

A PUBLICATION OF THE NORTH ROSEDALE RESIDENTS' ASSOCIATION



North Rosedale News

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Please see inside
or visit our website
to renew your
2024 membership.



A warm winter hello...

Happy New Year and welcome to 2024 North Rosedale!

In this January edition, we kick off our Annual Membership Campaign with a feature on why membership is important and reasons why you should join or renew. The last few years have had a significant impact on all our surrounding resident's association's membership renewal rates. With so many new residents moving into the neighbourhood and not joining residents' associations as they have in the past, this has left our membership numbers significantly low. The NRRA distributes this newsletter to all homes in North

Rosedale as we feel it is important to keep all informed whether you are a member or not. We hope you agree and you will help us continue to produce this newsletter for all. Your membership fee also helps host our many community events, and to represent our areas' needs on various issues at several levels of government - but we need your financial support through your membership fee and your commitment as engaged members and volunteers. So we are asking you to renew, or join our wonderful residents association in 2024! If you are not joining, or renewing, please let us know why by sending us an email at info1@northrosedale.ca. We'd very much like to hear from you on what we can do better to serve you as a community and keep or gain your support as a member.

In this edition, we continue to information and educate on North Rosedale as a Heritage District area and what this means to all of us as neighbours and property owners. We have been lucky to have Cailey Heaps, from Heaps Estrin, share with us why she/they are committed to protecting the Heritage of the area and why it's important. And again, we share the details on how to get a heritage permit should you want to renovate or make changes to your North Rosedale property. As a rated property (or even if your property is un-rated), you will need a heritage permit along with your build permit. Always best to check!

We need to start the year with a lot of Thank You's! A big thank you as always to all our regular and new editorial contributors. Thank you to the City of Toronto Heritage Planning Staff, the City of Toronto Staff, Dianne Saxe and her Staff and Jessica Bell and her Staff. We are grateful for all your ongoing support. Thank you to Chef Jameson Watermulder, from Rosedale's Finest, for another recipe extraordinaire! Yum! Also, to our NRRA Board Members - Tom Connell - who diligently keeps us in the loop on all things green surrounding North Rosedale. This edition he updates us on the erosion in the Vale of Avoca. And, Catherine Morton tackles complaints the NRRA received about dog etiquette in our parks and the increase in parking tickets recently. And, our popular Grumpy Or Nice Neighbour feedback makes another appearance in our pages. We are also absolutely delighted to send out a HUGE THANK YOU to all our Residents, NRRA Members and Board Members, who volunteered and engaged in activism in 2023 to help keep our area safe and beautiful by picking up litter, leaves and dog droppings, for requesting traffic speed signs and supporting our heritage preservation efforts. Another special shout out to all our local businesses who sponsored all of our community events in 2023 and to 53 Division. North Rosedale is an amazing neighborhood and community because of all the support we get from each of you everyday. Thank you very much and we wish you and yours a Happy & Healthy 2024!

Kathy Falconi & Catherine Morton

Co-Presidents, North Rosedale Residents' Association

Our Annual Quest for NEW NRRA Volunteer Board Members is Underway!

Annually, we add new volunteer board members to the team. This year we have a few seats available; specifically on the Membership Drive & Communications Committee and Heritage & Development Committee. We elect new Board Members each June 2024.

If you have skill in these areas of interest and you'd like to help North Rosedale thrive as the community we all love, we would be delighted to talk to you!

The NRRA 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 candidates 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, you're a North Rosedale resident and 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

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QUEEN'S PARK MATTERS - JANUARY 2024

I want to provide an update on some of the important issues we're hearing about from residents. So many of us are grappling with outrage, despair, grief, and horror at what is happening in Israel and Palestine, and the rising number of incidents of antisemitism and Islamophobia in Toronto and around the world. We are calling for an immediate ceasefire, the release of all hostages, unimpeded and immediate humanitarian access, and full respect for international law. We must invest in building a just and sustainable peace for Israelis and Palestinians, and a world free of discrimination. In these dark times, please treat each other with compassion and empathy, recognizing our shared humanity.

The Ontario government has begun consultations in preparation for the release of its yearly budget in the next few months. You can submit your comments here - <https://www.ontario.ca/page/2024-budget-consultations>. To help Toronto become a more liveable, vibrant, and well-run city, I believe we need more investment from the Ontario government.

Things are not working as they should. When residents call 911 it is on average taking longer for a paramedic to arrive. TTC service is not as frequent or as reliable as it needs to be. We have some of the worst commute times in North America. Funding for affordable housing and shelters cannot meet growing demand, which is why people are forced to sleep in encampments, ravines, and parks. We can do better.

The city's funding woes have been made worse by the Government's controversial Bill 23, which curbed the city's ability to require developers to help pay their fair share for city infrastructure new residents need. This move will cost the city \$1.2B in revenue, and when developers don't pay their fair share, we pay more.

I continue to get calls and emails from health care workers and residents who want improvements in our health care sector. There are 2.2 million Ontarians who do not have access to a family doctor, and many of us can't get access to diagnostic screenings, specialists, or timely surgery and treatment because of health care staffing shortages and a lack of funding. We are a more prosperous province when Ontarians are as healthy as possible.

