

http://grovecanada.2960479.n2.nabble.com/Notice-of-Intention-to-Designate-32-Davenport-road-12-22-McMurrich-street-Heritage-Property-Pursuant-tp3268549p3268549.html

Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

Date: Jul 16, 2009; 11:57am

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(#1/of4) <http://n2.nabble.com/Notice-of-Intention-to-Designate-32-Davenport-road%2C-12-22-McMurrich-street-Heritage-Property-Pursuant-to-Section-29-Ontario-Heritage-Act-td3268549.html#a3268549> Please click this link for bigger FULL version ...

First...Fools rush in where angels fear to tread...The street is inhabited by horizontalness...By destroying that horizontal orientation to put in completely the opposite gestalt of verticalness, completely changes the face of the street...Where a valley exists, you are choosing to put a mountain...But what if Nature deigned a valley? What unnatural things will come of forcing a scape onto an unreceptive plane? Shall we unbalance the female line further by superimposing yet another example of the male erection? Are we still stuck in the domination of the phallus as model for a city? When will the feminine have a chance to show its form? Because this is really the answer...We have Middle Eastern misogynistic monies funding a male chauvinist takeover of Toronto, realised in old style thrust condo high rise slabs sticking into our skyline, as they are juxtaposed in our minds with recent destruction of low rise gentle historical grandmother architecture...Shall our feminine structures be forced to wear veils now too, be relegated to darkness, be continually raped in their youth, be beaten for existing, for being valley-like in their female-ness? Shall North American Canadian women be subjugated by money accepted in ridiculous desperation by idiotic political officials who were too stupid to just say no, as they bend over themselves while the monster is let out of its cage to roam? Is anyone going to protest? Or just calmly watch as our churches & synagogues become mosques for harems of multiple wives & children? As polygamous despots bloat as they feed on our raw country?



(More things that happen when zoning density is too high in a neighbourhood, thus forcing people & dogs to crowd together into parks)...(Oh, & do condo units ever rebuild parks the way they are supposed to? Take a look at Davenport road & Scollard street, right at Yonge street- they tore down the trees & the grass & the whole park first, built their lousy cheapo condos, & got their money, but still haven't put the park back- so the people & the pigeons & the dogs have NOWHERE to go but illegal areas where owners have to sneak like criminals...)

Joseph got knocked over by a golden retriever who was trying to hump anything in the park...It might have been funny but he screwed up his knee & we had to go wash the wound & get polysporin & large bandages & then later beer & pizza & chocolate...So...we need more green parks, dogs need obedience school, dogwalkers need better training, owner should send us 50 bucks for costs + apology...will it happen? Nah...(& the city planner who approved the zoning density increases should be shot, then strung up by his toes, hung upside down, & be forced to be peed upon by all the dogs in the area who have no green parks to pee in anymore...)

<http://www.cutnspray.com/forum/phpBB2/viewtopic.php?t=4616> If you don't speak up about zoning density amendments in your Toronto neighbourhood, this is what your street view is going to look like...

I am going to explain one room that is within the studio at 32 Davenport road...Each room has a different story & reason, but one in particular requires explanation...To begin, I must explain a scientific fact...I bought a machine called an Aerogarden last winter...Essentially it is a hydroponic garden with powerful lightbulbs that stay on for 16 hours at a time then turn off on a timer...Hydroponic means the plants feed on water with added nutrient chips that you drop in every two weeks...Essentially a completely controlled environment...Except for one thing, I had a tiny draft coming in from one window, that blew lightly on one side of the garden...I didn't realise this until I discovered that the seeds on that side didn't make it past first sprouting...That tiny bit of wind killed off one whole side of my planting...Despite the artificial sun, the controlled nutrient, the constant water, the wind killed my plants...

Now, back to the room in the studio...The room is actually a small office, that was once merely a small library or den...No windows, tightly wrapped in walls, it feels a bit closed in...Now, go to Robarts library & get a book out & go up to one of the floors where the students read...Yes, there are windows here, but they don't open...You may feel that same closed in feeling...

But why? Why has the architect created this sealed in feeling? Two important reasons, both related...Wind kills things...People & books...2 big reasons...The tightly wrapped walls are to protect the university students & the books they borrow to read while in the library...Mr. Moriyama knows Canada very well, & he sure knows about wind...His buildings tend to be warm, embracing environments, I might say womb if he were a woman...Well sealed, insulated, protected from wind...Yes, stark on the outside, because a stark outside is easier to build, better sealed, one solid piece is less likely to rupture

& can be filled easily...

Think a little deeper about why an architect has done something in your local climate before you are so quick to judge...I was told by the business manager that she felt claustrophobic in her tiny office...What she didn't say was that she felt warm & snug & safe & protected & insular...What she should have said instead of insulting her own boss...Here is a working woman wearing impractical high heeled shoes to work with beige pantyhose- you know the type- freezing cold in the winter, can't walk a mile because of her shoes, fashion over functionality, quick to judge where experts would pause to speak...

As it happens, the other female employees were similarly dressed in ridiculous streetwalker-cum-secretarial outfits, very hard to tell the difference except for possibly these girls were better fed- & I wondered, who exactly was making the decisions in this architectural firm, with the old guard preparing for the younger guard to take over? It appears to me, that during the flux of shift between old man & young sons, the mice were playing around & wreaking havoc...So, these morons didn't think the Moriyama Teshima studio was worth heritage designation? because they wanted a bigger office? They couldn't even walk the length of a bigger office in their stilettos & their sluttiness-slash-workplace attire...

When I asked about heritage designation the answer I was given was why wasn't it designated already? Like these things happen automatically...??? So, a 2-year-new lower echelon employee was calling the shots? A Canadian? Nope...An Austrian married to an Algerian...gee golly no wonder they didn't give a shit about Moriyama's architecture...I would have thought they'd never heard of him except they work there...

C'mon Jason & Ajon (the sons), wake up!!! Your house is being raided & you are asleep...Are you really going to let strangers tear down your legacy? Are you going to bow down & cower? Are you still children or are you not men?

FROM THE CITY OF TORONTO, CITY PLANNERS & MUNICIPAL BOARDS & COUNCILLORS...

1)WE WOULD LIKE RESTITUTION FOR DAMAGES THAT HAVE OCCURRED DUE TO ZONING DENSITY BYLAW AMENDMENTS...(DEATHS, ACCIDENTS, PET CASUALTIES)...

2)WE WOULD LIKE AN AMENDMENT THAT SAYS A BYLAW AMENDMENT REQUIRES SUPPORT TO MOVE FORWARD, RATHER THAN OBJECTIONS NOT TO...(VOTING FOR A PROPOSAL, NOT AGAINST...)LACK OF OBJECTION DOES NOT MEAN SUPPORT...

http://www.ehow.com/how_2145036_shui-principles-select-apartment-condominium.html Notice how the Moriyama & Teshima studio at 32 Davenport road follows the guidelines for Feng Shui...(see link)...http://www.ioeyvyp.com/highlight/discoverfengshui_episode11.asp More on Feng Shui...

Do you own a dog & live in the Yorkville-Bloor-Rosedale area? Then you should pay attention...Those big white signs with black print saying a zoning density bylaw amendment has been proposed for this location are talking to you! What this means is that if you OBJECT to that property being turned into a more dense high rise then you should CALL the number on the sign and voice your objection...Why should you object? Because Ramsden Park at the moment is the only legal park you can take your dog to pee or poo in the area...& now Ramsden Park has become too crowded because of zoning density amendments already approved, & now accidents are happening...Accidents? Yes...Dog injuries, people conflicts with dogs, big dogs bullying small dogs, people to people conflicts...SPEAK UP NOW or forever be relegated to sneaking around to illegal green locations hoping you won't get caught...

<http://www.bitrebels.com/geek/how-to-detect-a-lie/> How to detect a lie, video...Are condo developers lying to you, about price, units sold, funding, motivation, ethics???

A fire at Chapman's ice cream factory? An explosion right beside a Jewish cemetery? Is it just me, or is it obvious to everyone else too, that terrorism has reached the Canadian shores? What worries me most is the stuff I am seeing in hospitals & related to bio-terrorism...If visiting doctors are terrorist sympathists, then we have to re-evaluate our immigration policies, & stop giving free entry to those who merely have more university degrees...Degrees are dangerous if you are letting in the enemy...In the meantime, if you are sick, get a second opinion, & then a third...It seems to me that right now people are going to hospitals & coming out sicker than they were when they entered...Really...

So...we had coupons for McDonald's...We went to the one on Bloor right across from the Royal Ontario Museum...You know, the one with the fantastic atrium windows & the triple decker shape? We had delicious Angus burgers, an upscale thing, with french fries & diet cokes...We sat on the top floor, near the huge slanted windows, with the sun shining through, with the new Museum framed like a diamond in a setting, & all was right with the world...I said, " I think this is the nicest restaurant in the area..." & I meant it...Those huge windows reminded me of those in Moriyama's studio, & I wondered how many other notable pieces of architecture were subtly influenced by 32 Davenport road...At under 10 dollars for two (the coupons), this was the highlight of my day (until later when we went to see Barbet puppies)...As we left, one of those ugly white & black signs stated that this building was being proposed for destruction & zoning density bylaw amendment, blah blah blah...Gee, are they just picking the best places in Toronto to destroy?

