



# TRIANGLE TOPICS

Winter 2017 Newsletter Articles

Beach Triangle Residents Association

STAY IN TOUCH

[BeachTriangle.com](http://BeachTriangle.com)

## PRESIDENT'S REPORT

*Hans Looije*

As 2017 comes to a close, I wish everyone a safe and happy new year. When I walk the dog every day at noon, I have noticed many changes in the past 37 years. I'm happy to see our 'secret park' – the Jeff Sloan Parkette – being used more for community events. It is sad to see most of our 100-year-old plus Norway Maples dying off but it is encouraging to see all the new tree plantings. Most of our old tired-looking lane ways have been paved and have even been named. We can always use more suggestions for lane way names.

I'm also encouraged by all the construction bins on front yards. Older homes are being fixed up and not falling into disrepair or being torn down. I'm sure this is due to increasing home values and I don't see this trend abating soon. BUT be careful when you dig, every six years or so I see another gas line hit.

The Bell Fibe line has been installed on Rainsford. Unfortunately, the roots of a tree in the upper block were badly damaged and then the contractor's heavy equipment knocked it down, killing it.

Welcome to 9 Rounds, the Winerack, and Beach Dental who are moving into the Triangle, in the One Rainsford condo. I think it will be more than a year before the new Bruno's is open on the corner.

A note on street parking... the 40% of city roads that did not have permit parking (like the streets of Woodbine Park south of the Triangle, where the maximum was three hours) will be converted to over-night permit parking.

This year we welcome Dawn Barbieri to the BTRA Board of Directors. Areej Hasso has left the board as her family has moved out of the Triangle (but still are 'Beachers' – now on Silverbirch Avenue). The board thanks her for her years of service.



# HISTORICAL SOCIETY UPDATE

John Ellis

The Beach and East Toronto Historical Society (TBETHS) continues to be very busy creating opportunities for east Toronto residents to experience the wonderful history and heritage of the area.

Since April, three public events were held at Beaches public library (co-sponsored by the library): April: David Fuller (Vimy Ridge); May: John Ellis (Woodbine Racetrack); October: Joanne Doucette (Daniel Tim Daniel O'Sullivan); November 21: David Fuller (Sports in the Canadian Expeditionary Force during WWI). Eight Walking Tours were sponsored, led by local historian, Gene Domagala: May: St. John's Norway Cemetery; June: Village of East Toronto, and Balmy Beach; July: Kew Beach, Ashbridge Estate, and Notable Area Homes; and October: Toronto Golf Club. At its own expense, the Society restored the Glenn Gould Heritage Toronto plaque on Southwood Drive, which had fallen down.

Upcoming Event at Beaches Library (7:00 p.m.):

December 05: Muriel Lennox (Tales of the Characters, Jockeys and Horses at the Old Woodbine Racetrack).

The Annual General Meeting in May and the following Board meeting in July resulted in re-election of: President: John Ellis, Vice President: Uwe Sehmrau, Secretary: Deborah Livingston-Lowe, Event Coordinator: Glenn Chadwick; and Mary Campbell becoming Treasurer, Barbara Myrvold becoming Membership Secretary, and new director Clyde Robinson being Member-At-Large. Wayne Clutterbuck, who didn't seek re-election, was warmly thanked for his years of service.

Clyde Robinson is leading a concerted effort to upgrade the Society website and better define the role of Webmaster, to greatly improve communications with the members and the public.

The TBETHS board is pleased that its position in opposition to any restructuring of ward boundaries prevailed, avoiding disruption to the historic and heritage values of east Toronto.

Effort continues to bring about adoption by City Council of a Heritage Conservation District on Queen Street in the Beach. Working with city planners, TBETHS board has agreed on designated sites for consideration. A public meeting is anticipated early in 2018.

Membership continues to be only \$20 a year and new members are welcome. The TBETHS Board is seeking volunteers to serve on committees: Website, Social, and Heritage Site Selection. If you have an hour or so a month to contribute to a worthwhile cause, please contact John Ellis ([ellisjohn@rogers.com](mailto:ellisjohn@rogers.com) or 416-694-3288).

