

THE CORKTOWN NEWS

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The Future of the Foundry

By Franca Leeson, Friends of the Foundry

After more than a year of community resistance, the provincial government sold the Foundry site to Eastern Avenue (Condo), a company owned by the De Gasperis family of Aspen Ridge homes. Here's what Corktown needs to be aware of now.



THE FOUNDRY SITE, BETWEEN EASTERN AVENUE AND PALACE STREET SOUTH OF THE ADELAIDE OVERPASS. THE THREE BUILDINGS THAT REMAIN ARE THE FOUNDRY CLEANING ROOM ON THE NORTHWEST CORNER AND THE TWO MACHINE SHOPS.

photo courtesy: Franca Leeson

Who Owns the Foundry?

The site was purchased from the Province for \$101 million on March 28, 2022 by Eastern Avenue (Condo), a corporation registered in December

2021. The President is Andrew De Gasperis, a member of the well-known developer family that owns Aspen Ridge Homes.

The involvement of Aspen Ridge is, overall, good news for Corktown. They are a respected company that typically

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City Councillor Update

By Elspeth Chalmers

We spoke with newly elected City Councillor for Ward 13 Toronto Centre, Chris Moise, to learn more about him and the issues he sees affecting Corktown.

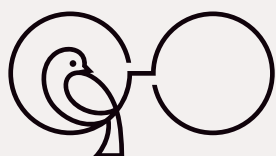
As a small business owner and Chair of the Economic & Community Development Council, Councillor Moise understands the concerns of local businesses.

Moise moved to this neighbourhood 17 years ago in part, "because it was all independent boutique stores." He loved the community of Toronto Centre but is concerned as he sees small retailers being squeezed out. "When that happens, then the whole dynamic of the neighborhood changes," says Moise.

"When I first founded my pet store in the St Lawrence market area, I was

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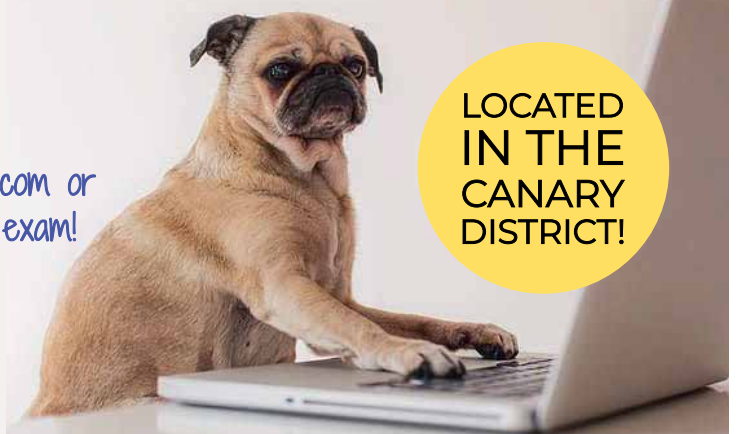
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Acknowledgement

The Corktown News acknowledges that we are on the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

FUTURE OF FOUNDRY CONTINUED

engages well with the community during its big builds, and we hope they will do the same here.

However it is of great concern to Corktown residents that the Ford government was negotiating with a buyer before issuing the MZO in October 2020 — as though the MZO had been tailored to suit private

interests. Also, they did it in secret, without consulting the community. Organizations such as the West Don Lands Committee, who have been advising on the development of the area for 25 years, are worried that failure to consult in the early stages, results in the lost opportunity for local knowledge to add a community perspective and priorities during the zoning approval process.

CONTINUED ON PAGE 4



INTERIOR OF THE MACHINE SHOP

THE INDUSTRIAL STEEL SASH WINDOWS, A KEY HERITAGE ATTRIBUTE, WILL BE REPLICATED USING SIMILAR MATERIALS BUT WITH DOUBLE-PANE THERMAL GLAZING.

photo courtesy: Eliot Wright, Friends of the Foundry

The Corktown News

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WHAT'S UP IN CORKTOWN?

The Corktown Residents & Business Association is a not-for-profit and non-commercial volunteer neighbourhood organization.

We follow the latest developments in Corktown on a wide range of topics and serve as a liaison between Corktown, the City and other key organizations.

The CRBA is an inclusive organization open to all local residents and businesses. Join us and add your voice to the community discussion!

website: www.corktown.ca
email: info@corktown.ca
Facebook: CorktownTO
Twitter: @CorktownTO

NEXT CRBA MEETINGS

March 02 (AGM) and April 04
Join your neighbours at 7PM to find out what's happening in our wonderful neighbourhood.

Dates and times above are subject to change. Check www.corktown.ca for updates, location and agendas.

TDSB Trustee Update

By Deborah Williams

During the COVID-19 pandemic we all faced unprecedented challenges that laid bare some of the inequities in our society and created opportunities for new ways of thinking about our work-life balance. Many of us have reflected on our priorities — what is most important to us, our family, and our communities. We recognized and acknowledged our

essential workers. We called them heroes in the height of the pandemic. Let's not forget them.

Many of us are taking better care of your physical health. Many of us are taking better care of our mental health and well-being. Many of us are taking better care of our spiritual health. Many of us are taking better care of our relationships. Many of us are thinking about and taking action to support workers' justice, climate justice and human rights. I believe that strong public education builds strong communities. I decided to run in the Toronto 2022 Municipal Election as a school board trustee candidate, to bring my advocacy experience of over a decade to this role of public service.