In response to public outcry and organizing, the Ontario government has backed down from its plan to open up the Greenbelt and force municipalities to approve development on over 13,000 hectares of farmland. This is an important victory for the environment and the farming sector, a key economic driver for Ontario. Experts have been clear that Ontario can meet the demand for new housing by building more housing within municipal boundaries to address our housing shortage.

My office is located near Christie Station at 719 Bloor Street West. Our team and I can serve you in person, via email at jbelle-co@ndp.on.ca or by phone at 416 535 7206. Please reach out to our office if you have questions, advice, feedback, or need help.

Jessica Bell

Jessica Bell
MPP for University Rosedale

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January 12, 2024

Like many of you, I was grateful for the winter break, despite all the rain. It was good to have time with friends and family, to rest, to read, to volunteer, to hike and to catch up on neglected chores. I was glad to help out at the Fort York Food Bank, to visit Central Tech Academy, to try new Ward 11 restaurants and to join celebrations like the Good Cheer bike ride, Evergreen Brickworks's Hanuka party, the St. Michael's College Christmas market, and Victoria's President's Tea. The Nutcracker ballet transfixed the grandkids, and we got some excellent Boxing Week bargains in Kensington Market.

Now we are glad to be back at City Hall, with fresh energy for another busy year. And we'll need it! The most important items at council in December related to Toronto's difficult negotiations with the federal and provincial governments for some of the billions we require from them. Although enormous gaps remain, kudos to the mayor for her impressive progress on both fronts.

Toronto is the only city to have reached anything like the Ontario-Toronto New Deal Agreement. This important three year deal provides overdue funds for Toronto-specific consequences of Covid, especially transit and shelters, and uploads the ruinously expensive Gardiner Expressway. However, there were risky details once we saw the fine print. At my request, the mayor amended Council's approval to better protect the TTC's bargaining position in forthcoming negotiations, e.g. over the cost of continuing to use Presto.

A second major focus of the December Council was renaming public assets without consultation. Council renamed Yonge-Dundas Square as Sankofa Square (a word from Ghana intended to honour the victims of the Atlantic Slave Trade), and renamed Centennial Stadium for the divisive Rob Ford. In neither case was there reason for urgency or for short-circuiting the consultation required by Toronto's 2022 naming policy. As I told the Council, making such decisions without consultation undermines their legitimacy. And as many of you have pointed out, it leaves most Torontonians feeling excluded. Council did "pause" indefinitely the wasteful multi-million dollar plan to rename all of Dundas Street, and has requested, but not directed, the TTC to rename the two Dundas subway stations. Stay tuned for what the TTC decides to do.

The first draft of the 2024 Toronto City Budget was released this week following months of internal budget review and extensive public consultation. To address the city's financial situation, the proposed budget entails a **9% property tax increase** for residential and business properties, and a 4.5% property tax increase for multi-residential and commercial properties, amounting to an average annual increase of \$321 for 2024. Smaller increases are planned for Toronto Water, solid waste management services, and the City Building Levy. I encourage all residents and businesses to make their voices heard ahead of the 2024 Toronto City Budget's final approval at the end of this month. For full details on the Budget Process and details on how to get involved, visit toronto.ca/budget.

Join us for my February Townhall. We will be discussing our city's stolen car issue. Here is the link to register: https://zoom.us/meeting/register/tJAlcuyhrz8vGda4ALvgeog_6BXTAKQGkbtV

We all know that there is much to do to build the city we want to live in. Thank you for working with my staff on hundreds of questions and ward improvement ideas. I encourage you to visit my new [motions tracker page](#) where you can see the dozens of items we've successfully made progress on in 2023. Together, we can continue to build a safe, beautiful and tolerant city that showcases our values of inclusiveness and generosity. Join me as we continue this journey of growth and opportunity.

Diane Saxe
City Councillor for University Rosedale



Keeping Our Parks for Everyone

by Catherine Morton

In North Rosedale, we are lucky to have a neighborhood in which we have a lot of green space. This allows our kids to have great places to play and dog owners the opportunity to walk their dogs in beautiful surroundings. We wanted to bring to the attention of our dog owners that both Rosedale and Chorley Park are not off-leash areas. This works both for the benefit of all people within the community and their dogs.

The City of Toronto has more than 75 designated off-leash parks for dogs, but this does not include any of the parks within the North Rosedale catchment area. While many of our four-legged residents are so well behaved, there are many unintended consequences from letting them roam free in shared spaces.

One of the most challenging ones recently has been the impact to the Rosedale Playground. While the intent of most owners and dog minders in Rosedale Park is to have them run openly in the large field with their furry friends or play fetch with a ball, the reality is they often wander off when we get so easily distracted catching up with friends in the park. They wander into the sand-filled playground, and potentially cause a fright to some kids who may not be comfortable with dogs. Or even worse, they use the playground to do their “business”. With no one close by minding them to notice, the sand so easily masking this mess they leave behind, only our children are left to pay the price of playing in some dog’s litter box! This has been noticed by many concerned parents in the area. An online petition was recently started which has gotten much support. While efforts have been made to reach out to the city and clean the sand more frequently and install a proper full revolving gate around the playground, we must all do our part in preventing this from happening. A dog should never be wandering in the children’s playground space unattended—let alone off-leash—where it’s not permitted.

