



TRIANGLE TOPICS

Spring 2017

Beach Triangle Residents Association

STAY IN TOUCH

BeachTriangle.com

The BTRA, Toronto Parks and Trees Foundation, and Community Centre 55 presents:

EVERY TREE COUNTS!

Community Tree Giveaway and BBQ at Jeff Sloan Parkette
(the 'secret park' off Kingston Road between Dundas and Columbine)

Sunday May 7th 11am – 1pm

Free native trees, shrubs, mulch, workshops and BBQ lunch



"The best time to plant a tree was 20 years ago, the second best time is now" Chinese Proverb

Our neighbourhood has experienced devastating canopy loss over the past 20 years. There are countless benefits to living in well-treed neighbourhoods. Tree Canada reports that those who spend time around trees benefit from cleaner air, stress reduction and improved healing times. Properties with mature trees are also valued higher in the real-estate market.

On Sunday May 7th, the BTRA is partnering with Tree for Me, and Community Centre 55, to give you a free native tree or shrub for your property! Join us on May 7th in Jeff Sloan Parkette (the 'secret park') to pick up a free tree, mulch, attend a tree care workshop, and a free BBQ lunch. If you didn't register for your tree in advance, don't worry – there will be limited quantities of free trees available without registering on May 7th.

Your new and old trees are helping the environment!

The increasing level of CO₂ in our atmosphere has led to increasingly severe climate conditions worldwide. You may have felt the effects of climate change, such as increasingly volatile swings in weather, sudden extreme heat and cold warnings, extreme weather causing flooding, and drought¹. Your new and old trees can help mitigate climate change by sequestering (storing) carbon dioxide in their trunks and in the soil. Your new tree will absorb carbon dioxide at a rate of 2.5kg/year and can provide your property with 1-3 degrees of cooling on hot days².

1 <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=d0685ce6dfb-31410VgnVCM10000071d60f89RCRD>

2 <http://www.davidsuzuki.org/publications/ImpactofGreenSpaceonHeatandAirPollutioninUrbanCommunities.pdf>

DID I HEAR YOU SAY 'BUBBLE'?

Laura Inward

What goes UP must... continue to go UP.. if you are in the Toronto Real Estate Market. The upward price trend of the last few years is continuing through 2017. It seems every week we are surprised by the next home sale.

The Triangle just broke the \$2 Million mark when a fully-renovated detached sold for \$2.3 Million in April.

The average detached home in Toronto is now priced at almost \$1.6 Million. It was not long ago that the media was reporting when detached homes hit the \$1 million dollar mark. Do you remember the lyrics of the Barenaked Ladies song..."If I had a million dollars... I would buy you a house"? Well, today a million dollars would buy you a 3-bedroom semi/fixer-upper in the Triangle!

The One Real Estate question I hear the most... How long can this price growth last? Did I hear you say 'bubble'?

For 18 years, I've been hearing we are in a Real Estate Bubble in Toronto. When we bought our home on Rainsford in 2002, I remember being told by an "expert" that we had bought at the peak of the market. Well, now that our home has more than tripled in value, I'm pretty sure the "expert" was wrong. I believe the truth is that none of us know for sure what the future holds for real estate value. However, as we look at the information available to us there is some indication that the current trend is here to stay.

The fundamentals that drive a real estate market: Immigration and employment are both strong in the Toronto area. With Trudeau in power it is likely that immigration will only continue to increase, which will continue to fuel the market. Unemployment in Ontario is at 6.4% which is less than the national average of 6.9%. A strong job environment aligns with a strong housing market.

Historically, housing prices have always risen over time. There have been dips in the market; however, the market has always recovered and rebounded, eventually making up for the short-term losses. So even if there is a correction, if the past is an indicator of the future, the downturn will be short lived and prices, like the Phoenix, will rise again.

The National Bank did a study comparing the average annual income to cost of a 970 ft. 2 bedroom condo across 18 major cities around the world. Montreal was found to be the most affordable at 6.6 times average annual income, Toronto was number 3 at 9.4 times average annual income and Vancouver was 5th at 11.3 times average annual income. Toronto is relatively affordable compared to the 3 most expensive cities of London, Beijing and Hong Kong where a 970 ft. 2 bedroom condo is a whopping 33-35 times average annual income. With these stats Toronto has room to increase prices 3 times over.