Vertical Gardens...http://www.wired.com/culture/art/magazine/17-09/pl_design Of course, if you just leave the Moriyama Teshima studio at 32 Davenport road & the 100 year old schoolhouse & homes, you already have vertical gardens- the walls are all covered with 42 years worth of green ivy...

<http://www.thestar.com/article/689482> Greening an old railway line in New York into a wonderful park...How preserving and encouraging green space makes a city a home...The trees & flower vines & ivy & bushes & plants at 32 Davenport road & 12-22 McMurrich street make the street green...without the green, it will be a concrete cement slab strip...Please object to any destruction of existing green, please object...Richard Florida asserts that artists bring culture bring money to a 'hood- but the root of the artist's oeuvre is green nature...so, before the art, must exist the green of life...destroy the natural environment, & you destroy the artist's subject, eradicating the culture & driving away the economic development...As an artist, I can promise you that without the green on my street, I can bring no green to your wallets...

<http://www.theglobeandmail.com/real-estate/stratford-revival/article1274928/> What people should be doing with their hundred year old homes...(see the Photo page too...)

http://toronto.ctv.ca/servlet/an/local/CTVNews/20090902/bus_fire_090902/20090902/?hub=TorontoNewHome How many violent incidents are going to happen in this tiny radius of neighbourhood before city planners start annulling zoning bylaw amendments that have been changed to please developers- amendments that mean changes from a 2.0 to a 11.9 ? 2.0 zoning means one house on top of another- 11.9 means 11.9 houses on top of another- a very very significant change in density, which means, greater cyclist pedestrian conflicts, greater pedestrian car conflicts, greater violent crime & road rage & other events that don't happen in lower density areas...At 32 Davenport road zoning was 2.0...It was recently amended to 11.9 ...This means that more cars may strike outdoor cats or dogs or people, less electricity to charge your computer or to flush your toilet, much less green space for your dog to pee or poop on...It means you will be living in a concrete jungle...In the above link, a man set fire to a TTC bus at the corner of Yonge & Bloor...Right across from the recently defaulted condo development that is a mass corner of emptiness & dirt...Those empty lots are just breeding grounds for crime...Like a moth to a flame, crime is attracted to empty & useless lots...Another reason for us to want to block any further development on Davenport & McMurrich st...

<http://network.nationalpost.com/np/blogs/toronto/archive/2009/09/01/former-ontario-attorney-general-may-face-charges-following-fatal-crash.aspx> Monday Night, a cyclist died after getting into an altercation with a former attorney general, who was driving a convertible at Avenue road & Bloor st. with a female passenger in tow...Another most poignant & palpable example of how zoning density bylaw amendments to increase populations in an already crowded neighbourhood are a fatal mistake...

Correct me if I'm wrong, but if condo developments need to pre-sell 70% of units before starting to build, & if condo developments two blocks away, such as the recently defaulting to creditors Yonge & Bloor development, - if close by condos were not able to reach enough sales, then why in the hell would a city planner approve proposals for more condos in the same neighbourhood? Why??? & the Yonge & Dundas development defaulted on loans two weeks before that one, & condos in the Rosedale Yorkville area are only partially filled, even after being built...?Why tear down perfectly good buildings to build sales centres, when perfectly good buildings with perfectly good tenants are using them now? Why, so one storey condo sales centres can occupy neighbourhoods with their crass temporality, flimsy high heeled bimbo salesladies hired to grease the loins of the husband with money? Why not hold off on any action until other condo developments are filled to capacity? lest Toronto start to look like Kazakhstan, an empty grave of partially built & aborted development...

<http://www.myspace.com/insidebilderberg> "Make wars unprofitable and you make them impossible."
~A. Philip Randolph - So, in my defense of the property, & in hopes that it will be designated heritage, I also will help to take away unfounded myths about condos, insofar as that is what the developers Lifetime Urban Developments are so hungry to build...(& so wantonly to tear first down a 100 year old home with a 30 year good tenant, to build their sales centre, so that, they can try desperately to raise monies in an already failing & saturated cookie cutter condo marketplace...)I will make condos unprofitable, thus impossible...

- 1) Living in a condo is like living in a cage...The word is merely fancy for apartment...
- 2) The maintenance costs are monthly equivalent to rent anywhere else...You'll be shocked...
- 3) So many owners rent out their units, that you will end up with scary neighbours, whether you like it or not...(Unscreened by anyone actually...)
- 4) There is no oxygen...
- 5) You will not cook...Kitchens are far too small, & living & dining space as well, for entertaining...You will not have guests...
- 6) There is nowhere to escape to in a condo, if you & your spouse are arguing, there is no place for either to retreat to...(everyone hears your fighting from the halls too...)
- 7) The Boards of condo buildings are run by people who check whether your shoes sit outside your door instead of inside, whether you are the one who is inappropriately feeding the pigeons (not allowed on premises), if the whirlpool is being used by enough people or should be shut down to save money (ours is shut down), if your neighbour's dog is on a leash in the shared cement garden & if they stooped & scooped or not...Once you have joined a condo Board, you slowly evidently lose touch with reality...
- 8) Endless drilling purportedly to fix the cement cracks in the parking garage, drilling to fix the ramp, dust from sanded paint, then paint fumes from the redecoration committee...Months of noise pollution...Endless renovations by neighbours needing to drill kitchen tiles or something- all I know is the constant renovations have caused many owners & tenants to leave...I for one now have noise PTSD, which is triggered now by any loud noises, & am convinced that all renovators are terrorists...
- 9) No garden...no lawn...not in front nor in back...no grass...
- 10) no basement...
- 11) no privacy
- 12) no garage to store stuff...big stuff...(yes, we do get a small caged locker)...
- 13) the worst thing about a condo is that it grows on you & around you like mold...After a few years, you cannot leave...You forget what a real home is...you forget...
- 14) People often sell their homes when they get sick or old, & move into condos...Be prepared for people around you dying & being sick or disabled...You will go to funerals...
Why do I live in a condo? because I am an artist & so is my husband, & my father knew he would have to help me in life, so he bought this condo 30 years ago when there were no others here...It is low rise red brick & unassuming...& it is paid for...If enough people buy my paintings at a high enough price, I might be able to move to a real home...But don't for a moment think that this is my dream choice...& don't emulate me without asking first...I am terrified of living here my whole life, absolutely terrified...I fear a piece of my soul is slowly being chipped away...
- 15) Where we live, much older people will sell their homes & just rent a furnished condo- at around \$4,000.00 a month...Right next door to us are subsidized apartments, where older people rent for about one tenth of that price...Subsidized apartments are so in demand that there are long waiting lists- which makes you wonder if jumping from your balcony to land in our shared flower garden was encouraged by neighbours with loved ones still on waiting lists...Out with the old in with the new- this cruel paradigm needs to be reversed- Canadians need to be taught that stopping the brain drain also means cherishing our older people who actually have the answers we often seek by roaming to foreign countries on vision quests...
- 16) Increasing zoning density means that your computer doesn't work anymore, Firefox gets stuck, Youtube causes a crash, why? Because you are now sharing the electrical grid with tons more people, so anything electrical gets less of a charge, like your toilets, need to be flushed twice & handles held

down...

Just around the corner(condo at Yonge Bloor)...Bazis has defaulted on its land loan since December 2008
Toronto Star, July 18 2009

Judge Siegel adjourned the receivership request to August 18, 2009
Bloomberg, July 20 2009

Bazis shall complete the agreement of purchase and sale transaction, on or before 5:00 p.m. on September 16, 2009
Ontario Court Order, July 20 2009

Great Gulf Group of Companies confirmed yesterday it had purchased the stalled condo development from Bazis International
Toronto Star, August 21 2009

<http://torontolife.com/features/whole-lot-nothing/?pageno=1> A whole lot of nothing (out of money at Yonge & Bloor)...

<http://torontolife.com/features/bland-equity/> What sells when no one is buying? (discount crappy condos)...

Why should we venerate a Japanese-Canadian architect? 1)Take your shoes off before entering a room, before making business decisions, before creative thinking, take your shoes off...2)Take care of your aged, honour the elderly, give place to elders in your home, offer older people the best place in society...These are two reasons Canadians need to venerate our Japanese- Canadian architect...Mr. Moriyma...We need to set an example for our country...And end our perverted philosophy that buys new shoes in the same breath as it discards old people...

Interesting happenings lately: The condo unit in our building, where the owners evicted a lady & her young son, purportedly to move in a family member, the owner's son, which they did, for a few months, went up for sublet again soon after, & this weekend, a moving truck arrived with a mattress for the new tenant, lo & behold, from this wonderful new demographic, the Pakistan arm of the Taliban...

Also, reports of more planned noise pollution, in the manner of drilling of concrete parking ramp, has been decided, which will only take several months of brain hacking cognitive displacement- oh & oh so conveniently, the building where our concierge lives, has decided to hack up his bathroom today, in some sort of interest of terrorist renovation & redecoration...(under the guise of the City of Toronto- which makes me wonder how many terrorist cell groups are now working for our City...?)

