



# North Rosedale

## From the President of the NRRA

committee of adjustment has been allowing the rules on redevelopment to be stretched to extremes.

My guess is that the pressure from those wanting to stretch the rules will continue and that our heritage preservation initiative will tip the balance towards preserving our community. Additionally, studies have shown that heritage or historic designations in neighbourhoods enhance property values by creating more desirable communities.

Your association agrees that a heritage designation will help protect the unique character of our community by preventing thoughtless changes to homes. In a time when governments are becoming less responsive to the needs and desires of their communities, we are developing a framework that should allow our community a greater measure of control over this aspect of our environment.

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## The West Nile Virus – What is going on in our neighbourhood?

While SARS (Sudden Acute Respiratory Syndrome) has captured the attention of newspapers, television news, and governments, Toronto citizens have another battle to face – the West Nile virus. Numerous dead crows, a warning sign that the virus is present in our community, were found on North Rosedale lawns late last summer and we have heard of at least one resident that is still suffering disabilities caused by the virus. The bite of an infected mosquito can cause a

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June 2003

[www.north-rosedale.org](http://www.north-rosedale.org)

The North Rosedale Ratepayers Association – (NRRA)  
(416) 925-5522

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I am pleased to report that your association and its dedicated volunteers continue to work actively on several

projects that will provide lasting benefits to the North Rosedale community. This newsletter is our second for 2003. We hope that it keeps you informed about your community and encourages anyone interested in our activities to get involved.

An area of intense activity is our ongoing heritage study. Many people are working diligently to research the history and architectural significance of the approximately 900 homes in North Rosedale. The study is allowing us to learn about the many interesting people who have lived here over the years and their stories. The history of our community is fascinating and our study will benefit present and future residents.

This information is being assembled on our expanded and improved web site ([www.north-rosedale.org](http://www.north-rosedale.org)) in a manner that will be easily accessible to all. We have hired E.R.A. Architects, a recognized expert in heritage architecture in Toronto, as a resource to assist us in achieving a heritage designation for North Rosedale.

I am often asked why a heritage designation in our community is necessary. Long-time North Rosedale resident (and honorary NRRA director) Bill Herridge summed it up best when he told The Globe and Mail that the City isn’t doing its job. “What is needed is tough enforcement of the existing zoning.” He added that the City’s



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**...NRRA President's Letter**

Another issue that promises to sizzle over the next few months is the proposed extension of Redway Avenue to the Bayview Extension. Many North Rosedale residents know that Redway currently ends by the Loblaw's store just off Laird Avenue in Leaside. Unknown to many of us until recently, the wilderness area to the south of the CPR tracks and east of Bayview is designated in Toronto's new Official Plan as a "planned but un-built" road.

Your association is adamantly opposed to the extension of Redway Avenue. We fear that it will increase vehicular traffic through Rosedale as commuters going to and from the downtown take shortcuts on our streets. Neighbouring ratepayer groups are also opposed to the extension of Redway as are many local environmental groups. The fight against Redway promises to be loud and prolonged at City Hall.

All North Rosedale residents are invited to the association's annual meeting at 7:30 p.m. on June 9 at the Rosedale United Church. We'll provide updates on our activities, hear from Councillor Kyle Rae about what's happening at City Hall and get a report from an expert on the West Nile virus and other public health issues. Of course, there will be plenty of time for questions and discussion.

Once again and on your behalf, let me thank all our volunteers for their time on all of our projects.

Finally, please don't forget to keep up with our current vital information at: [www.north-rosdale.org](http://www.north-rosdale.org)

**J. Patrick Howe**  
-NRRA President  
[phowe@howecoholdings.com](mailto:phowe@howecoholdings.com)

# So, you thought the "Leslie Street extension" was dead? WRONG!

Rosedale residents are facing an unpleasant surprise when they learn that there's a move afoot to extend a small, little-used street in Leaside west to Bayview, building what could become a new and high traffic arterial road near our community. This road will increase traffic volumes on the Bayview Extension and could impose more vehicular traffic on Rosedale and adjacent neighbourhoods.

The extension of Redway Avenue, now an inconsequential road that dead ends near the Loblaw's store, has gained favour among suburban councillors as a convenient way to move traffic originating in North York and Leaside into the midtown and downtown areas of the City.

The Redway extension would be built westerly from its current terminus to Bayview Avenue, connecting at the street lights at Nesbitt Avenue.

