

November 2014

Moore Park News

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IDENTIFYING, ADVOCATING AND ACTING ON NEIGHBOURHOOD CONCERNS
IN ORDER TO ENHANCE MOORE PARK.

Annual General Meeting

November 20th, 2014, 7:00 pm

(registration begins at 6:30 pm)

Our Lady of Perpetual Help Church

78 Clifton Road (Clifton & St. Clair West)

Moorevale Park: How would we like to improve it?

At our Annual General Meeting on November 20th, we will have a discussion on Moorevale Park. Funds may be available from the City to make improvements to it and we'd like to have your input – and participation – in making recommendations to the City as to what we'd like to see happen.

Please come to our Annual General Meeting and join the discussion.

If you are unable to attend, please complete and return the Proxy on the last page of this newsletter.

Chorley Park Switchback Working Group

As reported in our January 2014 Newsletter, the City, in association with the Toronto Regional Conservation Authority and the Bateman Foundation, completed the Beltline Trail study in April 2013. A copy of it is available at: <http://goo.gl/7TW9ka>

The report recommended 5 "Quick Start" projects as most feasible in the short term including the construction of a trail switchback connection between Chorley Park and the Don Valley Brickworks (Mud Creek).

Upon initial work being done to clear invasive tree species to build the switchback last spring, a neighbourhood group called "Friends of Chorley Park" was formed to oppose the planned switchback. "Save Chorley Park" election-type signs were put up in nearby neighbourhoods. For more info, a Toronto Star article on the subject can be found at <http://goo.gl/A7PjWa>

Following a public meeting on June 9th, a Working Group of about 30 people was established by the City with the mandate "To provide advice to the City of Toronto on recommended trail design principles and elements that are suitable and feasible for the Chorley Park trail connection." The Working Group Terms of Reference can be found at <http://goo.gl/cGGdtS>

MPRA President Don Cameron and Director Chris Lowry are members of the Working Group.

Further meetings of the Working Group are planned for November. Please watch our MPRA website for further updates.

If you have any questions, please contact Chris Lowry or Don Cameron.



The original plan proposed by the City for the Chorley Park Switchback

Crime Prevention Tips

Home and auto break-ins are on the rise in our neighbourhood. Interestingly, peak hours are from 4-8pm.

53 Division suggests you do a few things to make your home, car and neighbourhood safer:



- Keep your home and car doors locked at all times.
- Don't leave valuables in your car, particularly if they are exposed.
- Do not leave your car running in the driveway or roadway – it can be stolen easily.
- Use outdoor lights on timers or photocells to make your property well lit and unwelcoming to intruders.
- Have your neighbours collect your papers and/or mail if you are away.
- Put timers on your indoor lights to make it look as though someone is home.
- If you see anything suspicious call Metro Police at 911 for emergencies or 53 Division at 416-808-5300

For further information on 53 Division's Community Police Liaison Committee, please contact Don Cameron.

Planning, Zoning and FoNTRA – Jeremy Gawen

This has been another busy year for development in Moore Park with many major renovations and a number of requests to demolish houses and replace them with larger homes. The good news is that in most cases, renovations are being done either within the bylaw rules or very close. Most people really love this neighbourhood and do not wish to see it radically changed by overbuilding.

The developers are another issue; almost invariably they try to build houses which far exceed the provisions of the bylaw and, unfortunately, too often they are aided by a rubber stamp attitude by one of the Panels at the COA, or they appeal to the OMB which generally has sided with the development industry. Two such situations come to mind, both of which eventually went to the OMB; two very small lots on Mount Pleasant just south of St Clair, have both been approved for the construction of houses, 50% larger than

the bylaw allows.

On the other hand, there have been some successes; a proposal to subdivide a 50 ft lot on Glenrose into two 25 ft lots in an area zoned for a minimum frontage of 40ft, was refused at the COA but was then appealed to the OMB. Thanks to an amazing group from Glenrose and Inglewood which worked tirelessly to raise over \$30,000 for the appeal (from some 60 individuals plus the MPRA), the appeal was refused by the OMB.