<http://www.criminaldefencelawyers.ca/criminal-activities.php> I submit that Lifetime Urban Developments are guilty of the following criminal activities...1)criminal negligence: insofar as they have allowed their property to fall into disrepair in order to harass tenants to leave 2)Criminal Harassment: causing a reasonable fear in the previous owner of the property for the safety of themselves & their family, by repeatedly following, watching or engaging in threatening conduct directed at the person or the family of the person" specifically in a 22 million dollar nuisance lawsuit concocted to threaten the business reputation of the property owner in order to harass him into selling his own business & lands...3)Threaten Death/Bodily Harm: IN threats , "things could get ugly if the tenant doesn't move out" (repeated 3 times in front of 3 different people), & "you'd better be careful someone could torch this place" whispered at night by a man approaching the tenant in question directly...4) Dangerous driving(causing bodily harm or death): which led to the hit & run death of the cat in the photo below ...5)Prowl by night: loitering on the property of another person, near a dwelling house, and at night is a summary conviction offence: specifically the 5 men who stood in front of the tenant's house with 5 lit cigarettes, only one week after the fire threat was uttered...6) Obstruction of justice:an attempt to defeat, obstruct, pervert the course of justice in a judicial proceeding: by cutting off the tenant's email just before her court case, also cutting off her water to take a shower just before her court appeal, noise pollution(loud disturbing drilling sounds) in the condo building during the writing of a case against the developers...7) Mischief: destruction of or interference with the use of property: vulgar lewd spray painted graffiti, flooding the basement of one property so the tenant would move out...parking constantly in the tenant's parking spot to make it impossible for her to park her vehicle...8) Public Mischief: causing the police to enter into an investigation by making a false statement or false report: a 22 million dollar lawsuit was levied against the previous property owner which stated The Police took the tenant's ladder, used to climb up the neighbour's home at back window, climbed in bedroom window, Raped the neighbour, & this person was suing the Owner of the property for 22 million dollars in damages because ladder was on property he owned...(not the tenant, nor the police were named...) After case went to court, & person lost case- soon after, previous owner sold property to current owners...Obviously the developers wanted this land, & went to criminal means to get it...9)Obtain credit by Fraud or False pretense: like all the other developments in Toronto, this one will default on credit too- all statements of liquidity are falsified, as we will see when they come up short when creditors call their loans in- see Yonge Dundas development, & Yonge Bloor development, plus Four Seasons residences development around the corner- the Same developers- who will surely default on that one too...(like anyone has 2 million for a condo in Toronto in this economy!!) 10) Uttering forged documents: the use or attempt to cause the use of a document known to be false: statements & papers & digital files saying developments are 50% sold already- completely false...None of these developments are at all liquid...11) Murder: speculation runs high that the gentleman who lived in 18 Davenport road & who landed in a flower garden below, to his death, was Pushed...(very recent death, correlating to next court appearance...also, corroborated by recent death of a neighbour, & degenerative failing of another neighbour- which both seemed to occur unusually in correlation to current fight for property across the street- It appears that interests in Toronto have arms reaching into Toronto hospital services...(angels of death? it appears)...or, that merely the intense construction has contributed to the demise of residents not well enough to withstand the noise, dust & disruption of their sidewalks, parks & lives...perhaps Manslaughter12)...negligent killing of a person,unlawful killing of a person by accident...13) possession of stolen propert:obtained by crime, which was transferred by a criminal offence such as theft, Extortion, robbery...The accused person must know, or be willfully blind

that the property was obtained by crime...14)Theft: taking of good or service from its owner or rightful possessor 15)

And like...I'm walking up Yonge street south of Eglinton, & there is another Oren Tamir City Planner sign, with a notice on the Chesterfield Warehouse & the next door property which has the boardsailing store- both perfectly functioning acceptable businesses in relatively nice buildings...So, these are going to be torn down? Why? Why? Why should these buildings & tenants be slated for destruction, when just up the street on the other side of Yonge, is the long defunct Cheater's strip bar & lap dance outlet, which is a total disgusting dump & brings down properties values for blocks all around...Why not target shitty businesses like strip clubs in crappy warehouse buildings first? Why tear down occupied respectable units, when just up the street is a warehouse? I mean, where is the city planning???

http://animoto.com/play/PqSH1FA4TpOrIpn58bopAA?utm_campaign=share_email&utm_content=escape_link&utm_medium=email&utm_source=share_email Link to short film about the property in question, the neighbourhood, & the cat we found on our path that polarized us into helping save the property, & also stymie developers who were harassing, threatening, committing acts of violence & other unlawful criminal activities to ensure they got the owner to sell & the tenants moved out...Note: the other tenant left because a "flood" was created in his basement, & was not fixed, leaving the tenant to decide to move out...(developers are so evil)...(we found the cat within the same week of receiving threats that things could get ugly if the tenant doesn't move out-placed on our jogging path-how disgusting is that?)

How does God feel about the tenant being harassed, evicted, thrown out, of her home of 30 years, only to supposedly watch as they tear it down, & leave her homeless?

http://www.blogto.com/city/2009/08/massive_storm_hits_toronto_tornados_reported_across_ota/ If you believe in God, & acts of God, you may find the recent devastating tornado in Ontario August 20, 2009, to be sufficient display...Homes wrecked & families left displaced, should be sufficient warning to those that threaten the life of my neighbour, who has devoted her small life to making the world a greener & more beautiful place...Do not touch even the hair on the head of one of my small children...I promise, that if anyone tries to hurt this lady, the tornado we have just seen will seem like merely an appetizer...<http://encouragingbiblequotes.com/versescharactera.html> Encouraging Holy Bible quotes...

(Note: to the weird & racist neighbour the white young male who is living in the new townhouses, & who insists on discriminating against black cats, with strange comments, actions & behaviours, I say this, white is the colour of death in Japan- your skin is the colour of death, & I will only walk to the right of you, you insensitive racist bastard...)<http://stopanimalabuse.ca/> Stop Animal Abuse, & strengthen animal rights to prosecute people guilty of cruelty like black cat discrimination...



Do you see how the pine tree's branches are stripped on the right hand side? If you think all the construction, tearing down of old homes, destruction of green trees & parks has no effect on the older or disabled people in Rosedale, think again...A couple of weeks ago, an 81 year old gentleman jumped from his balcony in subsidized housing apartment at 18 Davenport, whose garden we share, into the flower bed shown here, stripping the pine tree of its branches on the way down...He died...Apparently very depressed...This is the result of zoning density amendments that have made it almost impossible for an elderly person to live with dignity here...Car traffic, people traffic, construction trucks, & not one green place for their dog to pee or to sit & feed a pigeon...Disrupted sidewalks & rude young people not from the neighbourhood looking for a yahoo time as they park, smoke & hunt...Displaced by a "old is bad" culture- we should listen to the Japanese-Canadians who revere their old people...& their gardens...rest in Peace, sir...neighbour...

To the Canadian Centre for Architecture...<http://cca.qc.ca/en> Heritage Architecture is being destroyed as we speak in Canada, funded by monies from Prince Alwaleed in Saudi Arabia, a known terrorist sympathist...Lifetime Urban Developments, Mel Pearl & Sam Herzog are the Canadian instrument, guilty of high treason by helping an enemy to our Canadian country...

...a letter explaining details is located at www.grovecanada.biz "newspaper" page, first article, please click first link within article for full page version...I am hoping the CCA will distinguish itself by notifying proper authorities...thank you, Yours truly, Sari Grove

<http://www.austlii.edu.au/au/legis/qld/bill/ccab1999290/> The developers, Lifetime Urban Developments

are guilty of "unlawful stalking" see link, which means, prior to purchasing the property, they assigned employees of their corporation to unlawfully stalk the owner of the property, in order to force him to sell his property to them...I use an Australian link because it explains unlawful stalking so thoroughly...Unlawful stalking is an offence internationally, including Canada, by the way...

(copy & pasted from Wikipedia on Treason)...Section 46 of the Criminal Code of Canada has two degrees of treason, called "high treason" and "treason." However, both of these belong to the historical category of high treason, as opposed to petty treason which does not exist in Canadian law. Section 46 reads as follows:

"High treason

(1) Every one commits high treason who, in Canada,

(a) kills or attempts to kill Her Majesty, or does her any bodily harm tending to death or destruction, maims or wounds her, or imprisons or restrains her;

(b) levies war against Canada or does any act preparatory thereto; or

(c) assists an enemy at war with Canada, or any armed forces against whom Canadian Forces are engaged in hostilities, whether or not a state of war exists between Canada and the country whose forces they are.