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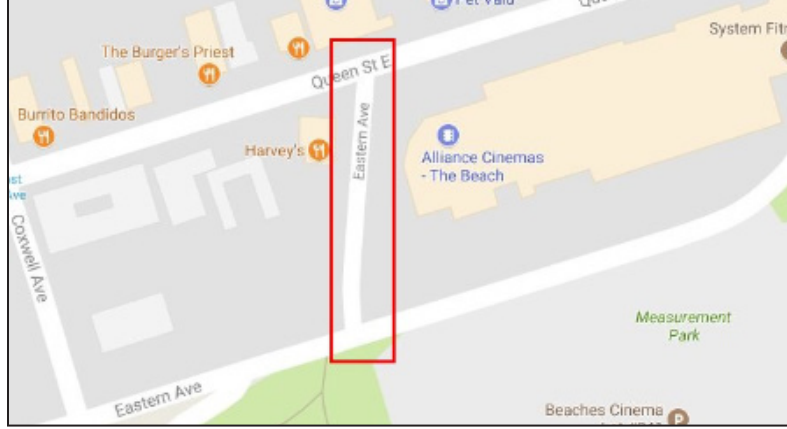
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## HELP US NAME A ROAD!

*Mary-Margaret McMahon Newsletter*

*(Edited by John Ellis)*

The City will be officially 'reopening' the north-south street which runs between The Beach Alliance Cinemas and Harvey's near Coxwell Ave. and Queen St. E. Though commonly labelled as 'Eastern Ave.', the soon-to-be reopened road no longer has an official name.

This is where we need your help! Do you have the perfect name for this road? Ever wished you could name your local street? Send your road name suggestions to [councillor\\_mcmahon@toronto.ca](mailto:councillor_mcmahon@toronto.ca) with a brief explanation as to why you are suggesting the name (deadline: **December 31st, 2017**).

### Background:

This was originally the termination of Eastern Ave., historically significant as bordering Woodbine Racetrack, the Woodbine Park Hotel, and leading to the Orchard Park Hotel on the north side of Queen St. E. In 1999, after the termination of Eastern Ave. had been re-routed to align with Kingston Road, city staff suggested the closure of the former termination as part of the redevelopment of the former Greenwood Racetrack, now known as Woodbine Park. Issues of parking access led to the space continuing to be operated as a roadway. As a non-licensed roadway, 'illegal' parking has been a constant issue with no means of regulating it. Rededicating and renaming this roadway will help alleviate this issue.



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# WOODBINE/KINGSTON ROAD INTERSECTION CONCERNS

Hans Looije

With the opening of the bike lanes on Woodbine Ave., an important transportation method is greatly expanded in our neighbourhood. Councillor Mary-Margaret McMahon has said that 'tweaking' is still possible and has invited comment. Also, the BTRA Board has for some time been concerned about improving safety in the Woodbine/Kingston Rd. intersection.

Based on my observations and comment from area residents, following are some thoughts about the re-alignment of lanes on Woodbine Ave. intended to not only improve traffic flow, but also to improve pedestrian and bike rider safety.

It is still dangerous for east-bound Kingston Road traffic to make a left turn onto northbound Woodbine, due to westbound traffic blocking the view.

Regarding pedestrian safety, cars making right turns are not sufficiently careful about people in the intersection crosswalks. A consideration would be to restrict right-hand-turns on a red light. Also, buses stop in the right-hand-turn lanes. Why not move the bus stops to the north side of intersection? This would not only clear the right-turn lanes but would also make for a shorter path to connecting streetcars.

There is now only one southbound lane on Woodbine due to the addition of bike lanes. This causes lineups behind southbound cars on Woodbine that are making left turns onto Kingston Rd. This also causes cars to illegally use the right-hand-turn lane for proceeding straight through. The only 'fix' for this would be to prohibit left turns for south-bound traffic.