Representatives of your association attended a meeting at City Hall late last year that was convened by Councillor Kyle Rae. The purpose of the meeting was ostensibly to talk about the Don Valley Transportation Corridor and to review the objectives of a traffic study by consultants that had been approved by City Council.

The study's purpose is purportedly to determine whether changes are possible to the interchange of Highway 401, Highway 404 and the Don Valley Parkway to improve the flow of traffic, particularly during peak periods. Councillor Rae, who is a clever guy, could see the machinations of other

councillors in getting the money for this study from City Council.

He had been alerted to a plot by his fellow councillors from some wording in the study's purpose that had been inserted in the wording of material presented to City Council. That wording extended the ambit of the study to include arterial roads that took or fed traffic to and from the DVP.

City staff disclosed at this meeting that the new Official Plan of the City included a schedule titled in bureaucratic fashion: "The designation of planned but un-built roads." The schedule includes the following note: "Additional planned but un-built roads are designated in Secondary Plans or contained within approved development agreements."

On that schedule was Redway Avenue!

This was a revelation to the various association representatives in attendance but also for Councillor Rae! A new road!

So, why could Redway Avenue be extended when it would be nothing more than a disguised Leslie Street extension that was voted down ("It's a dead issue," we were told by City officials before the last election) At City Hall, it's known as political manoeuvring. Suburban councillors, including Leaside Councillor Jane Pitfield, can be expected to push for the extension of Redway Avenue because it will offer motorists a faster voyage into the downtown while bypassing the roads in her constituency.

Why should we in Rosedale object to this Redway Ave. extension?

- It will increase traffic into our community. Your NRRA representatives don't believe that signs or traffic barriers will keep traffic off our streets. Current

traffic signs are routinely disobeyed. Traffic barriers can be removed at anytime, in the future, by the city.

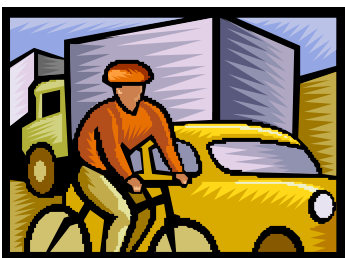
- The land that will be paved over to extend Redway to Bayview is environmentally sensitive as study after study has shown. There are several old-growth trees that would have to be removed for Redway to be built. We don't have enough green space in the City now. Why pave over what we have? Let's turn this land into a park.
- The City of Toronto does not need more roads. More roads will naturally begat more cars. A few hundred cars traveling a new road quickly become a few thousand and more traffic chaos. What this city needs is more investment in public transit.

What should North Rosedale residents watch for?

The consultant's study of the Don Valley Transportation Corridor now underway will result in a report, probably later this year. In all likelihood, this report will recommend that Redway Avenue be extended to Bayview.

City Council will consider the report and vote on its recommendations. Residents of Rosedale and the Governors Road community will have to express their views in strong fashion at this time.

Get ready & watch for more news!!



## Did you know Coyotes live in our City?



It might surprise those of us living in Rosedale that coyotes – long considered an animal for the rural countryside – can make their homes in our neighbourhood.

Each year, there are an increased number of coyote sightings in the City, in locales ranging from ravine or fringe areas to heavily populated residential neighbourhoods such as Rosedale. Just like other indigenous wildlife, coyotes have adapted well to life in our city, and especially well to living in close proximity with humans.

*An obvious question: Is my family safe? The answer is yes and very much so.*

Coyotes, like all feral or wild species, are generally shy and prefer to avoid confrontations with people. They are, however, highly adaptable and opportunistic creatures that take advantage of household pets left in compromising positions. Common sense dictates that you never leave children or pets unattended. It is especially important to teach children about wild animal safety.

Here are some important thoughts about how we can coexist with our wildlife and avoid any problems:

### North Rosedale News

- Never feed any wild animal! Do not leave food outdoors for any animal including pets.
- Garbage should be stored in sealed containers, placed at curb only on the day of pick-up. Additionally – never compost meat products.
- Keep your pets indoors – especially at night! Never let pets (dogs or cats) roam at large.
- If you walk in one of our parks or ravines that is known to have wildlife activity; it's best to avoid key animal activity hours between dusk and dawn.
- If approached by any wildlife – stay calm and wait until they move on – if threatened, make loud noises and/or wave your hands quickly to scare them off.