I'd like to extend a heartfelt thank you to everyone who made a donation, supported and voted. On October 24th I was elected and on November 15th I was sworn in as the Toronto District School Board Trustee for Ward 10 (University-Rosedale and Toronto Centre). It is an honour to serve with my fellow trustees within the decision-making body of the Board with a focus on student achievement and well-being, safe and inclusive schools, and stewardship of



photo courtesy: TDSB (www.tdsb.on.ca/leadership_trustees)

public resources in the interests of all students, parents/guardians/caregivers, stakeholders, and our communities.

My role as TDSB Ward 10 Trustee includes my work as Chair of the Program and School Services Committee; on the Negotiations Steering Committee; on the Urban Indigenous Community Advisory Committee; and as Director and Alternate Voting Delegate on the Ontario Public School Boards' Association (OPSBA).

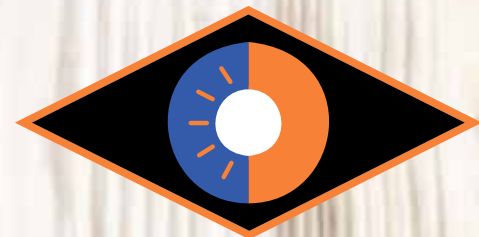
As your trustee, in addition to advocating for a strong public education system, I will also share information about the amazing work being done in our school communities and at the Board. The following are a few examples.

On November 12, 2022, I attended the Dream Serene at Massey Hall with our amazing team from Beverly Public School. Created in 2014, Dream Serene is the visionary work of Toronto parents Christie Greyerbiehl and musician/songwriter Hayden Desser to celebrate and support children with exceptionalities and their caregivers. In 2021, the Dream Serenade Family Relief Summer Bursary reached

Many of us are taking better care of your physical health. Many of us are taking better care of our mental health and well-being. Many of us are taking better care of our spiritual health. Many of us are taking better care of our relationships.

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507 King St. East

FROM INDUSTRIAL MANUFACTURING TO STYLISH CO-WORKING

By Coralina Lemos, Corktown Historian and Author | corktownhistory.com

Standing at the southeast intersection of King Street and Virgin Place is a three storey, plus basement, former factory building that was purposely designed and built for the Canada Decalcomania Company. Established in 1911, the factory initially operated from a location farther west in the city.



photo courtesy: Hullmark

From the start, its founding directors saw the value and potential growth in the production of industrial transfer lettering for wagons, store windows, transport vehicles, name plates, etc. Compared to hand painted sign transfers could be mass produced much faster, accurate and at affordable prices.

In 1918 company officers incorporated under a Dominion Charter with its head office in Toronto. Its directors included George Meyercord, president of Meyercord Company based in Chicago, Illinois, and co-founder director Alvin Johnson. Founded in the late 1880s, the Meyercord Company was not the first to manufacture decals in the United States but was one of a handful of companies that dominated the industry south of Canada's border.

Two years following its incorporation a vacant warehouse was purchased from the Dominion Register Company for the purpose of constructing a detached factory for the manufacturing of decalcomania transfers of various designs, types and sizes. The contract was awarded to architect Henry J. Chown who had recently completed work on Willards Chocolates Company Limited on Dupont Street, and whose exterior closely resembled 507 King Street East.

The newly built plant in Corktown started to manufacture decals in 1921 and prospered with its production under one roof. A new wing was added in the 1930s according to local resident Bill McIlroy who started to work at the company at age 16 in 1946. Despite the years that have past, Bill recalls some of the "shop talk" that happened among fellow coworkers.

The Canada Decalcomania Company went on to become the largest producer and designers of decals in Canada with subsidiaries in England, Australia and sales agents throughout the provinces. Eventually the word 'Decal', a product tradename, became synonymously associated with its parent company resulting in its name often being shorten to Canada Decal. "Are your employees' cars identified? Security precautions make it advisable that cars, of company workers, be quickly identified...Decal transfers are the most satisfactory and economical."

Outgrowing its premise on King East, the company moved in 1968 to a much larger and modern facility in Scarborough where it produced decals for major charge cards, soft drink companies, aircrafts, farm machinery, trademark insignia,

and so on. Consequently, its success did not go unnoticed as in 1981 Canada Decalcomania was acquired by CCL Industries Incorporated.

In the mid-1980s the building was purchased by Scott A. Martin, the late grandfather to Derreck and Samuel Martin (brothers) who started East Room.

Folks awaiting the unveiling of the 507 King St East at 507 King Street East, may appreciate to know that this co-work and event space is expected to open its doors sometime during the first quarter of 2023. This is the latest update by executive Mitch Gillin of Hullmark, a company whose portfolio of properties primarily focus on the adaptive reuse of existing structures while modernizing interiors and keeping them from landfill. Extensive renovations have made sure to highlight exterior architectural features that include stone lintels, sills and decorative motif work. Windows have been upgraded and inside, East Room clients will have access to modern office space, boardrooms, kitchens and a rooftop lounge. This, along with the efficient use of the existing building will help support Corktown's distinct main street character and legacy for years to come.