Treason

(2) Every one commits treason who, in Canada,

(a) uses force or violence for the purpose of overthrowing the government of Canada or a province;

(b) without lawful authority, communicates or makes available to an agent of a state other than Canada, military or scientific information or any sketch, plan, model, article, note or document of a military or scientific character that he knows or ought to know may be used by that state for a purpose prejudicial to the safety or defence of Canada;

(c) conspires with any person to commit high treason or to do anything mentioned in paragraph (a);

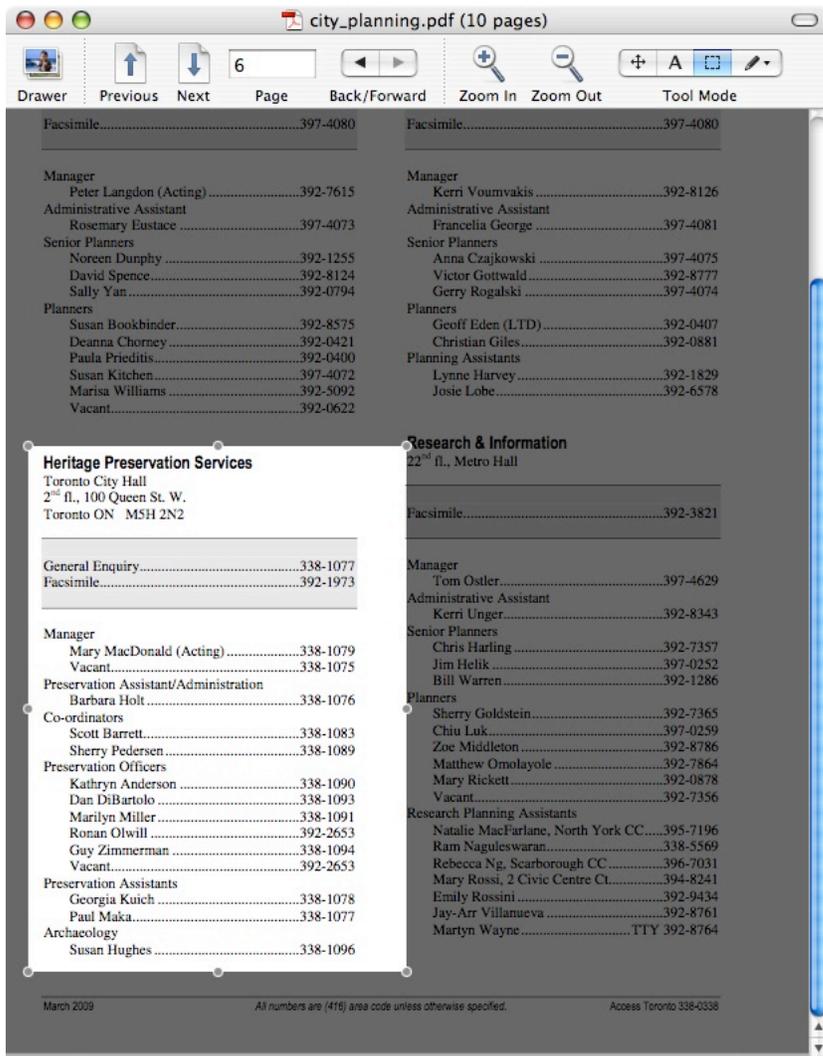
(d) forms an intention to do anything that is high treason or that is mentioned in paragraph (a) and manifests that intention by an overt act; or

(e) conspires with any person to do anything mentioned in paragraph (b) or forms an intention to do anything mentioned in paragraph (b) and manifests that intention by an overt act."

It is also illegal for a Canadian citizen to do any of the above outside Canada.

The penalty for high treason is life imprisonment. The penalty for treason is imprisonment up to a maximum of life, or up to 14 years for conduct under subsection (2)(b) or (e) in peacetime.

(end of wiki) I submit that Lifetime Urban Developments is guilty of treason against Canada insofar as they have accepted monies from anti-Canada interests in the form of a bribe to further Saudi Arabian goals which are in concert with Afghanistani goals, with which Canada is currently at war...The act of accepting foreign bribe monies from Prince Alwaleed of Saudi Arabia to fund their development interest in Canada, monies known to be attached to Palestinian terrorist demands, constitutes treason & high treason against Canadians...I submit Mel Pearl & partner Sam Herzog & known associates be sentenced to life imprisonment, due to the fact that Canada is at war, thus sentencing must be to the fullest extent of the law...



The people who decide whether a property is worth saving for heritage purposes...so far, everyone is on vacation, I sent the official nomination form by courier, but got no response that it was received by City Hall...Interesting eh??? feel free to call on if you agree that Moriyama's studio & those 100 year old homes & the schoolhouse should be saved...



Trees in front of studio, House is 100 years old, Fountain is heated for winter living big beautiful pet Koi Fish , horrible Oren Tamir City Planner sign ruins view...

Gee and...So they DOWNSIZED at the bank...Get rid of the senior management employee so they can hire younger cheaper stupider people(a 28 year faithful senior management female information

technology specialist professional)...Also enables easier stealing in the manner of hiring young insider employees, have them help to fake credentials for loan applicant friends, then approve large loans to unqualified terrorist cells...Then the friends don't repay loans & the bank crashes...Gee...By downsizing senior officials , it is easier to escape scrutiny...Ho Hum...(then the terrorist friend with the borrowed money buys precious land after harassing the owner with nuisance law suits- the owner sells & they tear down his home...then they build condo units or whatever, default on all their loans & leave...Ha Ha...declare bankruptcy & plead for sympathy cause OH NO, they are just poor people...Like Really? terrorist cell groups more like...Duh! as they follow me around where I live, since I started writing this long letter as a witness to events...Today is Saturday August 22, 2009...

& there it was it black & white...After a two week runaround, Barbara Holt, a replacement, because superior was on holiday, emailed me the nomination for ontario municipal board heritage designation, if it went to council, if it got approved, blah blah blah, red tape, excuses plugged in, & so on...Today I got the automated response after sending a query, did they get my courier form? at City Hall? Hello? anybody? Today the auto-email said, Yasmin SHAMJI was the new person, since previous lady was now ALSO on vacation...& it all cam together...Sham ji, Sham Gee...The people tearing down properties with shaky bank loans & building condos did not have profit as a goal...They just wanted to tear down parts of our city...They knew they would come up short when credits were called in...But the destroying of KEY properties in the city was deliberate...They were deliberately selectively profiling demographics of heritage buildings in Torontot, & in other countries & cities, deliberately willing to ruin those buildings on purpose...The condo development was not key, merely a means to an end...Sham Gee! The whole thing was a sham...gee...The condos or whatever would get built on sham monies & would all default...But the buildings would get built & be taken over by creditors...& the heritage buildings will have been long gone...Why? Revenge?

Prince Alwaleed's cause is the Palestinian cause as we know...He was seeking revenge for uprooted Palestinian homes ...By uprooting neighborhood's he saw as being responsible...Careful, targeted , vendetta revenge...This is whose money our Canadians took...Dumb fucking Canadians...Little Hitlers of the North still living here after escaping scrutiny...in Kitchener & other low key German hiding places here...waiting..waiting to help their Arab buddies to finish the job they wanted to finish in 1945...Hey, anybody reading this??A little lesson in history ...

Hello Sir,

I wrote a letter, but I cannot put it here, because it has links to supporting documents & photos which I cannot attach here, as I have been told that Government of Canada emails get sent to spam filters in such cases...

The letter I wrote is on my website...Located at grovecanada.biz on the page called Newspaper...It is the very first article, which can be clicked on to read as a Full page Version...(it begins with the title Notice of Intention...)

A property, which should be designated Heritage is about to be torn down & a 30 year tenant evicted...

The previous owner was harassed to sell...The previous owner was Raymond Moriyama...A 22 million dollar nuisance lawsuit was created by the new owners in order to force Mr. Moriyama to sell his property...

I have not received responses from Kyle Rae nor David Miller nor the press nor Heritage Preservation Services at City Hall...

Either they are all unbelievable rude or the new owners, funded by Prince Alwaleed, are merely puppets, held also with threats & violence...

This has got to stop...Our country is being invaded by Saudi Arabia while we watch...

Please read what I have written, it is a series of notes on the events I have witnessed- I am not a journalist so it is not as well formed as what you are used to..

I am also a Conservative, used to be called a PC, not sure what they call me now...

Sari Grove

p.s. I am looking for a heritage designation for the whole property, a stop destruction bylaw passed, & possible arrest of the new owners of the property for unlawful harassment of Mr. Moriyama...(as well as arrest of henchmen who carried out this crime & others related to the acquisition of this property...)

Churchill Park condominiums, Palestinians, Son...As I was driving up to see my mum, I noticed a new condo development going up where friends of my family used to live...& it struck me what is happening in Toronto...This building was not old nor decrepit, it was a demographically Jewish building...Buildings with that demographic were being targeted as a sort of revenge vendetta thing- for perceived ills in the Middle East...What was happening to our city is I guess some weird tit for tat, millions of miles away...I guess Prince Alwaleed , in his desire for vengeance, has concluded that monies from Jewish diaspora are funding the disposition of Palestinian nomads in Israel & that he was going to achieve retribution by tearing down his perceived enemies' homes...

What most idiotic Middle Eastern people apparently have not realised after all of these years, is that their enemy is not the Jews...What happened at the end of World War 2 was that people masquerading as Jewish soldiers arrived in what then was called Palestine, & pointed guns & uprooted some Arab & Egyptian & Palestinian people from their homes...What those children have not realised is that Jewish survivors of concentration camps were far to weak to be that kind of aggressive- nor did they have weapons, or much power to do what the children of those displaced think they did...What in fact happened, that those children should know, is that those were not Jews...Those were Nazis masquerading as survivors- because it was the only way they could get out of Germany alive...They disguised themselves as jews, & emigrated to Israel, & have been living there ever since, as jews, but really they were just undercover Nazis...Think about it...Why would a displaced, degraded people hurt a

completely innocent group of people? Jews were known to be good with a pen, but not with a gun...What Prince Alwaleed, & Bedouins, & palestinians & other Arabs & iranians, & Iraquis should know, is that those people wreaking havoc in their part of the world are not Jews, nor are they Christians, nor are they Muslim...A Nazi is not a religion, it is one who knows the rules & has gone astray, the worst kind of evil...(the ignorant do less harm usually)...

People masquerading as jews displacing Palestinians, what a perfect conceit...The jews get blamed once again, & the muslims go around desecrating their homes, worldwide...In the end, they cancel each other out, the Christians sacrifice themselves to stop the wars, & the Nazi buggers sit around laughing at the plot...