Another problem is that the northbound two lanes on Woodbine narrow to one lane beyond Kingston Road with little warning. This causes sudden jamming into the single lane beyond the light. The cure for this could be to reduce the northbound lanes to one lane at the intersection instead of beyond it. This would leave enough room for left and right turn lanes in both northbound and southbound lanes.

Vehicular constriction has increased bus transit times on the 92 Woodbine bus. Some neighbourhood residents report increased traffic through our neighbourhood. The City is still doing traffic counts.

Finally, to reduce congestion on Woodbine, consideration could be given to making Coxwell Avenue a better, alternate arterial route.

<https://web.toronto.ca/services-payments/streets-parking-transportation/cycling-in-toronto/safety-and-education/>

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# CHANGE IN PROCESS TO PAY OR DISPUTE PARKING TICKETS

Mary-Margaret McMahon Newsletter

(Edited by John Ellis)

Are you frustrated with having to wait months for a court date to dispute a parking ticket? Good news! Since August 28, 2017, the City of Toronto has an easier, more convenient process for disputing parking violations. Disputes are now handled by the City instead of through the courts, providing you with faster resolutions and a more efficient process.

You may now request an online review of your penalty, meaning the entire process can be completed without having to leave your home. If you'd like an in-person review, you will be able to book an appointment at a time that works for you. Not satisfied with the decision? You are now able to request a second independent review of your penalty that will be final.

More details about this new process are available at [toronto.ca/aps](http://toronto.ca/aps). Keep checking back for all the latest info!

## STAY WARM THIS WINTER FOR LESS

Mary-Margaret McMahon Newsletter

(Edited by John Ellis)

The City of Toronto's Home Energy Loan Program (HELP) can get you a low-interest loan to cover the cost of a new high-efficiency furnace, new windows, doors, insulation, and more. The loan can also cover the cost of solar rooftop panels, solar hot water heaters, and geothermal heating and cooling!

The great thing about HELP is that at the same time that you make your home more comfortable and reduce your energy bills, you'll also be reducing the emissions that contribute to climate change.

### Low-interest rates and great terms

In addition to offering low-interest rates (starting at 2%), and repayment terms of up to 15 years, you can repay the loan at any time without penalty. And if you sell your home and don't want to pay off the loan, the new homeowner can assume the payments. Sound too good to be true? It's not!

### Save energy, money and more!

The results are impressive. On average, HELP participants:

- reduce their home energy use by 30%;
- save over \$560 per year on their energy bills; and
- receive additional incentives of up to \$2,250 from utility companies such as Enbridge Gas and IESO.

You can get a loan of up to \$75,000 for your improvements. The process begins with an easy online application. The HELP team will then connect you with a Registered Energy Advisor, help you access the incentives provided by the utility companies, and do what they can to make the process smooth and seamless.

The City's HELP team is available to support you throughout the process. Ready to get started? Have a few questions?

Contact 416-392-1826, or learn more at [toronto.ca/home-energy-loan](http://toronto.ca/home-energy-loan).



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# HOME HISTORY: THREE CEDARS 52 RAINSFORD ROAD

John Ellis

*This is the first of several articles regarding the home owned by Beverley and me, chronicling the foibles, adventures, and history of Three Cedars over the 44 years we have lived here.*

In the late summer of 1973, Beverley and I set out to buy a home. We were living in a two-bedroom apartment in a charming quadruplex in Forest Hill Village, and were very happy there. But necessity and opportunity came together.

The necessity was in the form of having a son and a daughter, Douglas and Amber, who needed to each have a room of their own. The opportunity came through a career change after ten years of working in the national advertising department of Dominion Stores to take on heading up the first Marketing Department at the Ontario Credit Union League (later Credit Union Central of Ontario, today part of Central 1 Credit Union). Assured that I was young enough to safely invest my accumulated pension benefit in a home, we availed ourselves of the discounted mortgage employee benefit at the credit union league.