FUTURE OF FOUNDRY CONTINUED

What Remains of the Foundry?

The East Machine Shop on the southeast corner of the site will be preserved intact, with the full interior to be used as community space, along with the exterior area directly to the east of it (now a paved parking lot).

The adjoining South Machine Shop along Palace Street and the Foundry Cleaning Room on the northwest corner will be integrated into housing towers with most of their structures preserved. The area on the southwest corner will be preserved as open Privately Owned Public Space (POPS).

The other two buildings along Eastern Avenue were demolished in winter 2022, before the property changed hands. Both were judged to have had less heritage value and to be less amenable to adaptive reuse.

What's Been Happening Since the Purchase?

A number of documents have been registered at the Land Registry Office, including the all-important Heritage Conservation Agreement, the protection the community fought so hard to get into place. That agreement requires current and future owners to follow the specific heritage guidelines set out in the June 2021 Heritage Impact Assessment. There are also agreements requiring the construction and operation of affordable rental housing on the site.

Other than a couple of film shoots and a few visits by engineers, as of New Year's Day 2023 the site has been left in the same condition as it was when it changed hands last March, with 24-hour security onsite.

What Happens Next?

According to our sources, the developer has already had some informal meetings with City staff, but the formal process of applying to the City for site plan approval and building permits had not yet begun as of the beginning of 2023.

Heritage protections and affordable housing operations will be further secured through the site plan approval process, and we hope the community will be included in these discussions.

Copies of all registered agreements are available for a fee through the Land Registry Office, but you can view them for free at the Friends of the Foundry website at www.friendsofthefoundry.com under "Provincial Documentation".

Anishnawbe Health Toronto

DONOR PROFILE: NEIL BETTERIDGE

By Julie Cookson, Anishnawbe Health Foundation

When he semi-retired from working in the tech industry last year, Neil Betteridge knew that he wanted to use his time and resources to support the growing and thriving community in the West Don Lands area.



DONOR NEIL AT INDIGENOUS HUB CONSTRUCTION SITE

photo courtesy: Julie Cookson

A resident of the Distillery District, he is active with many community groups including serving as the Vice-President of the Gooderham & Worts Neighbourhood Association.

"I want to contribute to a vibrant community in my city. Whether it is learning about new projects in my neighbourhood or helping new local political candidates to get their message out, I want to engage with efforts that are having an impact at the grassroots level," says Neil.

Contributing as a donor is one of the ways that Neil has chosen to support the community – including an investment in Anishnawbe Health. In 2022, on Giving Tuesday, Neil matched the donations of new monthly donors for a year, up to \$10,000, and for the Winter Solstice at the end of the year, Neil matched all donations, dollar for dollar, up to \$30,000.

"I look out my window and I can see the new home for Anishnawbe Health Toronto growing and developing each day. As a donor to the project over the last couple of years, I've come to learn more about AHT's great work in helping clients to find a healthy path and I'm

excited to have this organization join our neighbourhood. My commitment to match donations this fall is my way of investing in the community and encouraging others to learn more about this organization," says Neil.

Anishnawbe Health's focus on preserving and reclaiming traditional Indigenous healing practices also resonates with Neil. A former partner of Neil's is a member of the Chukchansi Native American community in California and Neil learned about spiritual practices and the importance of connecting to land and nature from him.

"As a son of immigrants, I think we can all learn from the Indigenous community about the need for respectful relationships with our natural environment and our impact as settlers. Sharing the resources that I've benefited from living on this land, and encouraging others to do the same, is my way of contributing to a better path forward for all of us," adds Neil.

The Indigenous Hub is scheduled to open in Fall 2023. To learn more about Anishnawbe Health, visit supportanishnawbe.ca

CITY COUNCILLOR UPDATE CONTINUED



doing something different. I offered unique things. But now, I'm competing with dollar stores. It's a race to the bottom." Moise knows he's just one of many small business owners who feel they are being squeezed out. In his role on the Economic & Community Development council, he is speaking with local business owners to work on solutions.

"When we build these communities, we have to build with intention, to make sure we have community services."

Moise is also focused on bringing food retailers to the Corktown community. "The No Frills on Front Street is closing next and that's the closest grocery store for most Corktown residents." Moise has been speaking with developers to learn more about this issue. Due to rising inflation and other costs, grocery stores are no longer as profitable as they once were. "But we have to eat. It's not all about being cost effective. It's community centric," says Moise.

It's about more than grocery stores for Councillor Moise. He understands that walking to amenities like pharmacies and convenience stores is all part of the advantage of living in downtown Toronto. That's why he's working to bring these services to Corktown and other Toronto Centre communities.

"When we build these communities, we have to build with intention, to make

"People are more successful when they are close to family and friends."

sure we have community services." He is in close contact with city planners, developers, and local retailers. "My office is working with them to try to limit or remove any barriers they encounter."

Councillor Moise is also making good on his election promise to address the housing crisis in Toronto Centre. He's working to house people across the city in different shelters and hotels. "I'm trying to ensure people can be housed in the committees that they live in," says Moise, because "People are more successful when they are close to family and friends."

Moise is also working to provide long-term solutions to housing, as he understands that "hotels and shelters are stopgaps."