I beg of you all, think before you take revenge on the wrong neighbour...My girlfriend whose family was purportedly displaced by the "London Jews" after WW2, neglected to realise that those awful men may not have been what they appeared- & she was too young to figure that out, & merely kept some blind ignorant hatred of all jews- which I tried very hard to explain away...But young ideas need time to change...Those men, dear friend, were nazis, impersonating jewish people...Please stop & think...The cruel ones were the nazis...See the difference between the victim & the perpetrator...

If you truly want to defend the Palestinian cause, you should know that Palestinian people & jews & christians live in harmony throughout most of Israel...I was there...Those causing destruction may not be who you think they are- & are using other people's identities to mask their own vulgar history...

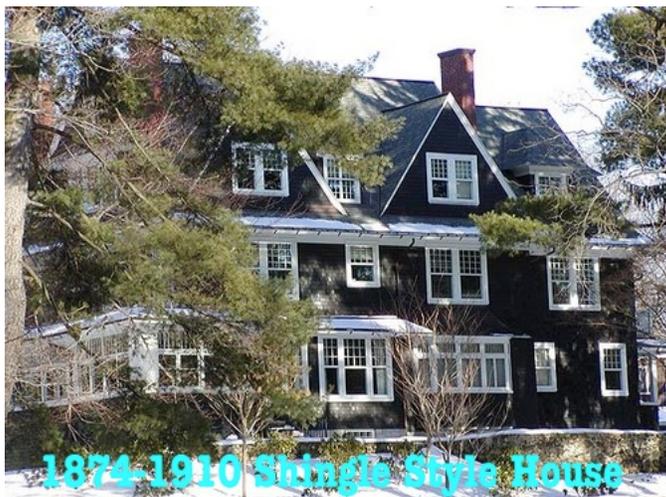
An owner in our building evicted a mother & her son, based on the story that his son was moving in...The son moved in for a few months, for show, & now the place is being rented out again, for a higher price...Using legal outs like this is downright unethical, vaguely illegal & just plain wrong...This is also a form of condo flipping- but at a lower level...Condo flipping involves changing owners several times to raise prices...Whether it is a rental or a sale situation, our Toronto community is not best served by many changes of peoples...Community strength is better with loyalty & fidelity & everyone knows everyone a little bit...Neighbourhoods should not be destroyed by too much change, lest we become victims of excessive city planning plastic surgeries, leaving us gross & disfigured & alone... Change is not always for the better, as any good hairdresser knows...

dog, home & pearl..." Spill the wine, take this pearl"...is a lyric from a band called WAR...I will explain the code: spill the wine refers to spilling of blood that occurs when you put a needle into your arm...Take this pearl refers to the pearl of the orient which is heroin...So spill the wine take this pearl means stick this needle into your arm, let the blood flow, & take this shot of heroin...Make no mistake this is a dangerous song...Those who think that Mel Pearl & his company Lifetime Urban Developments is like pearls in an oyster or pearls on a conservative blue blood neck are wrong...This Pearl is like heroin, deadly, dangerous, & seductive ...Letting those homes from 1874-1910 be torn down, the very last houses on a very old street will be like shooting up heroin...Deadly, stupid, & like we have seen from Michael Jackson's example, irreversible, unfortunately...Don't be fooled by the word pearl- this pearl is heroin...(while running about 5 miles today, I listened to music on my Oakley Thump sunglasses with mp3 player attached...)

Home: "Your Green Home" is a restorer, interior & exterior...Chris is who I know at Your Green Home...Your Green Home doesn't have a website yet, but they do have a phone number, which I'm going to find...Chris could restore all the homes to former glory & more...Your Green Home...the way we were...Your Green Home, also, (assholes), so conveniently, started working loudly drilling on unit number 401 in my building...I say conveniently, because the noise pollution that they created in my own home is enough to disrupt me from writing this article ...How interesting that close to where I live, all of a sudden, two weeks ago, loud annoying drilling renovation noises have begun...The asshole developers have hired a man named Chris under the guise of a "Green" company to disturb the peace & harass those who support goals opposite to their greedy profit-making goals...

Dog...yesterday I met Stella & Noble parents to Bishop...All Bull Mastiff dogs...How is this relevant...Not sure, but it was beautiful to meet a male dog with a female dog with their son & they all live with the same person...The way it should be...& everybody still had their balls still attached (& lady personals), my question is : Do the people of Rosedale still have their balls attached? Or are they going to let Kyle Rae & David Miller & Mel Pearl & Prince Alwaleed & Halcyon Venture Capitalists from Boston & Four Seasons Management company walk all over their neighbourhood? September 15, 2009, you are all welcome to defend Dora, McMurrich, Davenport road & Rosedale, as well as your heritage & your dignity, let's see whose balls are still attached...(& lady personals where appropriate)...you know what I mean...

<http://www.bousfields.ca/> Bousfields is the company who would like to help to build the one story sales centre that is proposed, in order to tear down the 1874 to 1910 Historic last heritage homes on McMurrich street...I spoke with a gentleman & a lovely lady while they were photographing the homes, tenant still living inside 20 McMurrich street today as we speak...I told them about the heritage issues, the low rise pleasantness, the fact that the proposed condo slab high rise will effectively ruin all sunlight for the building across the street where I live, a clear violation of tall building guidelines written by the city, & since at 79.6 metres this proposal is taller than the street is wide at 20 metres, is subject to TII building conditions, as well as green guideline conditions, section 211 of the city conditions, as well as Yorkville Business area conditions...The OMB, Ontario Municipal Board should be awakened...I am hoping I turned these two young folk around- as young folk are needed to be...Let's see what happens...I'm pretty sure a home is more important than a sales centre, what do you think? Shall we evict the tenant for a sales centre? Who is for death & destruction to a nice single woman? A gardener? who? touch the hair on one of the heads of my fair children...now who wrote that? & what is the rest of that passage? Gee, bad guys are not the only ones who can issue warnings...eh?



<http://architecture.about.com/od/periodsstyles/iq/House-Styles/shingle-1070081.htm> Slide Show of 1874-1910 Shingle Houses in North America, like 18 McMurrich st., the white house...

Notes on : Leeds, garden . car accident, airport...(people walking)- 1)LEEDS certification should not be given if the buildings that are going to be torn down , including flora & fauna & endangered species & habitat as well as people to be displaced, are more green than the proposed building that is to be constructed in its wake...

2)car accident: After a conversation with plant insider employees placed strategically within companies to ensure that developers' plans are executed, strange things began to happen around me...Notably, immediately, a concierge in our building, a young man, was struck in his car by another car, in something that was made to look like a coincidental car accident...This boy was so traumatised that he has been forced to take ONE MONTH off of work to recover emotionally from the P.T.S.D. of this happening...I blame the developers' henchmen & women...

3)A Black Aircab car limousine has been parked in front of the tenant's home on McMurrich street, licence plate ZAH-45 , with an odd looking driver, who immediately starts up his vehicle & drives away as soon as I pass by when I walk down the street...This coincides with several young men, "friends" of a renter in our building, who appear & disappear at doorways to our building, as I enter & leave...I associate these people together, because apparently they are all from Pakistan, which is odd, because the demographic of the building I am in is not students (they cannot afford to buy or rent if it is a sublet), Pakistani (this building was not designed for east facing prayer?), & young (owners here are often quite old or ill because the hospitals are nearby & doctor's offices-so groups of terrorists in cells stick out kindof like a sore thumb- this is not exactly a barbeque or party place)...

4)garden: Oops sorry forgot this point...The tenant who is defending her native right to stay (she is not native, but I am making a parallel point here) is the only one who knows how to make green things grow...The only one who knows why a tree will grasp & claw towards the sky & life, who makes lilacs yearn to puff their scent, whose roses bloom even during adversity...Unlike the developers, hunters of trees, the lady tenant who they are attempting to destroy, knows how flora & fauna & endangered species & fragile people grow ...A man, suffering from a degenerative disorder fell down today as a result of loud drilling noise coming from someone who ' spontaneously decided to renovate their kitchen' & how coincidental that the noise pollution has disrupted the karma of all those within our building...The noise pollution related to construction & 'renovations' nearby has been so great, that it has been almost impossible for me to create, being a professional artist does not mean that creativity spews naturally forth without proper environment care for the habitat of the artist...I have been so burdened by disruption of karma, that I have had to put art works on hold for six months at a time, while allowing my nerves to settle back down again from the insurrection of solipsistic terroristic action covertly masked as innocent renovation ie: drilling to fix a parking garage crack in cement perceived issue or drilling to shave down kitchen tiles or drilling to create false improvements to homes while invading owner's spaces in order to infiltrate private information & spy on enemies...Paranoid? You think? Just because you are paranoid doesn't mean you don't have enemies...Naive perhaps if you think any of this is confabulation...

5) Directory assistance has no such listing for Lifetime Urban Developments, the listed owners of the property they harassed Mr. Moriyama personally in order to buy...(nuisance lawsuits for 22 million dollars are handy scare tactics...) I did find Lifetime Contractors: but they are no such relation- looks like good people who do interior & exterior restorations- isn't it always the case that evil mimics good???

(I have called them to enquire about this name steal on the part of the developers slash organised criminals) p.s. The black truck licence plate is KGB 74 , this, a new addition to vehicles the developer's henchmen drive...The 74 number is actually new- earlier when I saw the plate KGB I wondered where the other three numbers were...Two is interesting though- & apparently they have a chop shop handy who does licence plates...hmmm...

I go on...