Even more concerning than the mess these friends of ours may leave behind, is the risk of aggressive acts and injuries from off-leash dogs. We were made aware of an incident this summer in Chorley Park. A dog was attacked and bitten in the hind quarters by an aggressive dog who was off-leash in the Park. This injury required an emergency vet visit and unfortunately occurred in front of a child. In 2022, there’s been a 39% rise in reported dog bites and a 19% increase in the number of altercations between dogs and other animals in the City of Toronto¹. Since COVID there has been a significant rise in dog ownership in the city but only 6 by-law officers who take care of Toronto’s Dangerous dog investigations. Last year, they received more than 2,600 calls about dog bites, attacks, and menacing dogs, and nearly 6,000 complaints about off-leash dogs were registered with the city². It is important to report all biting incidents (whether on-leash or off-leash) to the by-law officers as it creates a paper trail; ensures public safety; and ensures vaccinations are kept up to date.



Let’s all do our part to keep our parks clean and safe for all to use. Remember that it’s the law in Toronto to keep your dog on a leash while in public unless you are in an official dogs off-leash area. Nearby designated off-leash parks include: Don Valley Brickworks, Ramsden Park and Sandy Bruce Park. The leash should be no more than two metres long and be securely attached to a collar or harness. Leashing your dog to a pole or bike rack is not allowed. Owners of dogs who are off leash can be fined \$365.

Please reference these links for more information:

List of Permitted Off-Leash Areas Toronto:

<https://www.toronto.ca/community-people/animals-pets/pets-in-the-city/dog-off-leash-areas/>

Link to Online Petition for Rosedale Park:

https://www.change.org/p/help-maintain-the-cleanliness-of-roosedale-park-playground?recruiter=1144003869&recruited_by_id=e99f1c50-e637-11ea-aeed-fdf451f125e6&utm_source=share_petition&utm_campaign=petition_dashboard&utm_medium=copylink

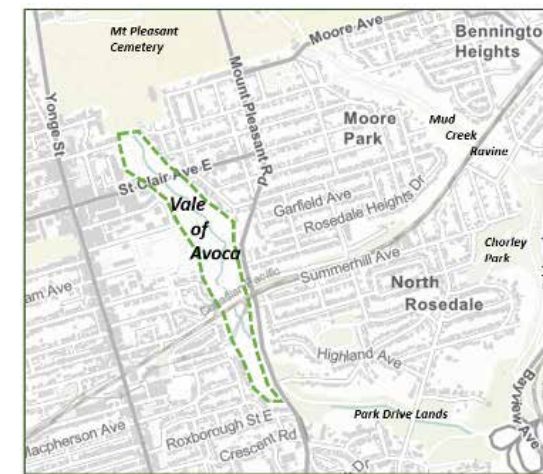
^{1,2} Toronto Star Article - Sat September 2nd, 2023: "Does Toronto have a dog problem? With a rise in attacks - and tensions - some say the rules to keep everyone safe aren't working"

Spare a Thought For The Vale of Avoca

By Tom Connell

It’s widely recognized the Toronto’s ravine system is one of our city’s great blessings. So, it is particularly regrettable that a spectacular ravine in our area – the Vale of Avoca – shows the effects of years of cumulative neglect.

The Vale of Avoca is a section of ravine running south from Mt Pleasant Cemetery (just east of Yonge Street), down to where Roxborough Drive meets Mount Pleasant Road. The area stretches for almost 1.5km and covers over 15 hectares (well over 30 acres). Yellow Creek flows through the Vale of Avoca on its way to meeting the Don River via a channel under the Bayview Ave cloverleaf. (See map.)



Base map source: <https://map.toronto.ca/torontomaps/>

The interconnected problems in the ravine are obvious to anyone walking there. There is extensive erosion affecting the banks of Yellow Creek and the ravine slopes; this undermines habitats and infrastructure in the ravine and degrades its capacity to deal with storm-water run-off. Pathways, stairs, and way-finding in the ravine are in very bad shape, greatly impeding pedestrian access and recreational use; for example, the access stairway and path closest to the Yonge/St Clair intersection is “closed for maintenance”, but with no signs of actual maintenance being undertaken. And there is a proliferation of invasive species in the ravine, including Norway Maples, Japanese Knotweed, and Common Buckthorn. Norway maples, which are readily identified due to their susceptibility to leaf splotches (powdery mildew and tar spots), are aggressively invasive and contribute to local monocultures and erosion as a consequence of reduced surface water absorption. The City has designated the Vale of Avoca as an Environmentally Significant Area or ESA. According to the City, ESAs “are particularly sensitive and require additional protection to maintain their unique environmental qualities.” Unfortunately, this designation has not deterred the relentless march of invasives, nor has it served to halt the area’s ongoing degradation.