Aside from these long-term projects, this Winter, Corktown residents and businesses will experience the impact of a new snow removal contract. The city has hired one snow removal company for all its needs, whether that is salting or plowing city roads and sidewalks. It's selected a company that boasts GPS on each vehicle, bringing snow removal to the modern age.

For more information about what's happening in Ward 13, visit <https://www.chrismoise.ca/>

Making Sleep a Priority in 2023

By April Cockshutt, C.N.P., Clinical Herbalist



RESEARCH SHOWS THAT BETTER SLEEP GREATLY IMPROVES BOTH PHYSICAL AND MENTAL HEALTH

all photos courtesy: Zen & Tonic

Sleep is essential to our health, our ability to work, our capacity to cope with stress and the achievement of our goals. As we welcome 2023 and plan our goals for the new year, it is essential to make sleep a priority in order to flourish and thrive through all of life's demands.

In today's society and the ongoing challenges that make up our lives, many individuals fail to get the quantity or more importantly, quality of sleep they need to function not only effectively but as our bodies are intended. Instead, many of us push sleep to the back burner and are left sleep deprived, lying awake at night, feeling completely burnt out and over stressed. Unfortunately for many, this cycle is the new norm as we become unaware of what a good night's rest is truly like.

Zen & Tonic is here to help and discuss the signs you need more sleep, how to support your sleep and key goals to implement to get into a deep slumber nightly. This year make sleep a priority and discover the positive impacts a good night slumber can have on your whole body wellness.

TOP 3 CAUSES OF SLEEP DEPRIVATION

1. Stress
Work, finances, relationships, a pandemic, the holidays, new year resolutions - heck these are all stressful!

Are you finding yourself physically exhausted but that mind of yours won't shut off? Makes sense! Stress is the number one reason we can't fall asleep or wake up in the night. When we are stressed, our autonomic nervous system is stimulated to release specific hormones, including adrenaline and cortisol to allow us to successfully handle stressors. These hormones ignite our fight-or-flight response, increasing our heart rate, blood pressure, dilating our pupils, shunting blood to vital organs and muscles for us to flee or fight.

Imagine falling asleep with all these changes occurring - sounds next to impossible doesn't it? Well after multiple years of unprecedented changes, lock downs and current life demands, many of us are now to the point of exhaustion, burnout and feeling the impact of this chronic stress, especially our sleep!

2. Poor Sleep Habits
Does your sleep and wake-up time change daily? Are you working until the wee hours of the night? Is your phone glued to your body? Did you know our bodies have an internal 24-hour clock,

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Through creating a consistent bedtime routine, unplugging and creating new habits surrounding your sleep, you can find relief and improved sleep.

also known as a circadian rhythm and they have ideal times for us to sleep and wake to feel our best? It's true! The best time to sleep is between 10p.m. - 6 a.m. The key to supporting our internal clock is to build a consistent sleep schedule and bedtime routine.

During the day get sunlight, fresh air and exercise. In the evening, instill a supportive bedtime routine and create a bedroom environment to support quality slumber. Think digital detox, darkness, cool temperatures, and sleeping at the same time nightly!

3. Sugar & Caffeine Consumption
May as well group these two delicious, for some addictive ingredients together as they both have the ability to wreak havoc on our sleep, energy production,

blood sugars and cortisol levels (stress hormone). Consuming sugar before bed, whether that be in a form of dessert, alcohol or natural sugar can keep you awake at night due to excess energy production and overstimulation. It can also cause you to wake in the middle of the night due to a crash in your blood sugars or keep you from getting into deeper, more quality sleep cycles due to increased stimulation.

Sugar, or glucose as our body's refer to it, is our energy molecule. We need to function, to run, and it is the key ingredient we need to fuel ourselves in stressful situations. Why do we need it for sleep? We don't! If your sleep needs support, try avoiding sugar consumption for 2-3 hours before bed, including alcohol! Instead, have a hot cup of relaxing tea, like chamomile or lavender or if you truly are hungry reach for something high in protein or healthy fats to keep your blood sugars balanced throughout the night.

Coffee causes similar sleep disturbances. Did you know it can take up to 10 hours for caffeine (from coffee, black tea, green tea, chocolate etc.) to completely clear from your

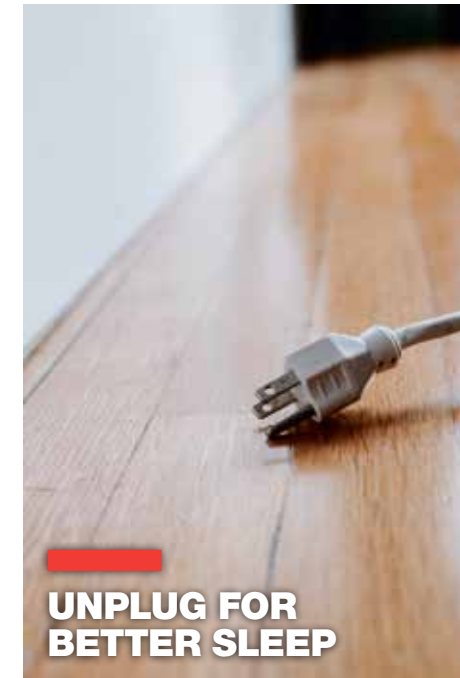
bloodstream? Fact! Are you consuming coffee post noon? Similar to sugar, caffeine promotes increased cortisol secretion through stimulating the nervous system. This increased stress on the body can keep us awake at night and prevent us from getting into deep, restful sleep cycles. Do yourself a favor and reach for water, herbal tea or skip that afternoon coffee to get a good night's sleep!