Now, many "experts" are predicting that our current trend cannot possibly continue... That affordability is becoming unreachable... That the government will put in measures to dissuade foreign investment... That interest rates will rise... That baby boomers will divest themselves of their holdings en masse and flood the market... That global instability through the recent government changes in major powers in the world may create mass uncertainty. All of this is possible.

So is there a bubble in Toronto? Will it burst? Will this price growth last? Well, according to my crystal ball... I predict we have another 2-3 years of upward pressure and then the market will flatten to a moderate 5% annual price increase.

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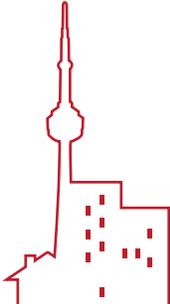
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HISTORICAL SOCIETY UPDATE

John Ellis

The Beach and East Toronto Historical Society (TBETHS) in partnership with the Beaches Library continue to sponsor guest speakers on area topics of historical and heritage interest. In February, Lawrence Lee presented on the amalgamation of East Toronto with the city and the post First World War housing boom. In March, author Sandra Joyce presented on British Home Children in Canada. On April 11, historian David Fuller presented on the Battle of Vimy Ridge on the occasion of its 100th anniversary.

Upcoming events are "A Toronto Album 2", presented by renowned historian, Mike Filey on May 09 and TBETHS AGM on May 30 with a presentation on Woodbine Race Track – Key to Beach History by John Ellis.

TBETHS has taken new initiative with Toronto Heritage Preservation Services to consider the society's nomination of parts of Queen Street East in the Beach as a Heritage Conservation District. If successful, this will lead to a public meeting in the Beach.

Work continues on the society's new website:
www.tayson.com/tbeths

The society also promotes the placement of plaques on historically-significant buildings or sites in the Beach, and supports the work of Heritage Toronto, a charitable agency of the City of Toronto, founded in 1949. Heritage Toronto offers several types of handsome historical plaques for purchase. Considering that most homes in the Triangle are now more than 100 years old, of possible interest to residents is the "Heritage Toronto Century Home" plaque, with the resident street number included. This plaque is navy blue with white lettering and measures 11 3/4" x 9 3/4". The cost is \$250. The application form can be found at cbatema@toronto.ca



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IN 2017 CANADA WILL BE 150 AND I WILL BE 77

Edythe Gerrard (née FitzGibbon)

I am in a remembering mood and thinking about some of the things that have stayed in my mind. I know you have memories too. Maybe you would like to share them with us. I know some of you, like me, get that blank stare when you begin a sentence "I remember..." but we would like to share those memories. I do think memories are important to pass on so here I go.

I grew up on Kingswood Rd. I went to Adam Beck and Malvern and my grandkids are the fourth generation to go to Malvern. I know there are lots of families that can say the same thing.



Adam Beck class 1948 (Edythe is in back row, right)

I remember walking up to Adam Beck and if I go back now I can see the street as it was then. The ladies who were working on their gardens or sitting on the porch stopped to say hello. They seem as alive to me now as they were then. They weren't afraid to talk to a little kid as we seniors are today. I remember when I was in Kindergarten there was a memorial service and all the people around me were sad. I remember how tall they were as I look back with the eyes of a child.

I remember getting picked last for a spelling bee and that the experience didn't harm me in the least. If you make everyone a winner there really is no winner and learning to lose in a safe place is a good thing. There is a reunion every summer of some of the people who grew up on Kingswood and I have to say we still look pretty good. I do remember that no adult ever asked for your opinion on anything and really didn't care if you had an opinion. I still remember times tables and the honour of cleaning those blackboard erasers.



Cousin Bob (looking bashful!)
with Edythe. 1944

My mum knitted sweaters. Some had animals on them. I have a class picture of me in one of them. My Mum and my Nana did amazing crochet work. I can remember my Mum sitting on the porch talking to our neighbour. These were gentle times. They always seem to be set on a lovely summer day.