After some hard budgeting, I was committed to spending no more than \$28,000 on our home (in those times, that wasn't as ridiculous as it looks today!). We toured houses in Cedarvale, Cabbagetown, the Upper Annex, and finally, the Beach. All were priced higher than my limit, except for the Cabbagetown house – a falling-down, once-charming Victorian – that had been carved up into suites, with floors that rose and fell like waves on the sea.

When I said we were now going to tour the Beach, some said "Why would do that? Most affordable houses there are low-grade, bad investments." The first house we saw, on Balsam Avenue, lived up to that assessment. Although very attractive at street level, it needed a lot of work inside and it was on a lot that sloped steeply into a valley, resulting in the basement being at ground level in the back. There was a large, barn-type door there around which water was dripping into the basement as a result of a rain shower that day.

Late in the day, we visited 51 and 52 Rainsford. Beverley fell in love with 52 the moment she saw it, and the two young men who owned it let us in although the stated time for tours had passed. The house was nicely kept, a former owner had done a lot of landscaping, and it had a driveway (a rare treasure on the street). Although 51 Rainsford had a more commanding presence on the street and more scope for extra income through renting space, the driveway was on a steep incline and major renovation would be required if we didn't want to rent space (and we didn't!).

Beverley ruled the day – although 52 Rainsford was only a two-storey, three bedroom, one bathroom home, we could move right in with no changes needed. We loved the degree to which the home's heritage had been retained, the size and shape of the rooms, the practical layout – quite different from many homes in the neighbourhood. The renovations that had been done weren't objectionable.

Negotiations began. The owners wanted \$43,000 for the house. I hired an appraiser who advised that the house had a value of \$42,000. With little confidence of success, I offered \$39,900, expecting it to be refused, and was delighted when they accepted! WE HAD OUR FIRST HOME! We moved in on November 1<sup>st</sup>, 1973.



John and Beverley Ellis happily enjoy their new home, 52 Rainsford Road (1974)



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...continued

I had prepared a precisely detailed floor plan, cut out shapes for all of our furniture and appliances, and pasted them down on the plan – I knew exactly where everything would go.

One wee mistake: I measured the width of the basement stairs as 28” – wide enough for the washer and dryer to go down next to the old concrete laundry tub. Wrong. The narrowest point was only 27” wide. Now we understood why the washer and dryer were in the kitchen. They remain in this location to this day, although we subsequently built them in under an extended kitchen counter. We have come to enjoy the convenience of laundry in the kitchen.

Regarding some of the naysayers, we found the Triangle to be a friendly neighbourhood. We soon knew the Chan family to the south; the Murray family at 54 Rainsford and the three elderly sisters, Bessie, Helen and Jean at 56; and John and Pat (Silver) Erlendsen across the street (entertainers who hosted some of the most amazing parties!). The beginning of our adventure in living in the Beach had begun and the longer we have lived here, the more we know we made the best decision of our lives. (Next spring... the Driveway Adventure.)

## TREE FOR ME EVENT WAS A BIG SUCCESS!

*Hans Looije [Photos]*

This past May, BTRA partnered with Toronto Parks and Trees Foundation to run a ‘Tree For Me’ event in the Jeff Sloan Parkette. 79 trees were given free to 51 local residents who also participated in a tree planting workshops. I thank Skye Vandenberg, Robert Looije and Lynne Wilson for all their help in running the event. If you missed out on your free tree, Toronto Parks and Trees Foundation continues to sponsor these events throughout the year in many communities across the city. Register for the next event at [www.treeforme.ca](http://www.treeforme.ca).

## NEW AFFORDABLE HOUSING IN WARD 32

*Mary-Margaret McMahon Newsletter*

*(Edited by John Ellis)*

New affordable rental housing projects are coming to Ward 32. Innstead Co-op at 355-363 Coxwell Ave. and Akwa Honsta at 136 Kingston Rd. were selected as part of the City’s Open Door Program call out. Together, these projects will create 57 new affordable units. Launched in 2016, the Open Door Program helps accelerate affordable housing construction through financial incentives, such as capital funding and fast-tracking planning approvals, among others.



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