From: "Grove Canada" <grovecanada@fastmail.fm>

To: "Kyle Rae" <councillor_rae@toronto.ca>

Date: Tue, 18 Aug 2009 11:15 PM (< 1 min ago)

Show original>Show full header

Hello,

I would like to know, under Section 37, what "community benefits" are being received in exchange for the zoning density bylaw amendment from

2.0 to 11.9 on McMurrich street, to benefit Lifetime urband Developments, Mel Pearl, & at the expense of resident s of McMurrich street?

What are the "Community benefits" that have been traded for this zoning density increase, & not to mention, the jump from an 18 metre high building limit to an astonishing 79.6 metre limit...

I would like to know what the community benefits are,since it is my community that is being affected...

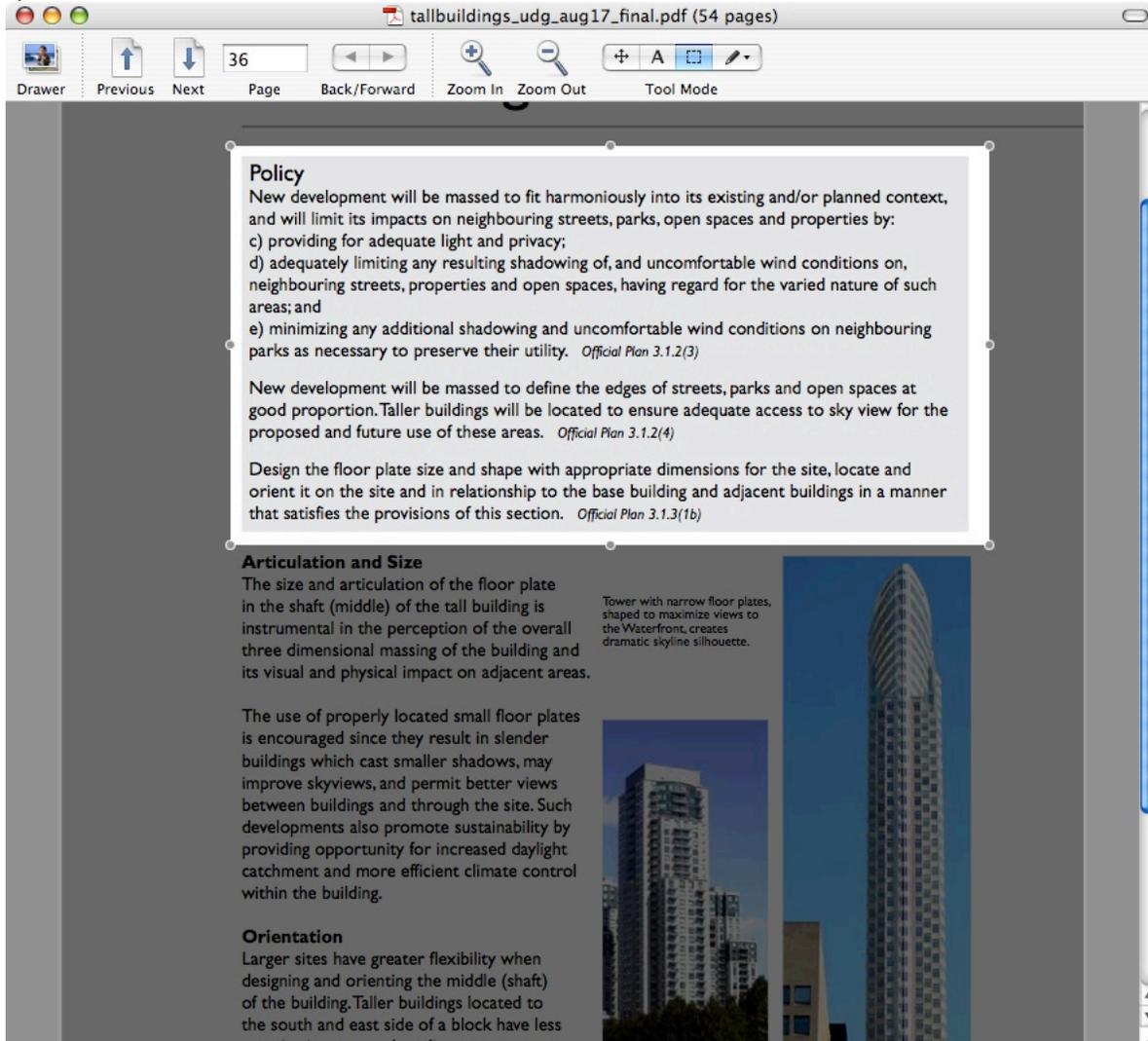
There is no mention online...Please inform & list, as your office is responsible for making the deal according to law...

Sincerely Sari Grove 416 924-9725

p.s. I have written many times with no response...There is also an article at grovecanada.biz on the page entitled Newspaper that you should read...Click links for full page version...

About the proposed development on McMurrich street:Please Note, this is the Tall building official guideline- The proposed Building causes terrible shadow on McMurrich adversely affecting 15 McMurrich at the other side of the street, removing ALL sunlight from the building entirely...Thus Violating the tall building guidelines...

B)



A) New tall buildings will not impede or obstruct the view of heritage or Conservation buildings:
comment: well, since the owners Lifetime urban Developments propose to tear down all the existing heritage buildings, I guess the VIEW of the heritage buildings won't be obstructed- because there won't BE anymore heritage buildings on McMurrich street...p.s. did you know the 1900s homes are the last homes on McMurrich street? The schoolhouse too? The last of its kind???

1) a Tall Building is defined as taller than the street is wide, McMurrich is wide by 20 metres, the new proposed building is 79.6 metres, Making it a Tall Building & subject to TALL BUILDINGS GUIDELINES which a PDF form is available...(see the PDF file I'm going to attach

here...)(soon)http://www.toronto.ca/planning/pdf/tallbuildings_udg_aug17_final.pdf

2)Section 37 says you can amend zoning density if you give community benefits...Kyle Rae is our Rosedale City Councillor, so I'd like to know what this scratch my back I'll scratch yours agreement actually is & what community benefits WE who live on McMurrich street are actually getting for a zoning density of 2.0 switched to 11.9...& an amended height of 18 metres maximum, to a new proposed height of 79.6 metres.????

3)a <http://www.toronto.ca/environment/greendevlopment.htm> there are guidelines for GREEN initiatives...How green is it exactly to tear down perfectly beautiful green trees, magnolia trees, poplar trees, climbing ivy 40 years or more worth, houses from 1910ish, a 30 year gardener tenant & her 5 indoor outdoor feline cats, ??? How green is it that they nailed metal labels into trees, slated for being chopped down, BEFORE they got the go ahead to destroy? How green is it that they city policy is only to register objections to new development or bylaw density amendments, but they don't require SUPPORT???

What are the fire safety risks for high buildings?

High buildings offer special challenges to fire fighters. Rescue by window or balcony above the 6th floor may not be possible.Rooftop rescue by helicopter is not available, and roof access doors are locked for safety.

For more information on fire safety visit <http://www.toronto.ca/fire/prevention/index.htm> or you can speak with a Toronto Fire Services Public Educator by calling Access Toronto at (416) 338-0338

Ok, No...

The 22 million dollar lawsuit against Mr. Moriyama, as mentioned below, was How the Prince Alwaleed people, threatened & harassed Mr. Moriyama to sell his own property in the first place...Everyone in the neighbourhood Knew, Mr. Moriyama loved this rare, expensive & unique piece of old property, Historic, & that he had said he Never wanted to sell, ever...So, why did he sell All of a sudden, 4 weeks after the conclusion of a very weird & potentially damaging Nuisance reckless lawsuit??? Because the Saudis picked the best property in the country for their "Mosque slash Condos" & went after it by causing fear in the heart of the landowner...AND THAT IS HOW THE PROPERTY GOT SOLD...THREATS HARASSMENT AND FEAR...Poor Mr. Moriyama is afraid for his life & the life of his children...

No no no no no no , NEW INFORMATION, Sunday August 16, 2009...Moriyama did not sell his property for the money...He sold, because he was the victim of a nuisance money-grubbing seeking female lawyer who was slowly falling into dementia, who concocted a ridiculous story which never should have been heard before the courts, but was, unbelievably, because, of course, a crazy lady with a law degree formats lawsuits correctly...The story goes, that this lady lawyer, a neighbour on McMurrich st. , stated (hallucinated) that the Police took Moriyama's tenant's old orchard heavy fruit picking ladder, which rests against her ivy brick wall in back, so her cats can exit & descend if they need to go outside- bear with me here, the crazy lady lawyer neighbour (not a tenant, just a neighbour) said that the Police took the tenant's ladder, carried it to the lady lawyer's home, climbed it, & went through her back bedroom window & raped her, so she was suing Moriyama for 22 MILLION dollars, because he was the landlord to the tenant who had the ladder...Ok????SIX WEEKS LATER HE SOLD HIS WHOLE PROPERTY & gave his tenant an NC-13 notice, which means everything was going to be demolished- NOT that she was a bad tenant...He sold, with intent to destruct because he was upset about the nuisance crazy lady lawyer's lawsuit-& probably also that the courts even deigned to hear this ludicrous case, clearly written as a plot by someone falling apart in the brain & needing care...(possibly this lady had had a bad experience in her past & was calling out for help by transferring onto safe people, this does happen, however her cry for help hurt many...)