Horse wagons delivered milk and bread and if the driver had a good round over Christmas the horses walked the route by themselves. Ice was delivered too. Do you remember and those big guys who carried the ice over their shoulder with the pincer things? Coal was delivered through a basement window.

I remember seeing the headlines that said 'The King is dead, God Save the Queen' and having to remember to sing "God Save the Queen".

There was a Tamblyn drug store on the corner. The clerk there could load the film in a Kodak camera, and make great cones using ice cream that came in a tube. There was a Laura Secord shop on the corner of Scarborough Road. I don't think ice cream or chocolate ever tasted as good as it did then. I remember penny candy in a small brown bag. Blackballs lasted forever and you took them out of your mouth to check the colour. Who knows how many grubby hands had wandered through the bins of candy as you made up your mind how to spend that five cents.

I remember clothes hung on the line in the winter and they froze there. You had a time to fold them. They smelled wonderful and no spray can ever duplicate that.

The summers were hot and we didn't look for cold air except at the movie theatre that advertised 'Air cooled'. We had two movie theatres on Kingston Road, the Manor and the Scarborough and the movies changed twice a week. You were treated to the movie, a cartoon and a sing-along. There was also the Birchcliff on Kingston Road and the Allen Beach on Queen. The Fox is still there. It has those new seats. Do you remember that urgent request for you to move over because the seat you were going to sit on had no back or bottom? Once in a while the seat back would drop back down to surprise you and the person behind you. Remember the popcorn smell?



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Woodbine Track, Queen Street, 1959

I remember the Track too. The last two races were free. You could also watch the horses and the hot walkers training horses through the fence at Woodbine. The wall was part of my life too, and then the wall was gone and a large open field was there and we could watch the fireworks from my porch. I remember the BTRA fighting the track especially on Sunday racing. We picketed in the winter and people just walked by. There was also the fight for a park. The city thought we were selfish in the Beach so they refused to buy the whole site but we did get our wonderful park thanks to Tom Jakobek and the BTRA. I watch the park as it grows up and I think it will be an 'I remember' for many of you in the future.

A treat was to drive to the St. Claire ice cream place on the Danforth and then to take your ice cream onto the Main Street bridge to watch a steam train roar by under you. Soot blended with the ice cream.

The streetcar is a piece of my life too. I live on Queen Street now, so I have always lived close to that sound. I do remember when the street car went beyond Vic Park out to the skating rink. It had wooden slats on the floor and the slush moved up and down the aisle. There was a wooden sidewalk past Vic Park too. I walked there with my Dad in his sailor suit when he came home. We had Orange Crush in those brown crinkly bottles.

Remember American Bandstand on TV? I remember a group that went from Malvern and were refused entry because one young man was black. TV stopped at eleven the test pattern showed that Indian head. Black and white TV was amazing, especially if you had an antenna on the roof. My dad would climb on the roof; someone would watch the screen and another person would yell out the window when you had a picture. We sat together and watched TV.

Nice memories and some sad ones are what make up a life, a street, a neighbourhood and a country. Happy Birthday Canada!

Please share your memories with us:

secretary@beachtriangle.com

John Ellis, 52 Rainsford Road, Toronto ON, M4L 3N6



Edythe Gerrard lives in one of the first five homes built on Queen Street in the Beach Triangle. It is a repository of local and family history and artifacts.

You can review her Home History at www.beachtriangle.com

DID YOU HEAR THIS?

John Ellis

A Triangle resident has reported hearing for several months a 'foghorn' sound that repeats every 13 minutes. This phenomenon has been reported in Leslieville and has been called 'The Leslieville Hum'. Some residents declare that they have been hearing the sound for years and suspect it is related to natural gas lines or a generator. BTRA President, Hans Looije, wonders if it is caused by pollution control at the Ashbridges Bay Treatment Plant. Ward 32 Councillor Mary-Margaret McMahon says she really has no idea what the noise is about but promises to share with the community whatever she learns about it.

[Have you heard this sound?](#)

If so, send an e-mail message to

secretary@beachtriangle.com

PRESIDENT'S REPORT

Hans Looije

Greetings.