There has been a long wait for concerted efforts to remediate conditions in the Vale of Avoca. For example, the stairway access to Heath Crescent was damaged in 2013 and closed due to the need to stabilize the slope prior to stairway reconstruction. Responsibility for different elements are held by various city departments, including Toronto Water Services, Toronto & Region Conservation Authority (TRCA), and Parks, Forestry & Recreation (PFR). The lack of a master plan for this ravine has hampered a coordinated response to its continuing deterioration. However, the City recently conducted a public consultation on options for restoration of sections of Yellow Creek where City storm sewer and watermain infrastructure are threatened. The TRCA is also planning stabilization of slope erosion below Heath Crescent. City departments, elected officials (Councillors Saxe and Matlow), and neighbourhood groups are currently exploring the potential to expedite needed remediation of this ravine, to leverage invested resources while mitigating unnecessary disruption that could arise from inefficiently sequenced capital projects.

The importance of our ravine systems is well understood. These green spaces safeguard biodiversity, mitigate the impact of extreme weather (flooding and heat), and provide opportunities for recreation that are essential to both physical and mental health. The expected addition of tens of thousands of new residents to the midtown area adds urgency to the need for improved access to our neighbouring green spaces. Improvements to the Vale of Avoca would represent a major upgrade to trail system connectivity, providing improved links to the Beltline Trail, to the Brickworks and Don Valley, and to the Yonge Street corridor.



Image courtesy of [hikingthegta.com](https://www.hikingthegta.com)

The Midtown Ravines Group is a community organization, involving a number of residents’ associations, that is promoting the development of a vision and master plan for the Vale of Avoca, and of coordinated near-term actions by the city and other stakeholders to realize the potential of this treasured ravine. The NRRRA is pleased to be an active participant and supporter of the Midtown Ravines Group and will update residents of North Rosedale on future developments concerning these efforts.



PRESERVING THE PAST, ENRICHING THE PRESENT

The Unique Charm of North Rosedale's Heritage Homes

By The Heaps Estrin Real Estate Team

Contributors: Cailey Heaps, Alex Corey, Jewels MacPherson-Zorro

THE BEAUTY OF NORTH ROSEDALE

For over a century, North Rosedale has attracted Torontonians drawn to its curving streets, leafy tree canopy, and iconic houses, many designed by the leading architects of the day. Developed in the late 19th and early 20th centuries by the Scotland-based Scottish Ontario and Manitoba Land Company as an exclusive subdivision catering to Toronto's burgeoning middle and upper-middle class, the neighbourhood is encompassed by ravines and parks to the south, east and west, with the former shoreline of ancient Lake Iroquois to the north.

Inspired by the City Beautiful Movement and visionaries like Frederick Law Olmsted, it was designed to be a serene, park-like residential neighbourhood featuring diverse period revival architectural styles. Renowned architects such as Eden Smith, Frank Darling, and others contributed to its development, creating homes with Tudor, Edwardian, and Georgian influences. These residences boast spacious floorplans and distinctive motifs, reflecting both gracious living and the aspirations of their owners.

The historic homes in North Rosedale stand out for their exceptional craftsmanship and attention to detail, which is evident in features like ornamental chimneys, leaded glass windows, intricate wood floors, and marble mantelpieces. Made from materials like brick, stone, or stucco, these homes have been meticulously maintained, contributing to North Rosedale's reputation for having some of Toronto's finest domestic architecture and interior design.

THE NORTH ROSEDALE HERITAGE CONSERVATION DISTRICT

Since 1979, the Ontario Heritage Act has been pivotal in protecting and conserving Ontario's architectural and historically significant neighbourhoods. Heritage Conservation Districts (HCDs), integral in this effort, preserve areas rich in heritage, including various architectural elements and natural landscapes.

North Rosedale was designated as a Heritage Conservation District in 2004, a year after South Rosedale's designation. These districts collectively house nearly 1,800 properties, forming one of Ontario's largest HCDs, with some of Canada's most notable residences dating back to 1880.

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The North Rosedale HCD is crucial in preserving the area's architectural heritage, preventing demolition, and guiding development. It sets objectives, policies, and guidelines to ensure that any changes or renovations positively contribute to the neighbourhood's character, thereby maintaining North Rosedale's appeal as a highly desirable area in Toronto.

NAVIGATING THE HERITAGE PERMIT PROCESS IN NORTH ROSEDALE

For North Rosedale residents, navigating the heritage permit process is crucial for exterior renovations. This process, governed by the HCD guidelines, typically requires a heritage permit for significant changes like façade alterations or window replacements. We recommend starting with detailed plan submissions to Toronto's Heritage Preservation Services and seeking pre-consultations for clear guidance.

At Heaps Estrin, we suggest partnering with experts in heritage properties for renovations that honour North Rosedale's historic essence. It's essential to consider how changes impact the neighbourhood's overall charm. Importantly, heritage guidelines accommodate modern updates, allowing for a blend of new and traditional elements. Contrary to common misconceptions, owning a heritage property doesn't always lead to higher insurance or maintenance costs. These homes often see stabilized or increased values due to their unique character

At Heaps Estrin, our approach to heritage homes is grounded in a profound respect for their historical significance and a keen understanding of their design challenges. We guide our clients through every step, helping them see not just a house but a story waiting to be continued. In the hands of our clients, these heritage properties are not just restored; they are reborn, marrying the charm of yesterday with the comfort and functionality of modern-day living.