Also new: the "good" tenant's email box mysteriously disappeared just before her court appearance, so people couldn't communicate support to her, nor find out more about the time & location: translation, she had to show up alone, which was very debilitating emotionally...Soon after, her shower water was mysteriously cut off, then reappeared...(more harassment)...The other tenant in the 'white house' was subject to a mysterious 'flood', which caused him to move out, since it did not get fixed...(not because of damage, but because it is odd when mysterious things start 'happening' to your home & nobody fixes them...(meaning, that is how the other tenant was evicted...)

Warning: this is all very convoluted , but, better to try to put the pieces of all of this together, than to omit...grain of salt here, grain of salt...p.s. did I mention that 20 McMurrich street house actually has a JACUZZI in the backyard? (why would anyone want to tear down a home with a jacuzzi in the backyard?) The white house at 18 McMurrich is circa 1890s, they built wooden houses, then plastered them & covered that with bricks-it was a slow process building a house...Done over years...not months...

The CTV building, Masonic temple, at Yonge & Davenport road is from 1917, which places the McMurrich brick homes at between 1890 & 1917...(usually homes would be built before a big gathering place, of necessity)...

[New Four Seasons Hotel in Toronto 25Jul05.pdf](#) Read page 3 of this PDF file- the developers are 5, Menkes (Murray Menkes 1954 construction), Four Seasons (just managers), Kingdom Hotels(Prince Alwaleed of Saudi Arabia-the guy who offered 10 million to Mayor Giuliani to rethink the Palestinian issue-he said no by the way)(did Kyle Rae say yes?), Lifetime Urban Group (Mel Pearl & Sam Herzog 1989 Developers), Halcyon Ventures(Martin Zieff & Mark Potter 2004 Venture Capitalists) about the author: Sari Grove was asked to write a freelance article for The Orangeville Citizen, under editor Ed Top, about Hockley Village...After interviewing Jack Brooksbanks who wrote the book Hockley Heritage, after meeting with the oldest residents in the village, two brothers in their original home, after taking photographs & surveying the land, as an artist might do, she wrote the article & it was published...Hockley Village stands today, protected as a heritage area...Possibly the article helped...If you would like to write something supporting preservation of 32 Davenport & 12-22 McMurrich-any of

the buildings- please do...the Comments section has plenty of room...

In 1964, the Government of Ontario commissions Toronto architect Raymond Moriyama to design the Ontario Science Centre, a project in celebrating the Canadian Centennial.

http://www.wheretoronto.com/toronto/article_feature.cfm?listing_id=95 Link to Christopher Hume article about architecture in Toronto...Robarts Research Library , another Moriyama wonder, is mentioned down the list, 5 million books at last count-they say the building is sinking under the weight of so many books-lovingly said...

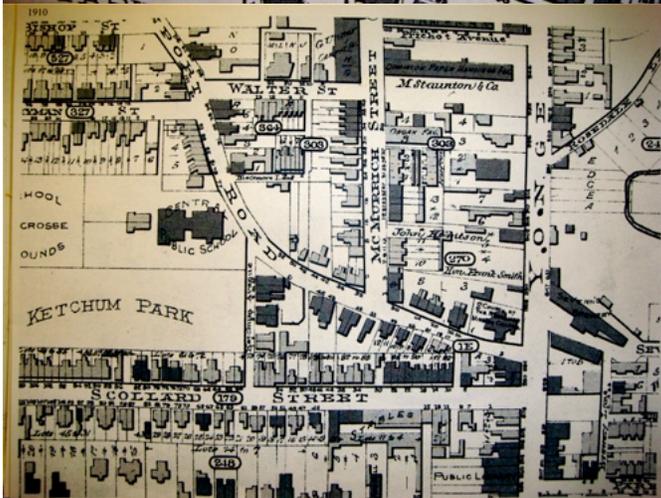
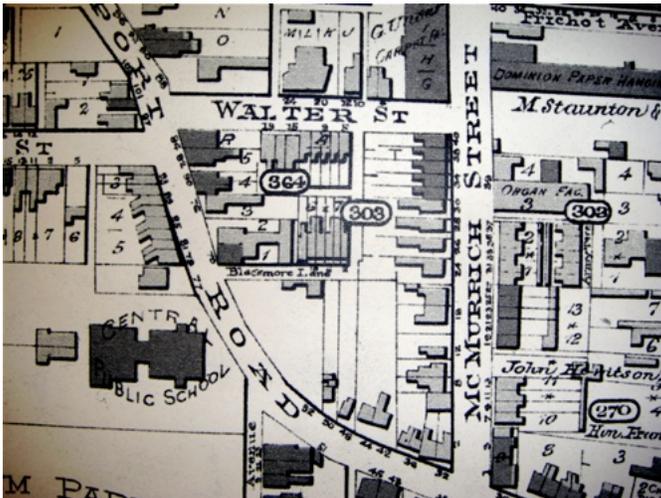
<http://www.dailycommercialnews.com/article/id26020> The Toronto Reference Library, a haven for those who love to read in an open atrium with sunlight streaming in with waterfalls & music kiosks where with earphones & belly full from nearby snacks you listen to tunes while you while away the afternoon...Moriyama & Teshima, original architects & architects of the new redesign too...Love this library...doesn't everybody? The War Museum in Ottawa, also a Moriyama special...need I say more?

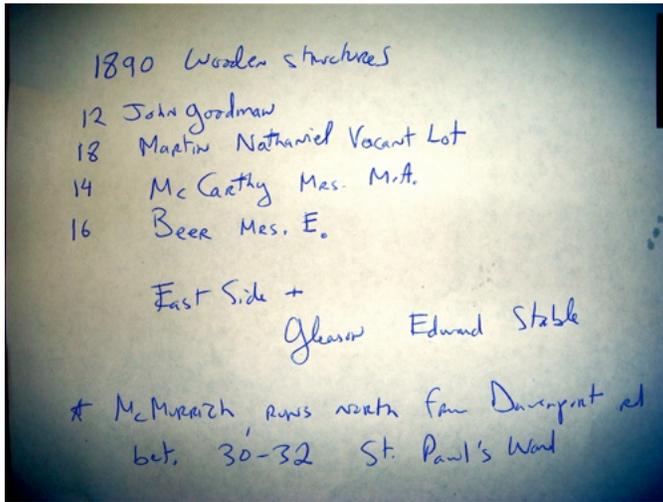
<http://communities.canada.com/ottawacitizen/blogs/designingottawa/archive/2009/03/24/raymond-moriyama-the-canadian-war-museum-and-me-by-alex-rankin.aspx>



Map from Toronto Archives,

close-up of same map, list of owners of McMurrich street properties in 1890...These were wooden structures in 1890, but the shapes of the buildings did not change in subsequent maps indicating brick was possibly laid on top of wooden buildings...1890 :reference from Physics Forums library about this practice:"My grandfather built it in 1911. It was originally a frame building, then someone plastered over the outside, and a couple of years later it was covered with brick. The thing is probably earthquake-proof..." MARTIN, Nathaniel d. Apr 23 1908 aged 73 , this was the name I found as owner of number 18 McMurrich street in 1890...He would have been 55 at the time...





[New Four Seasons Hotel in Toronto 25Jul05.pdf](#) These are the group that are building Four Seasons condos around the corner, they bought the priceless Moriyama property too, where did they get the money? Look at the list, Prince Alwaleed is from SAUDI ARABIA, you should know this Prince offered a cheque to Mayor Giuliani in New York, which was refused, with the "hint" that Palestinian issues could be fixed up a bit, with the help of this little bribe incentive...(insinuating that if the Palestinian issue could be fixed to the Saudi Arabia pleasure, that terrorism on New York & more might stop...)(but of course, just a "gift") It looks like Lifetime developments Mel Pearl & Menkes & the rest of this group don't give a shit that the loan money they are getting to build & buy properties is tied up with Palestinian demands & terrorist consequences if bribes are not acted upon...I scratch your back, you scratch mine...Think about it- where is the money coming from to pay for all of this condo development? Saudi Arabia...Duh...better get my head cover...



McMurrich street at night,

4...

An introductory thought: Since TWO major developments defaulted on their loans to creditors recently, the Yonge & Dundas development, & the Yonge & Bloor development, don't you think it is unwise to let developers tear down existing occupied buildings on spec., considering the possibility of them defaulting on their loans again is very high-which would leave a gaping hole of a construction site for many years in place of viable architecture? Not to mention displacing long term tenants from their homes in order for a stalled project to ruin the city aesthetic, like the 9 years the Yonge & Dundas project sat unbuilt while our downtown core looked like, excuse my french, shyte...AND THEN SCREWED CREDITORS, INCLUDING THE CITY OF TORONTO!!!!

[32+Davenport+road.pdf](#) Nomination Form in PDF for heritage Preservation Services



Photos left to right, standalone school daycare, studio side on mcmurrich, studio front on davenport, adjoining homes, back of homes...