10 SIGNS YOUR SLEEP NEEDS SUPPORT

1. You are getting less than 7 hours of sleep
2. It takes you more than 20 minutes to fall asleep
3. You wake in the middle of the night
4. You suffer from sleep apnea
5. You wake feeling tired and unrested
6. You rely on stimulants, such as caffeine as soon as you wake and throughout the day
7. You experience increased irritability and mood swings
8. You noticed a reduction in your libido
9. You have sugar cravings, inflammation or weight gain
10. Your performance and concentration is suffering

Are you exhibiting two or more of the signs above? If so, take action and support your sleep hygiene to avoid burnout and thrive in 2023. You owe your body and your well-being the time to recharge and heal after all that we put it through. Failure to support your slumber and sleep deprivation can increase your risk of several chronic

health conditions, contribute to suppressed moods, depression, chronic fatigue, weight gain and further stress the body. Instead, let your future self thank you for the changes you made to your slumber this year!



UNPLUG FOR BETTER SLEEP

Through creating a consistent bedtime routine, unplugging from electronics and creating new, healthier habits surrounding your sleep, you can find relief and a quality night's sleep to wake-up feeling refreshed and ready to flourish in 2023! To support your sleep, try Zen & Tonic's 5 favorite ways to improve slumber:

5 WAYS TO SUPPORT YOUR SLEEP

1. Enjoy 30-60 minutes of digital detox before bed (yes, this includes your phone!). BONUS: make your bedroom

.....
...many of us push sleep to the back burner and are left sleep deprived, lying awake at night, feeling completely burnt out and over stressed. Unfortunately for many, this cycle is the new norm as we become unaware of what a good night's rest is truly like.

.....
electronic free and charge your cell phone OUT of the bedroom

2. Create a CONSISTENT bedtime routine to relax your mind and ease any stressors before bed. Some of our favorites at Zen & Tonic include:

- » Set a bedtime reminder for 10p.m. and go to bed consistently at the same time
- » Plug your phone in on DND 30 minutes before bed OUTSIDE of your bedroom
- » Take Magnesium Bisglycinate and for added support and stress relief, add Resolve CBD Oil to your bedtime routine 30 minutes before sleep (available at Zen & Tonic).
- » Practice diaphragmatic breathing and progressive muscle relaxation in bed to promote quality sleep

3. Avoid sugary foods, including snacks and alcohol within two hours of bed

4. Avoid caffeine intake after noon and limit caffeine intake to 1-2 beverages daily

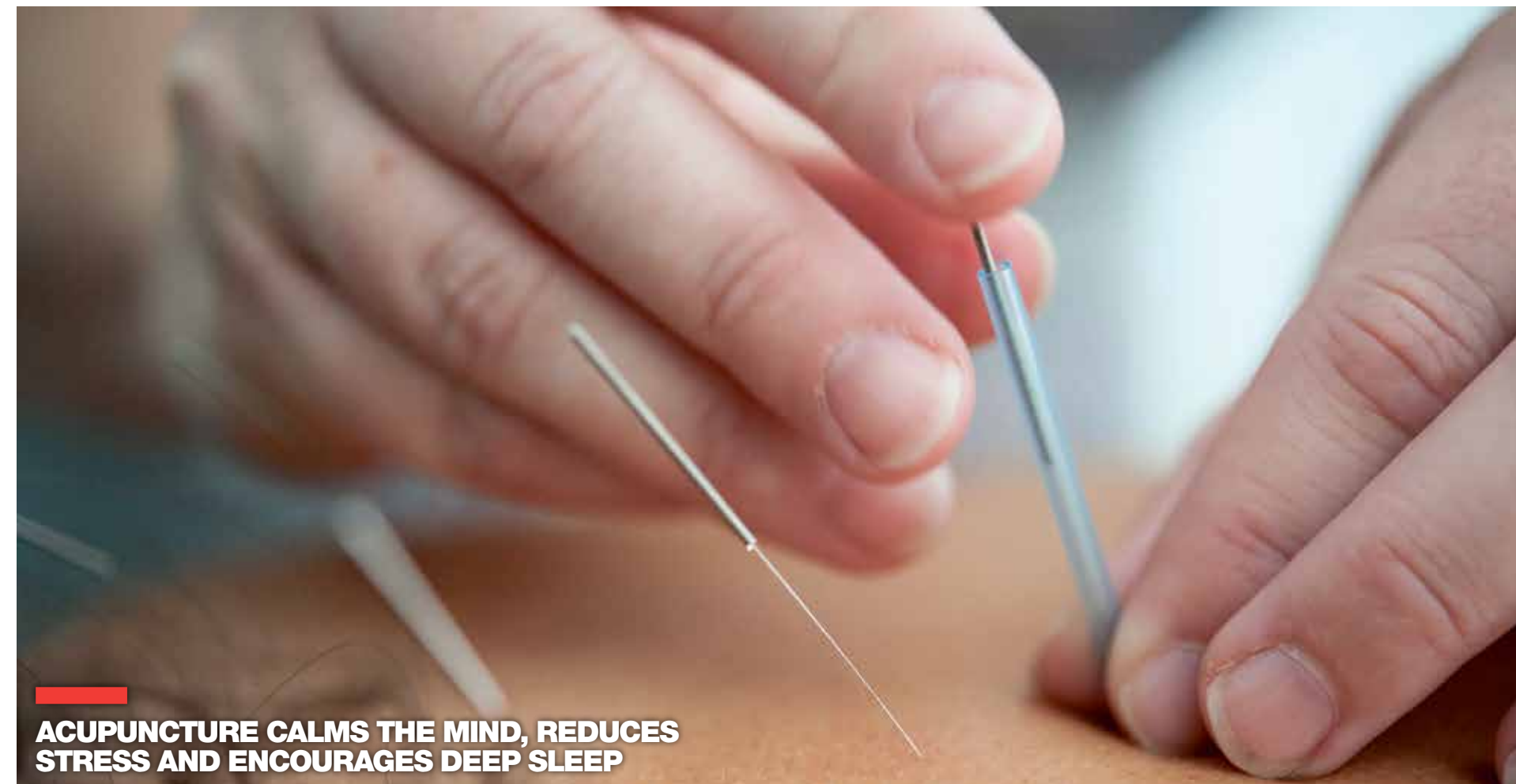
5. Enjoy weekly evening Acupuncture Sessions at Zen & Tonic to nourish the nervous system, calm the mind, reduce stress levels and encourage deep sleep