“We have learned over the years to coexist with many species in our community,” says Geoff Shaw, NRRA director. “We can ensure this continued success by eliminating any potential sources of conflict and continuing to nurture a healthy respect for the existence of our woodland neighbours. In doing so, we shall enjoy the benefit of our wonderful community for years to come and be entertained by catching sight of these visitors as they go about their business.”

The NRRA would like to thank the following people for their generous assistance in producing this issue:

### North Rosedale News Editorial board:

**Christine McGirr, Pat Howe,  
John Hogarth, Doug Greaves,  
Jean Weihs & Geoff Shaw**



## The Heritage Study... A Good Start!

Councillor Kyle Rae has promised \$25,000 in City funds to finance the cost of the heritage study now underway. The remainder of the \$50,000 cost of the study is being raised by the North Toronto Ratepayers Association through a current fund raising appeal directed to all North Rosedale residents.

"Budgets are tight at the city right now," says Councillor Rae. "But I feel strongly that this initiative is so

important that this funding had to be made available. Preserving neighbourhoods in the inner city is fundamental and can't be overlooked. Otherwise, our City will be lost."

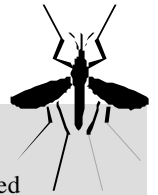
About 50 residents are volunteering their time to:

- Research the earliest owners and builders of homes in our area (with the team led by Susan Howe)
- Input this information into a data base (orchestrated by Guy Upjohn)
- Collect information on the history of North Rosedale by interviewing many local residents (Brian Parson and team)
- Photograph each house in North Rosedale
- Prepare a draft and final report with the recommendations to the City of how to preserve our heritage in North Toronto.

Says John Hogarth, NRRA director coordinating the study: "Without the help of the volunteers, the study would cost \$200,000 and take 2-3 years to complete. All cylinders are firing and we expect to make a report on our interim findings at a public meeting in the fall. We'll be seeking comments and suggestions on our work before proceeding to the next stage."

Says Patrick Howe, NRRA president: "This is a total community effort. We want to create long-lasting evidence of our heritage by changing street signs and creating other remembrances of our past, including making all the information available on our web site."

***Fact: Did you know that Canadian Budge Crawley, who won an Oscar for "The Man Who Skied Down Everest" in 1975, lived on Glen Road during the 1970s.***



### ... Winning the battle against the West Nile Virus

*Continued from Page 1*

mild flu-like illness or a severe sickness with serious lasting illness or death. If you are lucky, the bite of an infected mosquito may not make you sick and not all mosquitoes harbour the virus, but don't play Russian roulette with the health of your family.

The City of Toronto is implementing a larviciding program in spring and early summer by putting larvicidal methoprene in water catch basins. This substance has been used in New York, Chicago, and other cities to combat West Nile virus. Methoprene has been identified as the least toxic of the possible ways to fight mosquitoes and, when used in appropriate concentrations, is safe for humans and the environment. For more information about the larviciding program check [http://www.toronto.ca/health/west\\_nile\\_index.htm](http://www.toronto.ca/health/west_nile_index.htm)

North Rosedale residents can help the fight to limit the West Nile scourge by ensuring that there is no standing water on their properties that might provide breeding grounds for mosquitoes. Wading pools and birdbaths must be drained at least twice a week. Think about any place that might harbour standing water, such as water around the base of flowerpots and leaf-clogged eaves troughs. Ornamental ponds can be maintained without concern if they contain fish that eat larva. Stay out of your garden at dawn and dusk, the times when mosquitoes are most likely to bite. Cover yourself completely in light-coloured clothing (dark colours attract mosquitoes), wear no scented products, and use the mosquito repellent DEET as recommended by health authorities.

There are several places where you can get detailed information about the West Nile virus. Health Canada has several information pamphlets about symptoms, treatment, protection, etc., that can be downloaded from [www.hc-sc.gc.ca/pphb-dgsp/wnv-vwn/index.html](http://www.hc-sc.gc.ca/pphb-dgsp/wnv-vwn/index.html). If you do not have Internet access, you can telephone the Province of Ontario's information line at 416-314-5518. Many municipalities have made information about the West Nile virus available on their Web sites, for example, the Halton Region Health Department at [www.region.halton.on.ca/health](http://www.region.halton.on.ca/health) provides much useful information.

# The Heritage Study Rationale – Why is it necessary?

Why is a heritage designation for North Rosedale required? The following is an edited response to an e mail written by NRRA president Patrick Howe to a resident of North Rosedale.

