARD STREET

Sited on one of Yorkville's most coveted streets. Hardwood floors, coffered ceilings, gas fireplaces. 3+1 bdrms, 5 baths. Elevator to all levels. Enclosed courtyard. Roof top terrace with hot tub & fireplace. 2-car parking.

LISTED AT \$6,988,000



48 BERNARD AVENUE

Annex Victorian residence restored & transformed to perfection by architect Richard Wengle. 5" quarter cut oak hardwood floors, custom paneled walls, gas fireplaces. Family room 11'8" ceilings. Private driveway. Elevator. Walk to Yorkville.

LISTED AT \$5,498,000



25 BERNARD AVENUE

Irresistible jewel completely renovated from studs. 3 bedroom, 4 baths, 2-car parking pad. Bay windows, French doors & soaring ceilings allow natural light to freely cascade. Exquisitely manicured gardens under canopy of mature trees.

LISTED AT \$5,300,000



3900 YONGE STREET PH4

Prestigious York Mills Place! Rarely offered penthouse approx. 3,200 sf southeast corner suite. Spectacular panoramic views. Wall-to-wall & floor-to ceiling windows. Hardwood floors throughout. 2 bdrms + library. Expansive terraces. Walk to subway.

LISTED AT \$3,288,000



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