It takes time to create new habits and to support sleep. Changes may not occur overnight so be patient and provide your body the support and consistency it needs.

In addition to the above, it is also essential to reduce the effects of stress on the body throughout the day to encourage decreased cortisol levels and stress hormones that can remain high into the evening. Support your mental health and reduce stress levels to enjoy improved slumber. Take 5 minutes daily to reset your day, release tension or reduce stress through simple but effective techniques. Enjoy simple activities daily such as 5 minute digital detox, taking a walk, eating lunch away from work, exercising, meditation or practicing your favorite way to release stress!

Need more sleep support or guidance achieving your wellness goals? It's time to start putting your best asset first, your health! Zen & Tonic is here to help you get a quality night slumber and to support all your wellness goals from adrenal fatigue, hormonal balance, digestive health, and so much more.

Book your FREE 15 minute consult today to find balance, wellness and holistic healing by visiting <https://zenandtonic.janeapp.com>.



ACUPUNCTURE CALMS THE MIND, REDUCES STRESS AND ENCOURAGES DEEP SLEEP

Rock On!

By Melanie Wong, Rock On Climbing Owner

Climbing in Toronto's Corktown neighborhood is the perfect place to stay active and have fun during the colder winter months. Intimately tucked into the heart of the Canary District, Rock On provides a fun and safe environment to try a wide range of routes and challenges for climbers of all abilities and experience levels.



HANGING ON FOR DEAR LIFE, AND LOVING EVERY MINUTE OF IT.

Melanie, the owner of Rock On Climbing and a resident of the Canary District, began climbing over 10 years ago and fell in love with the problem-solving aspect of climbing boulders. As the neighbourhood grew into a lively neighbourhood with beautiful parks, Melanie drew inspiration from the Canary District's athletes' village past to open a climbing gym here.

Rock On Climbing is more than just a gym—it's a community of climbers and fitness enthusiasts who come together to push themselves and support each other.

Rock On Climbing is the newest bouldering gym in Toronto. Bouldering is one of the main disciplines of rock climbing, climbing walls around 15 feet tall and built over a padded floor. This form of climbing does not use specialised equipment and encourages

creative choreography to solve the puzzle of getting to the end of the route. With just climbing shoes on your feet and a will to reach the top, bouldering is an accessible form of rock climbing for anyone and everyone to join!

Rock On Climbing is more than just a gym—it's a community of climbers and fitness enthusiasts who come together to push themselves and support each other. The gym hosts a variety of events and programs during peak hours, including climbing lessons, competitions, and courses with experienced instructors. Friday nights are currently movie nights or game nights.

Whether you're a beginner looking to try climbing for the first time or an experienced climber looking to improve your skills, Rock On has something to offer. The gym is fully accessible to members 24 hours a day, 7 days a week. The facility is open to non-members from 4 pm to 10 pm Monday to Friday, 10 pm to 8 pm on Saturday, and 10 am to 4 pm on Sunday. So don't let the cold weather keep you inside. Come on out and start your climbing journey today!



THE HIGHER THE CLIMB, THE GREATER THE THRILL.

Real Estate Report

CORKTOWN, DISTILLERY & CANARY DISTRICT

By Jonathan Edwards, Re/Max Urban Toronto Team Realty

Sales are slow

The Downtown South East area, which includes Corktown, Distillery, and Canary District, has seen low sales volume since October 1st. There have been two freehold sales, with an average price of \$1,089,000, and 36 condo sales. Of these, there was one bachelor unit that sold for \$460,000, nine one-bedroom units with an average price of \$568,000, seven one-plus-den units with an average price of \$802,000, eleven two-bedroom units with an average price of \$890,000, and six two-plus-den units with an average price of \$1,022,000. Only two three-bedroom units sold during this time period, one for just under \$1 million and the other for just under \$1.5 million.