This year the residents' association will sponsor two events in the Triangle. On May 7, the city will help us give away 50 trees for free through the Tree for Me program to be held in the Jeff Sloan parkette. On the last weekend in June we are planning another Bikefest on Dixon Ave. A flyer will come out later for the event. Anyone interested in helping out can email me at President@BeachTriangle.com.

The utility work for Bell is finished in the Triangle and work has progressed south of Queen and East of Woodbine. The work will provide fast internet access to homes.

The TTC will be working on the Queen/Coxwell intersection so we will have buses instead of streetcars this summer.

Start dates for the construction of the condos at Queen and Woodbine and the one at Queen and Coxwell are still not known but the rezoning has been approved. More condos are in the planning process as developers are buying up property along Queen.

The Police Week Community BBQ will be held May 13 at Jimmie Simpson Park (Queen/Booth). The long weekend will kick off weekly 'Festivals' in Woodbine Park.



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TRIANGLE HISTORY

Hans Looije

After my last renovation article, I have done some more research into my house at 30 Rainsford, and housing development in the Triangle. A 1906 photograph from the top of the fire hall shows only five wood frame homes along Queen Street. The area on the north side of Queen and south of Queen to the lake were part of Toronto and it wasn't until 1909 that the land north of these homes was amalgamated into the city of Toronto.

A 1913 Goads map from the Toronto archives shows 80% of the triangle homes had been built. What caused this housing boom? The 1906 photographs show most homes in the Beach with outhouses. In 1910 the construction of the Ashbridges Bay sewage treatment plant was started (fully completed by 1913) so all new homes built could have indoor plumbing.

After the 1904 Great Toronto Fire, all new homes were required to be built of brick. This was a business boom for the brick companies located around the clay deposits at Dundas and Greenwood. The Price brothers who operated a brick yard on Coxwell also decided to get into the house building business in the Triangle and the rest of the Beach. The original survey for my house was filed by one of the Price brothers. Access to downtown Toronto was easy via the streetcar line operated by the TRC (Toronto Railway Company) which could then run on Sundays after 1997. The Russell Yard at Connaught Ave. was built in 1913 to handle transit expansion.

Fast forward 100 years. Most of the Norway maples planted then have now died. The original galvanized steel pipes that ran water to the homes were replaced by lead pipes and as of last year, with new copper pipes. The original water mains have been reconditioned with a new coating on the inside. 20 years ago Consumers Gas replaced the gas lines but the city has been slow to fix the aging sewer system. Many homes have had basements flooded and the city has only made stopgap repairs. One 'fix' by the city is to mandate that all downspouts be disconnected from the sewer system. The sewer upgrades outlined by the flooding study done by the City keep on being put off for years. The Rainsford road combined sewer was to be upgraded from a one foot in diameter to two feet but was delayed until 2016, and now we are looking at 2020?



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DOOR-TO-DOOR SALES CAUTION

(From Enercare Newsletter)

We've heard about the door-to-door activity in your neighbourhood. Sometimes door-to-door salespeople misrepresent themselves as Enercare, Direct Energy, a local utility, or a government agency and make false claims about their service. Despite what you may have been told, **Direct Energy Home Services was acquired by Enercare Home Services in October 2014 and is still very much in business.** After 55 years, we're here to stay.

With the recent changes to the Consumer Protection Act (effective April 1, 2015), there are safeguards in place that further protect you from aggressive and/or misleading door-to-door water heater sales. Even with the new laws in place, you should be cautious when dealing with door-to-door salespeople.

Here are some tips to keep you and your family safe:

- Enercare, Direct Energy, government agencies and your utility company don't promote HVAC equipment rental, service plans or sales at your door
- Call us if approached, or to confirm someone from Enercare is scheduled to be at your home
- Never sign a contract at the door
- Don't share personal information including your gas bill

If you have any questions or concern you can visit enercare.ca or call 1-877-334-1843



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BEACH TRIANGLE RESIDENTS ASSOCIATION...OUR VISION

Areej Hasso

What is the BTRA? Why do we exist and what do we hope to achieve?

