

January 2016

Moore Park News

Stories:

- Chorley Park 2
- Mooredale Pk. 2
- Planning 3



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

Annual General Meeting

February 9, 2016, 7:00 pm

(registration begins at 6:30 pm)

**Our Lady of Perpetual Help Separate School
1 Garfield Ave.**

The History of Moore Park

At our Annual General Meeting on February 9, 2016, in addition to hearing reports from our Officers and Directors, we'll hear a presentation on the history of Moore Park from Lorraine Tinsley.

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.

New to the neighbourhood? Purchase a copy of "Historic Moore Park", edited by Donna Baker and Beth Marley.

This 44 page booklet discusses the neighborhood's history and includes archive photos, maps and a 1924 Moore Park Directory. Also included is a walking tour map and stories of notable houses and sites including the Belt Line Railway and the old Bridge over the Vale of Avoca. If you would like a \$10 copy, please email Peter Gordon at pjgordon@gmail.com or visit our website at <http://www.moorepark.org/moore-park-history>

Chorley Park Switchback Working Group – Chris Lowry

Over the past year the MPRA participated in the Chorley Park Trail Design Stakeholder Working Group which included four adjacent residents associations, as well as the Friends of Chorley Park, City staff and their trail design consultants, the Toronto & Region Conservation Authority, and the Independent Facilitation team.

The MPRA found the process to be fair and reasonable, and we support the revised design proposal that came out of the Working Group. The new design is 150 m shorter and 1m narrower than originally conceived, with new elements that will make it accessible to differently abled users and multi-use. Significantly, a natural surface woodland path is proposed among the trees on the slope to the south of the asphalt switchback trail.

In the final meeting of the working group in September, 2015, MPRA offered these comments:

- Common ground has been identified in that everyone is fond of this place and wants to preserve this place.
- We feel that this has been a very carefully thought out process, which has included significant compromise and a number of changes.
- The current proposed trail is good for a variety of users, the natural habitat and wildlife and if the bioswale is included will help to prevent erosion.
- We endorse this plan and are in favour of getting on with it.

The final Concept document was posted by the City at www.toronto.ca/chorleytrail on January 20, 2016.



The final Concept plan proposed by the City for the Chorley Park Switchback

Moorevale Park Upgrades – Charles Zimmerman

The City has allocated funds for work on Moorevale Park totaling close to \$1m to be spent on the clubhouse, wading pool and grounds. We have had 4 meetings with our Councillor, Kristyn Wong-Tam and Parks officials including one open to the public at Deer Park Library. At these meetings we have discussed wants and needs for the park including a revitalized and more user friendly clubhouse with appropriate washroom facilities, new play structures and possibly a small water park feature. There is also money set aside for better lighting and landscaping and perhaps a barrier along the north side to prevent children from darting into the street chasing after balls.

The grounds, wading pool and play structures are in pretty bad repair and the clubhouse needs to be re-worked if

it is to serve anyone other than the tennis and lawn-bowling community.

As with all works projects, this one is moving slowly despite our efforts to push it along. The slow pace is also because the monies are allocated over a 4 year span rather than all at once.

At our last meeting we discussed ways to properly use the available money and agreed that there should be sufficient funds to fill our wish list.

Kristyn Wong-Tam will reconvene stakeholders early this year to map out an action plan and timeline.

Planning, Zoning

[cont'd from page 3](#)

We have talked to a lot of people who all say the same; if you want to preserve your neighbourhood and prevent unacceptable development, this is the only way. Historically, in other neighbourhoods, such designations tend to increase house values.

There will be a great deal of consultation if the City decides to advance our application to the next stage so there will be ample opportunity to weigh the advantages and disadvantages of this course of action before anything is decided. In any event, it will likely take a long time with consultation every step of the way.