Alex Corey, a key member of our real estate team and a specialist in historic properties, brings a wealth of knowledge to this delicate process. With his architecture and urban planning background, Alex offers invaluable insights into the unique challenges and rewards of restoring heritage homes. It's about preserving the soul of the property while infusing it with new life—a task that requires patience, creativity, and a deep appreciation for historical nuances.



154 ROXBOROUGH DRIVE | May 2023

Acclaimed Architects Wickson-Gregg- Built in 1911

Representing both the buyer and seller, our team facilitated a rapid sale in just 5 days. This expansive 5300+ sq ft property near Whitney Park sold for an impressive \$6,120,000—111.3% above its \$5,500,000 listing price.

6 WHITNEY AVENUE | September 2023

Built In 1911

After strategically pivoting our approach to align with market dynamics, we successfully sold this property for our clients in just 7 days. This former Rosedale United Church manse, a distinctive North Rosedale property, sold for \$4,400,000, surpassing the \$4,295,000 listing price by 102%.



79 WHITEHALL ROAD | September 2023

Built In 1931

In a swift 2-day transaction, Listed and sold at \$2,700,000, achieving 100% of the asking price.

The unique heritage of North Rosedale is an essential aspect of its charm and allure. We are deeply committed to helping our clients navigate the complexities of the real estate market in this prestigious area. With a specialized focus on heritage properties, our team brings unmatched expertise and a deep passion for preserving these architectural treasures.

For those considering a venture into North Rosedale's real estate—whether buying, selling, or renovating these historic gems — Heaps Estrin stands ready to provide top-tier advice and service.



North Rosedale is a Protected Heritage Conservation District

If you want to make changes to your Rosedale property façade, you will need a Heritage Permit!
If you want to make changes to your property and avoid costly fines or stop work orders ...
GET THE CORRECT PERMITS!

WHEN DO YOU NEED A HERITAGE PERMIT?

A heritage permit is required for work that may alter the façade appearance of your house (rated or un-rated) in our Heritage Conservation District and is needed, in addition to, any City of Toronto Building Permit that may be required. For a Heritage Permit a request should be made directly to Heritage Preservation Services (HPS) within the City Planning Department. Here is the link to get started:

<https://www.toronto.ca/services-payments/building-construction/apply-for-a-building-permit/building-permit-application-guides/renovate-and-new-house-guides/small-residential-additions/>

WHAT IS A FRONT FAÇADE CHANGE THAT WOULD NEED A HERITAGE PERMIT?

- Removal and replacement of original windows and doors - Creation of new window and door openings -
- Alteration of existing cladding and/or brickwork - Painting of brick front façade - Installation of new siding - Installation of new skylights -
- Making any changes to the front porch of your home

HOW TO APPLY FOR A HERITAGE PERMIT:

To apply for a heritage permit, go to

<https://www.toronto.ca/city-government/planning-development/heritage-preservation/heritage-permit-guide/>

If you have concerns or questions you can contact the NRRRA at info1@northrosedale.ca

Or you can contact the City of Toronto Heritage Preservation staff: Amir Nissan (he/him) Assistant Planner | Heritage Planning - City Planning Division - Urban Design, Heritage | Toronto City Hall | Amir.Nissan@toronto.ca



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Why Am I Getting So Many Parking Tickets?

by Catherine Morton

We've received lots of feedback in the last few months about the increase of parking enforcement in the area. This is likely due to the high amount of construction recently and the irritation this causes to our neighbouring residents. Did you know that within the City of Toronto, an unsigned maximum three-hour parking limit exists on public roads unless there is signage posted indicating otherwise. Our limited posted parking restrictions, and lack of permit parking, affords us both the benefit of parking freedoms and pitfalls of being ticketed often when parking conveniently outside of your own residence.

We have a general understanding that parking enforcement will not come by to ticket a street in the area unless they have been called with a complaint. However, when they are called, they MUST ticket all cars in violation and not only those that "triggered" the complaint. Furthermore, when the actual target of the complaint is the many cars



temporarily in our neighbourhood for construction purposes, they generally never get ticketed. Why? Because they tend to move frequently during the day or are present when parking enforcement comes by. Or even worse, parking enforcement comes by in the middle of the night. So those that pay the price are your own neighbors. Parking enforcement will also make repeat visits over several days following the initial complaint – causing several residents to be subject to multiple tickets in a short period of time.

So, what are we to do? Let's be neighbourly instead of surly. Before you pick up the phone to call parking enforcement, reach out for a compromise. Speak to the owner of the home under construction about the many parking challenges caused by their build or renovation. Remember that no one actually "owns" a space on a street outside of their home. We are in all this together – so let's all work together to keep our neighbourhood welcoming and kind.

IN THE COMMUNITY

We've been asked what is going on with our neighbours at 877 Yonge Street... Well, lots! This is a very busy multi-use affordable housing and artist community shared space.