*“The process of policing land usage changes in this city has been overwhelmed by the sheer volume and economic realities of our urban setting. To say that we need to follow the rules that are now in place misses current reality: we can double, even triple or quadruple, the number of lawyers to litigate and all we will create is a greater cost, muddle and extraordinary futility on the part of people who do not care, and care not to know, about the arcane world of zoning designations, precedents, procedural matters etc.*

*I sense strongly that people in North Rosedale (and elsewhere) want their neighbourhood protected by rules that have been developed based on our own uniqueness and needs. People in our community want something that they can understand (without the help and cost of a lawyer) that has a local feel.*

*A mature, stable community is where I want to live. I value our heritage in Rosedale and think it will disappear if we don't act now to maintain the current look and feel of our community. Part of maintaining that sense requires us to understand the past and why we came to be the way we are today. Councillor Kyle Rae and others feel the same way and are willing to back this up with financial support, which I (and I suspect most of our community) welcome unreservedly. This element of cooperation is no different than community sponsored spring clean ups, the volunteer effort involved in bringing*

*together our annual May Fair, or the myriad of other fund raising initiatives designed to improve our community in both its narrow and broad basis.*

*A community that values its heritage creates a very worthwhile positioning for those of us who want to bring up children with respect for values of community and tradition. I grew up in a medium-sized city in southern Ontario and I have very fond memories of my community, returning often to visit friends, relatives and participate in community events. Many of those values are still part of me (and others) as we make our way in a bigger, less personal urban setting. I want my kids (and those of my neighbours) to respect these values as I think it will help them to create for themselves a future full of hope and promise. While a heritage designation won't achieve this by itself, it is a building block that is an important element in making Toronto a great place to live, work and raise a family.*

*Finally, I expect that a heritage "district" will have great appeal for people who visit our area and are considering ownership. We all want to maintain our property values. What would happen if our neighbourhood turned into an inner city community of rooming houses? Do you realistically think the residents of Scarborough or North York care and would act collectively to maintain Rosedale's current image? Our current Rosedale "brand" denotes community stability, as well as solidity. It tells people that we are something more than 900 family units living cocooned existences. I am for taking actions to maintain this image because it makes sense economically.*

*I think that our community is acting in a positive and common sense manner to preserve our neighbourhood. I like what I hear about this initiative from*

*our neighbours and others outside our community who commend the initiative as a proactive way of dealing with a system that doesn't work as it was originally intended. Maintaining a sense of community requires more than bylaws and regulations.”*



# CRV

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# New ravine bylaw passed by City Council

Earlier last fall, City Council adopted a new bylaw to protect and manage ravines across the City. For North Rosedale, it represents an important step to protect the ravines that are used extensively by residents.

The bylaw establishes rules for the maintenance and protection of trees, altering grade levels in and around ravines, and approving development in, or near, ravine lands. A copy of the ravine bylaw and background information can be viewed on the North Rosedale website:

[www.north-rosdale.org](http://www.north-rosdale.org)

Ravines are an important feature in Toronto’s landscape, providing spectacular views and corridors of

wildlife habitat. Our large local ravine areas contribute to the natural environment surrounding the Rosedale community and are wonderful amenities for residents.

But there are other functions for ravines. They convey and store storm and melt waters as well as perform other ecological functions. Trees offer habitat, and protect against erosion. Changes to natural landforms may cause environmental impacts that negatively affect the ravine system.

Vegetation on slopes may be critical for preventing surface erosion of soil. Slope stability may be affected by removal of vegetation. Vegetation in ravines provides habitat, food sources and safe corridors for wildlife, particularly migratory birds. Well-vegetated ravines contribute to reducing storm flows; loss of vegetation or changes in grade can alter the pathways and volumes of

storm water to the ravine, which may result in increased erosion and/or flooding.

Vegetation helps improve the quality of lakes and streams by trapping soil sediment that would otherwise destroy fish habitat and create silt deposits at the mouth of rivers where they enter Lake Ontario. Dumping of fill or refuse may destroy native vegetation and effect detrimental changes in grade.

Ravines represent a significant cost to the public to maintain erosion control structures, dredging channels and harbours. Repairing damaged infrastructure in floodplains represents a significant tax burden to the public. The City’s new bylaw is focused on protecting the natural features in ravines, which prevent erosion and reduce storm water flows.