Some of you may remember that last year, a proposal to subdivide a 50 ft lot on Moore Ave into two 25 ft lots, was approved by the OMB after a long fight. The developer has since returned to the COA for approval to build the two houses but requested only one small variance and generally has tried to meet the design requests of the neighbourhood; approval was granted. This is not to say that anyone was happy at the outcome which resulted from errors made by the City long

ago but at least the developer tried to work with the rules.

We have had a number of meetings with the City to register our concern about the continuing approval of very large houses on small lots in contravention of the Zoning Bylaw and the resulting threat to our neighbourhood. We are not alone in this; nearly all the Associations in central Toronto are faced with the same issue. The only ones who do not have this problem are those in Rosedale and Cabbage Town which both have Heritage designations. We are looking into this for Moore Park but are having difficulty getting the attention of the Heritage Department of City Planning because they are so short staffed. We have learned from the Rosedale group that they have only seen upsides resulting from their designation with virtually no downsides. We would very much like to organize a public meeting with City Heritage staff to give people the

opportunity to find out what a Heritage designation would mean for Moore Park and what would be involved. We will do so as soon as we can arrange it.

Finally, we have talked about the possibility of Toronto taking over the appeal process for Minor Variances from the OMB. We believe that this is an important first step in getting the City to insist that its Zoning Bylaw be generally respected and not be subject to the whims of the OMB. We have lobbied tirelessly for this to happen and it now looks as though it will occur sometime in 2015.

Join MPRA & attend our AGM

Learn what your community association is doing for you.

Meet your neighbours; ask questions; elect your Board of Directors and stay in touch with relevant issues.

Membership Form

Name / Resident(s): _____

Address: _____

Postal Code: _____ Home Telephone: _____

E-mail: _____

Fees: \$40 for one year (until Dec. 31/15) OR \$100 for three years (until Dec. 31/17)

Moore Park Residents' Association, P.O. Box 25, 1531 Bayview Ave. Toronto ON M4G 4G8

**Moore Park
Residents Association**

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Toronto, ON M4G 4G8

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**Notice of Annual Meeting
Agenda**

Thursday, November 20th, 2014

7:00 pm, Our Lady of Perpetual Help Church, 78 Clifton Road

Agenda

1. President's Report
2. Official Business:
 - a) Approval of Minutes from AGM held January 23, 2014;
 - b) Financial Report for FY ending August 31, 2014;
 - c) Election of Directors for a term of 2 years until the FY 2015-2016 AGM:
 Don Cameron, Cynthia Henderson, Chris Lowry, Ian Osler, Brian Pel, William Rosenfeld and Charles Zimmerman
 - d) Election of Directors for a term of 1 year until the FY 2014-2015 AGM:
 Adam Bobker, Michael Mahoney
3. The Topic: Moorevale Park – How would we like to improve it?
5. Other Business
6. Adjournment

PROXY

The undersigned member of the Moore Park Residents' Association (the "Corporation") hereby irrevocably constitutes and appoints Don Cameron, President of the Corporation, or failing him, PJ Gordon, Treasurer of the Corporation, or _____, as proxy of the undersigned to attend, act and vote in the name of the undersigned in all matters presented before the members at the annual meeting of the members of the Corporation to be held on Thursday, November 20, 2014 at 7:00 pm at Our Lady of Perpetual Help Church, 78 Clifton Road, Toronto and any and all adjournments thereof.

Without limiting the generality of the power hereby conferred, the undersigned hereby directs the said proxy holder to vote the shares represented by this form of proxy in the following manner:

1. FOR or WITHHOLD FROM VOTING FOR an ordinary resolution electing a number of directors of the Corporation for a two year term;
2. FOR or WITHHOLD FROM VOTING FOR an ordinary resolution accepting the financial statements presented by the Corporation;
3. FOR or AGAINST an ordinary resolution approving the minutes of last year's annual general meeting;

4. At the discretion of the said proxy holder, upon any amendment or variation of the above matters or any other matter that may be properly brought before the meeting or any adjournment thereof.

DATED at _____, the ____ day of November, 2014.

Signature: _____

Print Name: _____

FILE ONE (1) COPY OF THIS PROXY FORM WITH THE MPRA BY SENDING IT:
 by Post: to P.O. Box 25, 1531 Bayview Ave. Toronto, ON M4G 4G8
 by email: scanned copy by email to membership@moorepark.org.
 by dropping it person to: Don Cameron at 44 Old Bridle Path, Toronto.