Nightwood Theatre and Tapestry Opera are on the verge of beginning construction on the lower level of 877 Yonge Street, after leaving their Distillery District location, to make a performance hall for theatre and opera, a rehearsal hall, and offices for their organizations to call home.

Both companies have been thriving for over forty years, bringing gorgeous, enriching performances to audiences throughout Toronto. They offer extensive community engagement and mentorship opportunities, propelling the next generation of artists in their fields. With a commitment to reflecting the city of Toronto, both organizations maintain a staff and board identifying as IBPOC (Indigenous Peoples, Black Peoples, and People of Colour) and 2SLGBTQ+ (Two-Spirit, Lesbian, Gay, Bisexual, Transgender, Queer or Questioning and additional sexual orientations and gender identities). They maintain ongoing education around anti-oppression and anti-racism, endeavoring to uplift folks of multiple intersecting identities, and to create the most inviting environments where all communities can thrive.

But that's not all... As we know, the number of people actively experiencing homelessness in Toronto continues to grow.

New housing has been urgently needed to ensure everyone is warm and has a safe place to call home. To respond to this need, the City of Toronto purchased 877 Yonge Street to provide new homes for approximately 244 people. This location will provide studio and one-bedroom apartments with a bathroom and a kitchen. This location is dedicated to women, Indigenous residents, seniors and people with disabilities and people who are experiencing or at risk of homelessness. The building includes amenities such as shared laundry, dining area, a communal area and programming space, with access to a variety of support services for tenants.

What's Going On at 877 Yonge?



This innovative partnership between affordable housing and the artistic community will become a dynamic element of this thriving neighbourhood – embedding the creation of art in the heart of the city to encourage belonging, vibrancy and community-building.

Nightwood and Tapestry were so heartened to be invited into this exceptionally run city-owned space and they are well on their way to opening their doors in fall 2024. They have launched a \$3 million dollar capital campaign, and with only \$400,000 left to go, they are reaching out for contributions from our community. [Click here](#) if you want to get involved in this community experience or make a donation to one of these charitable arts organizations. Please reach out to Naz Afsahi, Managing Director at Nightwood Theatre at naz@nightwoodtheatre.net or Jaime Martino, Executive Director at Tapestry Opera jmartino@tapestryopera.com with any questions or to book a tour of their future home.

Grumpy or Nice Neighbour Feedback

We get calls, letters, and emails. Some we're able to handle, but recently we decided it would be more effective, informative, and educational if we shared with all of you in our semi-annual newsletter. We received a email from a neighbour titled "Grumpy Neighbour Needing Help" and she gave us permission to "coin the phrase... "Grumpy Neighbour Needing Help"!

So here are a few. Do you have the same issues, concerns or are you one of those who didn't know your actions were upsetting your neighbours?

Read and consider...

DOG POOP BAGS

"Why don't people pick up the dropped dog poop bags? They are all over the place! Don't you recognize your bags?"

Or just be a good dog owner and pick up a bag even if it's not yours!"

"Why do people put their dog poop bags in my leaf bags – The City has asked us to take those home and put them in our recycling green bins – don't make me take your poop bag out of my leaf bag so the city will take my leaf bags!"

STREET PARKING AND CITY TICKETING

"What is going on?! Our street is under siege from the City Parking Ticketing Officers."

This seems to be true... but the Ticket Agents only come if one of your neighbours calls to complain. Why might they be unhappy with your parking?

SLOW DOWN - KEEP OUR STREETS SAFE

"What is wrong with people? Why do they use our streets as racetracks!"

I have had to jump out of the way at stop signs as drivers do a quick roll through the stop signs without even looking?"

As always you can Call 311 and reference your issue, you will be asked to supply your name, address, and contact number.

MEMBERSHIP RENEWAL

Join Us. It's Easy To Do

Did you know that most of the surrounding Resident Associations' memberships are down? Since Covid, membership renewal and new member campaigns for citywide resident's associations is down significantly. But, our need for community and wider social and civic engagement should be up. If you're reading this newsletter and you've not renewed or have never been a member, we hope you will consider signing up so we can continue to distribute this newsletter widely and support the various initiatives of the NRRA.

Why is the North Rosedale Residents' Association important to our community and why should you support it?

The NRRA has been in existence for over 70 years, we are a not-for-profit volunteer driven organization that relies upon membership to ensure your awareness, community representation and engagement on important issues that impact where we live! Membership fees are used to support our neighborhood priorities and initiatives, such as:

SAFETY

Traffic calming initiatives; liaison with police services; communicating timely alerts of criminal activities in the neighborhood and tips on how to protect against.

PARKS & RAVINE PRESERVATION

Actively promote stewardship of the green spaces surrounding North Rosedale, renewal of our parks, and improved connections with Toronto's ravine and trail networks like the Toronto Field Naturalists and the Mid-town Ravines Group.

COMMUNITY ENGAGEMENT

CP Holiday Train; Annual Skating Party; Spring Clean-Up; and Election Debates at all government levels.

HERITAGE PRESERVATION

Grow awareness, education & pride in our Heritage Designation amongst our membership, new homeowners and those working in our area (Realtors, Contractors, Architects). Continue to develop relationships within Heritage Toronto, ERA, FoNTRA, CORRA, other Residents Associations focused on the impacts of the City of Toronto development changes.