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## NRRA’s policy statement regarding building permit applications

The North Rosedale Ratepayers’ Association (the “Association”) endeavours at all times to represent the interests of all home owners in the North Rosedale community by seeking compliance with all laws and regulations concerning modifications to existing structures, as well building new structures. The Association is committed to ensuring the integrity of the process for seeking and obtaining building permits and that all appropriate rules and regulations for construction are followed. An important and inviolate principle for the Association is the right of all residents in the North Rosedale community facing potential impacts from proposed changes to properties to seek changes to mitigate or eliminate any negative aspects.

On many occasions, the Association as a body or individual directors will act as an “honest broker,” seeking resolution to conflicts between proponents and opponents of change and ensuring that appropriate processes are respected. In this role, the Association or individual directors will not assume an advocacy position in respect of one party or another.

On other occasions, the Association may assume an advocacy role if it feels that proposed changes would not be in the best long-term interests of the North Rosedale community. The Association may adopt this position if the nature of any proposed change is contrary to existing laws, regulations or past practices of the City of Toronto. It may adopt such a position if it feels the impacts on nearby properties or the North Rosedale community from a proposed change are unduly negative or establish an undesirable precedent. In such circumstances, the Association will take whatever actions it deems appropriate, including regulatory and judicial action.

On other occasions, the Association may adopt a “non-objecting” posture to changes proposed to properties in the North Rosedale community. This “non-objecting” posture does not mean that the Association has taken a position in favour or against any proposed change. **PROPONENTS ARE ADVISED NOT TO STATE THAT THE ASSOCIATION HAS EXPRESSED EXPLICIT SUPPORT FOR ANY PROPOSAL TO CHANGE A PROPERTY AS A RESULT OF THIS ‘NON OBJECTING’ POSITION.**





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## Viticulture in Rosedale

Is Rosedale becoming a vineyard?

Vitis Riparia (grape vine) is being successfully cultivated in most Rosedale gardens, unwittingly! Wild grape grows up many of our beautiful old oak trees, as well as younger ones, potentially threatening their longevity.

Wild grape is a native plant, so it thrives as a weed. The leaves have three prominent lobes and the vine bears tiny purple berries, which are not really edible for humans, but are very popular with birds. The vines can grow to over thirty feet tall, across branches and onto wires and roofs.

Problems occur when grape vines choke trees. Grape vines can choke and smother smaller and younger trees, ultimately killing them. For mature trees, problems occur when the root of the grape vine competes for essential nutrients, which will weaken and expose a tree to disease.

Ultimately, the choice is simple: let the birds feed on the tiny berries, or save a tree. Whatever you choose, beware that the grape vine will keep coming back, even from a small piece of root, inadvertently left in the ground.

## More trees ‘wood’ be good!

Unfortunately, mature trees have to be cut down in North Rosedale every year. This reflects the fact that most species native to this area seldom live beyond 75-100 years and many were planted when our neighbourhood was first developed.

Trees are a very integral part of the character of North Rosedale and your Board strongly urges all residents to consider planting trees on their property where this is feasible. Trees not only enhance the look and value of a residential property, but new ones will help maintain the feel of our community.

North Rosedale residents should know that the City of Toronto has an on-going forestry program. Staff plant trees of up to 8-10 feet on city property such as boulevards at no cost to homeowners. Larger trees can also be planted if homeowners are willing to share the costs.

The deadline for requests for the spring planting is February 1, and the deadline for the fall planting is August 1. Further information about the City’s forestation program can be obtained at [www.toronto.ca/trees](http://www.toronto.ca/trees). To order a tree, call the city at (416) 338-TREE.

### Wishing You a Great Summer!



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## Join the NRRA – Today!

Membership in the NRRA is one of the best bargains for North Rosedale residents. More than half of the 872 residences in North Rosedale belonged to the Association in 2002. Your support provides us with real clout when dealing with City officials and others over matters of concern to you.

For \$30, you can do your part to maintain one of Toronto’s finest communities. If you haven’t paid your 2003 dues, please send the following form with a cheque to:

***The North Rosedale Ratepayers Association - C/O Jean Weihs - 6 Edgar Avenue - Toronto, Ontario - M4W 2A9***

**To become a member of the *North Rosedale Ratepayers Association:***

Please mail this information back to:

*NRRA Secretary – Jean Weihs, 6 Edgar Avenue, Toronto, M4W 2A9*

Please enclose a cheque in the amount of \$30.00, payable to the  
**NORTH ROSEDALE RATEPAYERS ASSOCIATION**

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*-Joanne Kates,  
The Globe and Mail,  
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