Why the downturn?

There are several reasons for the slow sales activity in the area. One of the main factors has been the eight interest rate hikes over the past 10 months, which has caused fear and uncertainty among buyers. Many buyers have been unsure of what to do or have been

unable to afford the properties they had originally planned to purchase. Some buyers have also been trying to time the bottom of the market, which is difficult to do accurately.

In addition, some sellers have been unwilling to accept that they missed the peak of the market and have not been willing to lower their prices to reflect the current market conditions. Many sellers have also been unwilling to negotiate when they receive an offer. Some agents have also advised their clients to wait to list their properties, leading to fewer listings on the market.

Furthermore, there has been a perception among some members of the public that it is currently a bad time to buy or sell real estate, which has contributed to the slowdown in activity. Some buyers have been looking for a deal and have submitted offers well below the adjusted market value, leading to stalemates between buyers and sellers.

Looking to the future

There are varying predictions for the real estate market in 2023. Some believe that the Bank of Canada will keep interest rates where they are for the foreseeable future, which would give buyers and sellers more confidence. However, there is also the possibility that the Bank of Canada will not lower the inflation target rate of 2% and that inflation will not come down fast enough to prevent further interest rate hikes. This could lead to a further slowdown in sales activity as borrowing costs increase. It is also possible that there will be several interest rate hikes throughout the year, until rates surpass inflation. Regardless of the exact timing and direction of the market, it is important for both buyers and sellers to stay informed and be aware of the current market conditions when making real estate decisions.

For any further real estate questions don't hesitate to come down to our office at 502 King St. E. or you can reach me at jonathan@remaxurbantoronto.com

TDSB TRUSTEE UPDATE... CONTINUED

246 families in 84 schools in the GTA - a 71% increase in recipients from 2020! You can help get the Summer Bursary program back to full capacity by donating. To learn more about the Dream Serene check out the website <https://dreamserenade.ca>

On November 28, 2022, I and my fellow members participated in an OPSBA Advocacy Day at Queen's Park. OPSBA Board of Directors members and student trustees spent the day at Queen's Park attending Question Period, meeting with our local MPPs, and participating in an evening reception which included the Minister of Education, the two Parliamentary Assistants, and the education critics from the New Democratic Party, the Ontario Liberal Party and the Green Party of Ontario. This year OPSBA's MPP package included information that focused on: Capital and Facilities; Student Transportation; and Equity, Diversity & Inclusion. To learn more about OPSBA, check out the website at <https://www.opsba.org>.

I will hold regular Ward 10 Forums. Everyone is welcome. Please feel free to visit my TDSB web page and sign up for my Newsletter at <https://www.tdsb.on.ca/ward10>.

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CRBA Update

By Andre Bermon, CRBA President

The Corktown Residents and Business Association is positioned to have an exciting and eventful start to 2023. Thanks to the efforts of one of our Board members, Veronica Lasanowski, the CRBA was awarded (among 4 other recipients) an \$8000 bursary from the city's Downtown East Residents Grant.

With the money, the CRBA plans to develop a neighbourhood clean-up strategy aimed at transforming some of Corktown's more challenging areas into cleaner, greener, more sustainable public spaces. Specifically, the King-Sumac Plaza Belt, the area immediately north of Sackville Playground, including Orphan's Green, and Queen Street East between Parliament and River Streets.

It is an exciting opportunity for folks in the Corktown community to participate in and one that will surely be remembered. The date for the clean-up is yet to be scheduled (likely sometime in mid-spring) but please sign up to our Mailchimp newsletter on our website, www.corktown.ca or follow the CRBA on Instagram @corktownto and "I'm a Corktown" Facebook group for updates on our activities.

If you wish to get involved in the community clean-up, email us at info@corktown.ca.

The CRBA is planning its Annual General Meeting on March 21 which is a great opportunity for locals to hear

more about the community things we do. For those who are interested in joining the Board, the CRBA will be taking in candidate inquiries starting in early February. Information on how to sign-up will be provided on our social media channels and the CRBA website: www.corktown.ca.

A special thank you to those who attended our 2022 public meetings and to the many participants of our sub committees. Our work is always based on input from our neighbours, and we do our best to represent the greater interests of the community.

For any additional questions or inquiries, you can always contact me directly at president@corktown.ca.

From the CRBA board we wish you a healthy and happy 2023.

THE CORKTOWN RESIDENTS AND BUSINESS ASSOCIATION (CRBA) IS A NON-PROFIT, VOLUNTEER RUN ORGANIZATION REPRESENTING VARIED INTERESTS IN THE CORKTOWN NEIGHBOURHOOD OF DOWNTOWN TORONTO SINCE 1995.

Featured Pups

By Hannah Sotropa, Toronto Humane Society



"ROGERS"

AGE: 4 YEARS OLD
BREED: SHEPHERD MIX

Rogers is a happy-go-lucky pup who loves cuddles, long walks in the park, and spending quality time with his people. Rogers has a hard time with making new dog friends but with the dedicated support of his foster parents and our training team, is learning to settle and stay calm on walks. The best home for Rogers will be in a rural setting with no other dogs in the home or the ability to keep them completely separate and with someone who is ready for the ultimate cuddle buddy! He loves to play tug and chew his favorite bones and toys.