Our annual membership fee is \$50 per year or \$140 for 3 years. We accept two different forms of payment:

Please send an Interac e-transfer to: payments@northroosedale.ca
By including your email address in the e-transfer payment message we can attribute the payment to your household.

Please make cheques payable to: THE NORTH ROSEDALE RESIDENTS' ASSOCIATION
and mail to: **Kathy Falconi**
60 Douglas Drive, Toronto, ON M4W 2B3

We hope you will consider re-joining or joining for the first time. Or if not... we hope you provide us with feedback, letting us know why at info1@northroosedale.ca. Thank you!

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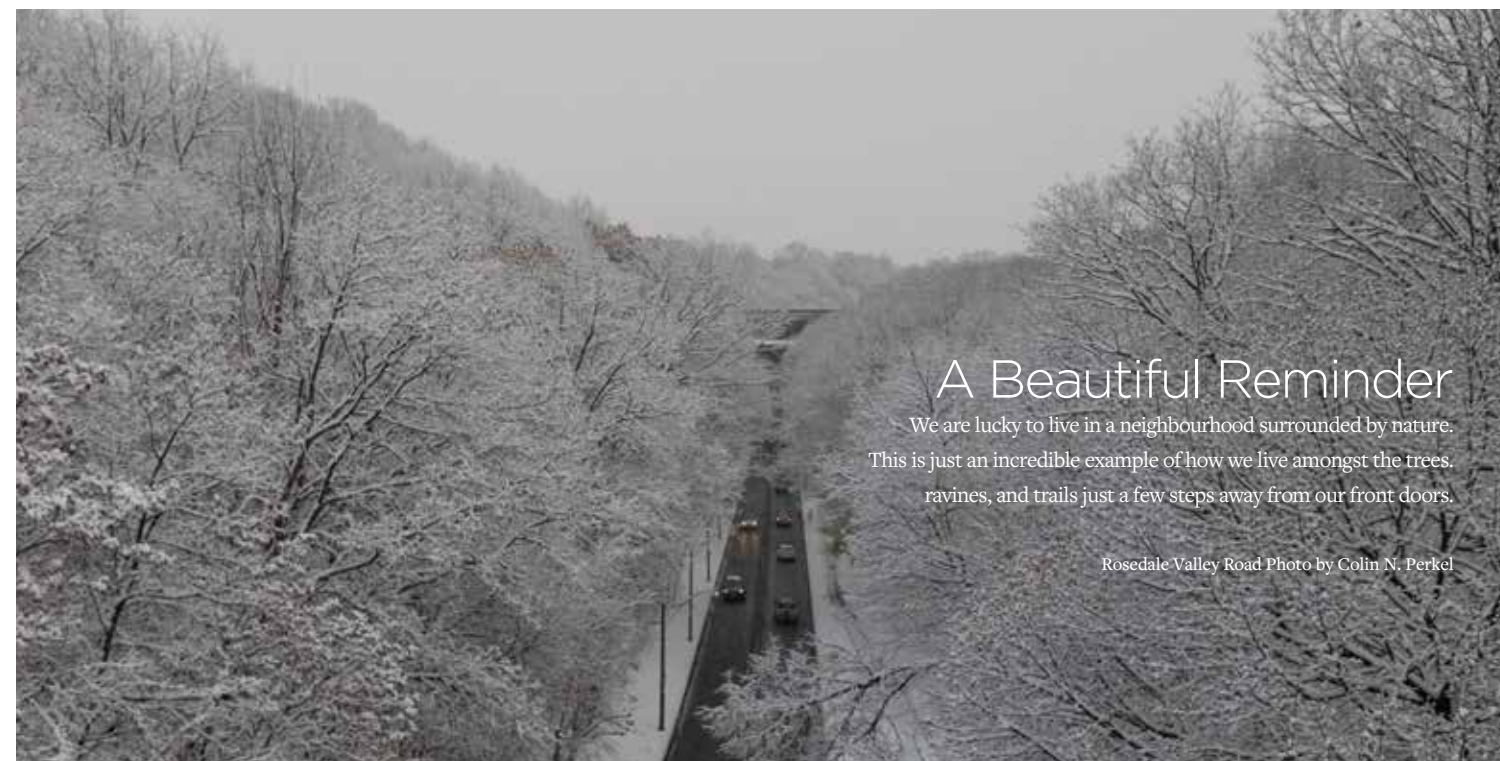


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A Beautiful Reminder

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

Rosedale Valley Road Photo by Colin N. Perkel

ROSEDALE'S FINEST - RECIPE OF THE SEASON



Pumpkin Mac & Cheese with Crispy Sage

METHOD

1. Melt the butter with the garlic, thyme, and sage in a large pot over medium heat. Allow the butter to brown, about 3-5 minutes. Once browned, remove the sage leaves and set aside.
2. To the pot, add the pasta and toss with the butter. Add 4 cups of water and bring to a boil over high heat. Add 1 1/2 tsp salt. Cook, stirring occasionally, for 8 minutes. Do not drain the water. Stir in the milk, cream cheese, and pumpkin, and cook until the cream cheese has melted and the pasta is al dente, about 4-5 minutes more.
3. Pick out the garlic cloves and set aside. Add the cheddar and Gouda, onion powder, paprika, cayenne, and nutmeg, and stir until melted and creamy. Remove from the heat.
4. If desired, chop or mash the garlic and stir in the pasta. Season with salt and pepper. If the sauce feels thick, add 1/4 cup milk or water to thin.
5. Divide the mac and cheese between bowls. Top with black pepper, the reserved sage, and grated nutmeg.