Well, it first starts with a great sense of pride to live here. We occupy a neighbourhood with such a rich history and homes that date back well over a hundred years. We are nestled in a wonderful community with amazing residents that equally care about where they live, and about each other. While we are a gateway to the Beach neighbourhood just east of us and the upper beaches just north of us, we have our own unique identity that we love to celebrate. True to its shape, we are a neighbourhood that is inextricably connected. So, our vision is "Creating community connectedness in the Triangle"

The Beach Triangle is a community with increasing appeal due to its proximity to downtown and the lake, yet we are still a fairly hidden gem!

We would like to continue to represent the interests of Triangle residents and engage with one another in the following ways:

1 – Social Connectedness: We want to create more ways to increase your *social* capital by connecting with our neighbours at local events. Did you check out last year's Bike Fest (yup, that was organized by us!)? What a great way to learn about bicycle safety, get our bikes tuned up, and properly inaugurate our bike lanes on Dixon Ave., complete with bouncy castle, button maker and BBQ.

2 – Planning and Development: We are always paying attention to zoning and development applications coming down the pipeline and lending our voice at Committee of Adjustment hearings (when necessary). We are not against development but believe it should happen in a gradual and responsible way that aligns with the character of the neighbourhood and preserves its wonderful architecture. Just ask BTRA director John Ellis, also president of

The Beach and East Toronto Historical Society. He's got some fascinating stories to share about Triangle homes!

3 – Road Safety and Traffic Calming: Are there intersections that cause you particular anxiety (Hint: Woodbine and Kingston)? We continue to advocate for greater road safety by bringing these issues to the attention of our local City Councillor and Transportation staff.

4 – Safety and the Community Police Liaison Committee (55 Division): BTRA President Hans Looije is not only busy attending, OMB hearings, community events, and other committee meetings; he also represents the Triangle at the 55 Division Community Police Liaison Committee. He provides us with updates from police about incidents we need to be aware of, opportunities to work with our police, and takes back our concerns to 55 Division. We all feel safer as a result, while acting as eyes on the street for our local police officers.

5 – Environment and Greenery: Led by our appropriately named Skye Vandenberg, we are kept up to speed on everything 'green' including those pesky critters that threaten the life of our beautiful trees (the tree canopy on Rainsford is what made me move here in the first place!). Look out for our upcoming *Tree For Me* event and opportunity to plant your own trees at no cost. This is our chance to do our part to replace old/ailing trees that have been lost or will inevitably be lost. Help replenish our neighbourhood trees and come out for some free mulch to kick off the spring gardening season!

Lastly, we invite you to provide your input and get involved. Our vision as the BTRA is not possible without the vision and participation of our residents. Come to our next Annual General Meeting in June and be a part of planning it! Let us know what topics or issues matter to you, and we will put it on the agenda. Just send us your suggestions in a quick email: secretary@beachtriangle.com or call John at: **416-694-3288**.

Looking forward to hearing from all of you soon!



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Beach Triangle Residents Association

Annual General Meeting

All welcome! Please join us!

Wednesday, May 31st, 2017

7:00-8:30 p.m.

Corpus Christi Church Hall (Basement)

AGENDA:

- Reports of the Board of Directors, Treasurer, Committee Chairs
- Election of directors for the 2016-2017 year

Seeking Election? Please contact:

- Hans Looije, Nominating Committee Chair
president@beachtriangle.com 416-691-3827

OR

- Edythe Gerrard, Nominating Committee Secretary
edythegerrard@rogers.com 416-694-1383

Discussion: A Vision for the BTRA

THE BTRA BOARD:

Executive:

President: Hans Looije president@beachtriangle.com

Vice-President: Laura Inward vp@beachtriangle.com

Secretary: John Ellis

Treasurer: C. Lee Welbanks treasurer@beachtriangle.com

Directors at Large:

Areej Hasso, Susan Smart, Edythe Gerrard

Committee Chairs:

Community Association Liaison:

Hans Looije community@beachtriangle.com

Community Connections: Laura Inward

Environment/Waterfront: Hans Looije

Greenery: Skye Vandenberg*

Newsletter Advertising: John Ellis ads@beachtriangle.com

Newsletter Editor: Robert Looije* newsletter@beachtriangle.com

Webmaster: Keith Schengili-Roberts*

Police Liaison: Hans Looije

Zoning: (Vacant)

*Volunteers