"DOLLY"

AGE: 5 YEARS OLD
BREED: MIXED BREED

All the way from Georgia, Dolly is a cuddly, affectionate, and strong girl. She is super smart and loves to learn. She'd rather be hanging out with her friends than in the kennel and is constantly trying to outsmart us with her tricks. Dolly wants to be friends with every dog she sees on walks and becomes frustrated when she cannot say hello. Because of this, she'll need some patience when it comes to relearning appropriate behaviours when interacting with other dogs.

Ready to meet these pups and get the adoption process started, please visit torontohumanesociety.com. For more information, please contact us at adoption@torontohumanesociety.com.

Building Up

A WATCHLIST OF OUR CHANGING LANDSCAPES

By Edward Row



28 RIVER

Heritage and a Beer Store
28 River St - 550 Queen St E.

Previously a 15-storey application for the Beer Store site, the owners have included 544 & 550 Queen St E. in a new application.

An 18-storey mixed-use development is proposed, retaining the office use. They are not contesting the intent to designate 544-550 Queen E. as a building of cultural heritage value.

The majority of the massing will now face Queen St. Proposed units in the development have increased from 162 units to 380.



QUEEN & PARLIAMENT



QUEEN & POWER



471-475 QUEEN

A Corktown block is changing

161, 167 Parliament St., 351, 363, 371, 373 Queen St. E. and 80, 90, 92, 94 Power St.

ONE Properties plans 10-13 storeys atop a 3-storey base, rising to a 27-storey tower. The development will feature 445 residential suites (approx. 1,000 residents) above the 38,800 sq. ft. retail podium made up of 10,400 sq. ft. ground floor retail units and a 28,100 sq. ft. grocer on the second floor. Street-level retail units will face Queen Street E., and Parliament Street."

From the fire rises a Lamb

471-475 Queen St. E.

There is an active police investigation here. Lamb Dev Corp purposes a 15-storey building on the site of 143-year-old row houses destroyed by fire in 2020. 143 units, 76 of which are proposed to be small studios.

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Toronto resident describes how her independent living community parachuted her through a life-altering event

Written by Liisa Hypponen

Recently, I experienced a life-changing health event, when after three calls to emergency services and two visits to the hospital, two CT scans, an MRI, and various other exams, I was told I'd had a stroke that altered my vision. I'd lost the peripheral vision in my left eye, and a bit in my right eye. When asked at the hospital if I drove, I responded "No," and was advised; "Good, because if you did you wouldn't be allowed to drive any longer."

The fact that I'm sitting at my laptop typing this piece is nothing short of a miracle to me, aided by my 50 years of typing. Since arriving home Thursday, January 6th, 2022, I feel so full of gratitude that tears come to my eyes.

Before moving to The Sumach by Chartwell, I lived in a condo on Sackville Ave. If this had happened to me when I lived there, I don't know where I'd be now, because I certainly could not have resided there without the supports at Chartwell.

I am grateful to Elton, our General Manager, for the many mobile calls I placed to him in the process of returning home. I am grateful to Shari and the wellness staff who have come to my suite to check my vitals and logged them so I can give them to my doctor. I am grateful for the staff who manage the front desk and direct my calls and receive packages—important ones like medications—and promptly



deliver them to me as I'm in quarantine because of my time at St. Mike's. I'm grateful to Michelle that I can have a meal delivered from the kitchen. I'm grateful to Noel and the housekeeping staff who have now been assigned to high-touch cleaning to keep us safe.

The community that has been built here is priceless.

I'm grateful for all the wonderful friends I have made in this building who have left meals and soup at my door. The friends who have called and said they were going out shopping and did I need anything. For the friends who have gone to the bank for me and

who have brought me extra things I've needed, everything from waste baskets, to eye drops to cookies and even a Dyson vacuum. I am so grateful to my friend who made my doctor appointment, and another friend who took me to an appointment. Of course, I'm grateful to my brothers and niece (and her beau) who have helped me in so many ways too.

I'm grateful for my magnificent view on the 11th floor that I can still enjoy, despite my altered vision.

There is no place I would rather be right now, other than my retirement community. It was one of the best decisions I made three years ago when I decided to move to The Sumach.

About The Sumach by Chartwell

A new concept in retirement living, The Sumach by Chartwell is a 12-storey retirement residence featuring spacious apartments with flexible, à la carte services and casual amenities, ideal for older adults looking to combine a vibrant neighbourhood with a welcoming residence located in the heart of Downtown East.

A range of attractive accommodations in different layouts and sizes are available for all needs, including studio, one-bedroom, one-bedroom-plus-den and two-bedroom suites, as well as townhomes. All suites feature a range of enviable views of Toronto's skyline, including the CN Tower and Lake Ontario, and come equipped with full kitchens and in-suite laundry.

Available on-site amenities include a fitness area, billiards and lounge areas, horticultural space, theatre, library, pet spa, bikes racks and much more. Dining options are available in the main dining room, bistro, and 9th floor pub.



To explore our active, social, and worry-free lifestyle, call 416-644-8912 or visit [Chartwell.com](https://www.chartwell.com).