INGREDIENTS

- 2 tbsp salted butter
- 2 cloves garlic, roughly chopped
- 1 tbsp fresh thyme leaves
- 1 handful fresh sage
- 1 lb small shell pasta
- 1 cup whole milk
- 3 oz cream cheese, cubed
- 1 cup pumpkin puree
- 1 1/2 cups shredded cheddar cheese
- 1 1/2 cups shredded gouda cheese
- 1 tsp garlic powder
- 1 tsp onion powder
- 1 tsp paprika
- 1/4 tsp cayenne pepper
- 1/4 tsp nutmeg
- Kosher salt, black pepper to taste



NRRA SPONSORED EVENTS 2023

CP Rail Holiday Train

Once again, we were out in full force to watch the CP Rail Holiday Train zoom past us all lite with holiday lights. Thank you to 53 Division -Constable Timothy Somers, and officers Colin Anderson and Julian Hersberg for directing traffic and keeping us safe at this and all our events. Thank you to Rosedale's Finest Specialty Foods to Chef Jameson, for walking down the street to be with us with all your delectably yummy treats to keep us fed and warm while we waited!

Thank you to all those who brought canned goods for our food drive the car trunks were overflowing this year with your generosity!



Holiday Family Skating Party

Well ... It was a rainy day and yet we had over 150 people brave the weather and come out to our Annual Holiday Skating Party! Thank one and all for your support and for all the fun you and your families brought with you to the party!

Thank you again and again to Summerhill Market for all their tireless support and very, very yummy treats. Thank to Heaps Estin & their fun volunteer staff for their sponsorship and yummy cookie table where you could design your own holiday cookies! Thank you to Hugh's Room who brought us the amazing live music performed by TranzitionzJazz and thank you to Santa for taking time to say "Hi" during the busy holiday season!

Pull out your calendars and mark the date for our Annual Spring Park Clean Up Day - Saturday, April 20th, 2023. See you all there!



JUNE 2023 - JUNE 2024

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CONTRIBUTING PAST BOARD MEMBERS

- Thom Antonio**
Newsletter/Creative Director
- Joan Law**
Newsletter-Ad Engagement, Editing Skills

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

The NRRA would like to recognize and extend our gratitude and thanks to Thom Antonio for his unwavering commitment & talent as the creative force & direction of the NRRA Newsletters. And, Joan Law for all her on-going dedication to the NRRA Newsletter Ad Revenue & Article editing!

FEATURED PROPERTIES OF ELISE KALLES



481 RUSSELL HILL ROAD
Forest Hill Georgian style home. 4 + 1 bedrooms, each with ensuite. Main level library with adjoining den. Family room w/o to spacious desk. Lower level exercise studio & entertainment room with wet bar. Professionally landscaped gardens.
LISTED AT \$10,950,000



48 WIMPOLE DRIVE
Estate-sized lot (121' x 132.29') sited in prized St Andrew's neighbourhood. 5+ 2 bedrooms, 9 baths. Soaring ceilings, dramatic double staircase. Wine cellar, entertainment room with wet bar, gym & sauna. Pool, cabana, 4-car garage.
LISTED AT \$9,388,000



77 FOREST HILL ROAD
Majestic family home designed by Eden Smith. Sunlit with high ceilings & dramatic staircase open to 3rd level. Unique restored English glass conservatory. 5 bedrooms, 5 baths. Enclosed gardens. Walk to B.S.S. & U.C.C., public schools & parks.
LISTED AT \$5,899,000



50 YORKVILLE AVENUE, #3201
Four Seasons Private Residences. 1,956 sf. 2 bedrooms, 3 baths. Kitchen features Miele & Sub Zero appliances. Gas fireplace. Electronic shades. French doors walk-out to corner terrace. Spectacular north & east views.
LISTED AT \$4,380,000



46 ELGIN AVENUE
Victorian residence restored & transformed. 4 bedrooms, 6 baths. Expansive windows, sliding doors, skylights & open staircase to 3rd level. Walk to amenities of Bloor / Yorkville and public transit at your doorstep.
LISTED AT \$4,190,000



139 COLDSRING ROAD
9,520 + 4,636 sf. 5 + 1 bdrms, each with ensuite. Oak hwdw floors thruout. 12' ceilings on main. Walnut panellled office. 750 bottle wine room. Rough-in elevator. Cabana with full kitchen. 2 & 3-car garage. Pool & sport court.
LISTED AT \$9,995,000



ELISE KALLES
BROKER

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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.

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*Source: Realty, IMS Incorporated, 2023.