Planning, Zoning and FoNTRA – Jeremy Gawen

There has been quite a lot of construction in Moore Park during the last year with several new houses and a significant number of renovations. The good news is that most of the new houses have been designed to meet the Zoning Bylaw without recourse to the Committee of Adjustment (COA) or come close to it. It is good to see that by far the majority of our residents really do respect the City's planning and zoning bylaws. The same is mostly true of the renovations with only a very few owners asking for additions which we believed really could not be judged as "minor" as in Minor Variance; one of these agreed to modify the plans to suit the neighbours while the other was granted approval.

We have had two recent situations in which the MPRA has been very much involved. A renovation on Welland was approved by the COA in the fall of 2014 but, unfortunately, the owners didn't like the approved design and built significantly bigger. After a

Stop Work Order was issued, they returned to the COA asking for forgiveness. We and a neighbour opposed because of the effect of the illegal construction on the neighbour's home and the application was refused. The owner then chose to appeal that decision to the OMB. The day of the OMB hearing, a settlement was reached which required the owner to scale back the house to meet the terms of the bylaw. The lesson here is that it really doesn't pay to carry out any construction, even of accessory buildings, without a duly authorized Building Permit and that you must adhere to the terms of the permit. Failure to do so almost invariably results in very large additional costs and delay, as was the case above.

The second situation involves the demolition of a house on Heath Street which was to be replaced by a very tall house with an integrated front garage and a basement which would be mostly above

ground. The resulting height and massing would have significantly spoiled the streetscape. These very tall, usually narrow, houses with the integrated front garage, have become the design of choice for the small developers in North Toronto and we are concerned that it is spreading into Moore Park. Our sister organizations in the Federation of North Toronto Ratepayers Associations (FoNTRA) are up in arms about this type of development because it is ruining the streetscapes of our old established neighbourhoods. It appears to be taking place because of some confusion in the new Zoning Bylaw which is being used by the developers to build these unsightly houses. We are actively campaigning to have the Bylaw amended. The good news in the Heath Street situation is that the neighbours and the MPRA all objected to the design at the COA. As usual, we got significant help from Councillor Wong-Tam and we were able to reach a

compromise with the architect and the builder which we hope will eliminate the integral garage and lower the entire house.

The City continues to slowly move forward on the issue of replacing the OMB with a Local Appeal Body (LAB) as the appeal body for Minor Variances i.e. to appeal a decision of the COA. We understand that they have approved the LAB in principle and will hold consultations shortly. We continue to work with other associations and FoNTRA to improve the workings of the COA but, as long as the developers can take their case to the OMB, we see little hope for improvement. With this in mind, we decided last October to submit a preliminary proposal to the City Heritage Department to have Moore Park designated as a Heritage District like South Rosedale and Cabbage Town and several other old established neighbourhoods.

/cont'd on page 2

Membership Form

Name / Resident(s): _____

Address: _____

Postal Code: _____ Home Telephone: _____

E-mail: _____

Fees: \$40 for one year (until Dec. 31/16) OR \$100 for three years (until Dec. 31/19)

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

membership@moorepark.org

www.moorepark.org

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Notice of Annual Meeting Agenda

Tuesday, February 9, 2016

7:00 pm, Our Lady of Perpetual Help Separate School, 1 Garfield Ave.

Agenda

1. President's Report
2. Official Business:
 - a) Approval of Minutes from AGM held November 20, 2014;
 - b) Financial Report for FY ending August 31, 2015;
 - c) Election of Directors for a term of 2 years until the FY 2016-2017 AGM:
Adam Bobker, PJ Gordon, Jeremy Gawen, Ellen Greenwood
 - d) Election of Directors for a term of 1 year until the FY 2015-2016 AGM:
Anne Marie Gutierrez
3. The Topic: The History of Moore Park - Lorraine Tinsley
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, Ian Osler, 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 Tuesday, February 9, 2016 at 7:00 pm at Our Lady of Perpetual Help Separate School, 1 Garfield Ave., 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 _____, 2016.

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.