What is the ethos of a city that destroys its old buildings, only valuing the new? What effect does this philosophy of newness being better, what effect on our elderly? How does overzoning the density of a neighbourhood affect its residents? Most old single family or one story businesses are being torn down to be replaced with high rise development...How does the increased traffic density affect pedestrian car accidents? If a street like

McMurrich street has only 3 older buildings left from the past, the rest all brand new up to the minute developments, how does that make the older residents who live in the nearby subsidized apartments feel? How does constant construction affect the disabled in the Yonge Bloor area? Well, as we have seen, living on McMurrich, the constant destruction of older homes to be replaced with tall slab high rise condos, does not do much for our older, poorer residents who won't be buying a condo, ever...The increase of zoning density means that when slower people cross the street, they are more likely to be hit by a car...The constant construction means those in wheelchairs cannot get their groceries...The high prices of condos mean a certain segment of our Toronto population is completely abandoned...The eradication of green parks, means the older people cannot feed the pigeons, their only small daily pleasure, they cannot find a place for their small companion dog to pee or poo, they cannot sit on a bench in a park & just sit- the few green spaces left are so overcrowded they are not clean anymore...Today is Sunday August 9, 2009, & last week, right after Simcoe Day, in the early wee hours of the morning, one of the elderly residents of the subsidized apartments, jumped off a balcony & landed in a flower bed below...With the huge amount of construction, that has been going on for years near to Davenport & Yonge, the obstructed streets & sidewalks, the lack of affordable items for those on low income, the worship of the new & richer, the ethos that old things need to be destroyed- well, I wonder if this ethos contributed to this poor old man's sadness...I add this note, because it just happened, while I am writing about trying to save some older homes, to restore them graciously to former splendour & I can't help but see a parallel...What if we taught our city to restore older homes & buildings, rather than rampantly bulldozing them? How about some easy to get city money given to those who paint, rebuild, fix, make beautiful, buildings that need it? Wouldn't this be worth far far more to those with sentimental attachment than brand new slab high rises with no emotional history?



Wouldn't it? an old butterfly is still prettier than a young moth...

As a preamble, remember, a home or building, is only as good as the people who have lived within it, & have imbued & taught it how to be...This whole matter came to my attention due to one person, a lady gardener, who has lived in one of the beautiful old 1875-ish homes on the property of the complex of structures that form the habitat to Raymond Moriyama's studio workplace...Because Dora cared so much, neighbours became aware of plans to tear down the buildings across the street, that even the property had been sold, & that gave us all time to consider our feelings, our emotional & intellectual attachment to what was happening, & to do something about it if given a chance...It is no accident that Dora the gardener has been there for 30 years...Dora has lived in Japan herself & is so attuned to gardens, a shared love of the Japanese people, that her own front & back gardens have been engineered to bloom in cascades, as one species climaxes then wilts, another is timed to explode right after...Moriyama knew the one thing, possibly even more important than architecture, that would make his workplace wonderful- a warm & loving & creatively in sync neighbourhood, peopled by those in tune with his aesthetic philosophies...So, he ensured that Dora, the gardener, would live happily on the premises, for as long as possible...The properties got sold, not as a plan, but because these days developers have access to huge foreign bank monies as loans on spec., so huge that they could offer a buyout price to someone who never planned on selling this rare piece of land, & the structures that had been a home away from home for over 42 years...At 82 years old, with five children & a nest of grandchildren, taking the cold call offer seemed right...The whole thing happened, & feelings of attachment maybe weren't or won't be realised until the other shoe drops...When I touched the front of the big house with the peeling white paint, it coughed up some dust into my hand, like a wheezing grandfather saying, get this awful city planning sign off the front of me- & really, the nerve of people to come & nail helter-skelter some black & white typeface sign with notice of ...blather, the nerve...(Note;doesn't Oren Tamir city planner know buildings have life? Does he put signs on his own family? Notice of destruction if you don't clean your room? Notice of bylaw amendment to zoning density if you don't, don't, aw whatever...The point is- has anyone really got close to enough even to make a wise & studied decision about this property? Surely money cannot be the only decider in what happens to our city landscape? surely!



THIS IS THE only HOME(of the 4 structures) PEOPLE HAVE A PROBLEM WITH- THE TRUTH IS ANY RESTORER KNOWS WITH A NEW COAT OF WHITE PAINT, & REMOVAL OF THE BOARDS THE TEAR DOWN DEVELOPERS INSTALLED WOULD SUFFICE TO BRING THIS OLD BEAUTY BACK....Please don't

discriminate against this home because it is old (possibly 1875) or its paint is peeling...If you touch this home with your hand you can feel it breathe it is so alive...You can feel days gone past, days of Old York, honest sweat & toil & love...Let's not avoid our aged, let's restore them...Not a damn thing wrong with this building, except that it is beautiful...not a damn thing...



The trees are blooming tiny orange buds...The entire complex has the most gorgeous healthy green trees, which give shadow & oxygen & joy to our street...If they take down the trees, we will have no more green things on McMurrich street...



The schoolhouse is a joy...Ivy & pretty & quaint...a joy...

[32+Davenport+road.pdf](#)This PDF FORM was faxed by email to Heritage Preservation Services, Barbara Holt, with the City of Toronto on Friday August 8, 2009
Statement of Cultural Heritage Value (courtesy Mtarch.com)
32 Davenport Road:

Davenport Road is one of the oldest streets in Toronto. Some 12,000 years ago it was a meandering trail along the shore of Lake Iroquois first used by native hunters and traders. After the shoreline receded it continued to be an important overland link between the Don and Humber rivers. It is one of the few major streets in the city that is off the grid as it follows the original pathway.

The site chosen for the new Raymond Moriyama office was the north-west corner of the intersection of Davenport Road and McMurrich Street (formerly York Street), one block west of Yonge Street.

32 Davenport Road is in an area of Toronto known as Yorkville. In the 1830's Yorkville was created and sub-divided by Joseph Bloor. It was incorporated as a village in 1853. In 1883 Yorkville was the first village annexed by the City of Toronto but has always managed to maintain it's own identity. During the 1960's the area became famous as a hangout for hippies.

The structure purchased in 1966 was built in 1923 as a service station. What is now a fish pond was in fact the grease pit as in those days there were no hydraulic jacks.

In 1939, the CBC used the building to store additional equipment necessary for the visit of the King and Queen. In 1945 the building was altered to house offices for brewers. In 1955 more changes were made as a direct mail company moved in. The wing that today is used for conference rooms was added at that time.

Before Raymond Moriyama, Architects and Planners moved in, Paul Stock Interior Designs occupied 32 Davenport. The back wall of the building was where a large model of the famous Bluenose schooner now sits. The adjacent present day co-ordination area and spec binder room was a sewing area. Today's conference room area was used as a showroom for drapes and curtains. The second level at the back was an attic space.

30 Years at 32 - 1966 to 1996:

July 25, 1996 marked the 30th. anniversary of the office moving to it's present location at 32 Davenport. The year 1966, was when many long time staff members came on board. The list includes Mary Sabat, Anson Finlay, John Snell, Joni Inouye, Ted Teshima and Aubrey McIntosh. Don Cooper was still in and out during those days as was Tom Motomochi.

These were the days of carbon paper and Gestetner copying machines as the Xerox copy machine was just becoming popular. Most drawings were done on 1000H paper as mylar drafting film was just coming on the scene. The metal angle frame drafting boards that some of our computers sit on now were equipped with the latest in Mayline parallel rules.

An opening party was held in December 1966 that appears to have been quite an event. Anson Finlay and Bon Mueller went up to the Rouge Valley to get some large rocks to put around the outdoor fish pond from which Anson still claims he has sore muscles from to this day! There were no fish in the pond, so they next went down to Kennington Market and purchased some questionable carp which only lasted a couple of weeks.

Apparently during the party itself, which just happened to be Aubrey's first day, one of the women on staff fell down the stairs while being chased around by the city parks commissioner of the time and some people took a dip in the fish pond, or were thrown in. I guess all those legends about the

swinging sixties are true!

In December, 1996 a special celebration on the 30th anniversary of the move to 32 Davenport was held to honour people's long term contributions to the firm.

A feature article with photographs of the just completed new office building, was published in the February 1967 issue of The Canadian Architect with the title "Workshop For The Mind". That issue also included the article Raymond Moriyama - Credo For An Office.

As he has been reminded constantly over the years, Anson Finlay was project captain for the 32 Davenport Addition/Renovation in 1966. At the time of move-in, the building was not yet finished and there was no glass in the studio windows. In 1987 the upper and lower studios were renovated when the GDS computer system was brought in. At that time, the upper area of the space that used to be in the parking lot became habitable when a stairway was added and the doorway from the upper studio was cut through.

In the fall of 2004, the building was featured on an episode of the television program Structures and has been explored by many people during Doors Open Toronto.

Credo for an Office...

(This article was first published in the February 1967 issue of The Canadian Architect.)

Raymond Moriyama describes his office as a "workshop for the mind", a tool built first to serve the staff, and second to help give the client a rounded view of the firm and its basic attitude. Moriyama, a graduate of the Toronto School of Architecture, and holder of a master's degree in town planning from McGill University, believes that the one ingredient (aside from talent, imagination, vision and sheer physical stamina) that makes the difference between a great creative action and an average creative action, is integrity. This is the ability to "live up to the best in one's self, to have a highly developed sense of honour, to own a conscience and to listen to it, to obey the unenforceable. It is that quality of wholeness of heart, mind and action - no front and back - fairness in proper perspective - that conveys the courage of one's convictions." It is, says Moriyama, the intangible bridge that translates man's dream into reality. And this is why the quality of his new office is the same back and front; it encourages this sense of integrity, communicates to his staff and, can thus be reflected in their work. Similarly, the office avoids the "big front and shallow back."

Moriyama's intensely personal feelings need to be communicated to his staff of twenty-six, including nine architects, a landscape architect, interior designer, a spec writer, researcher, office manager-comptroller and twelve others. To achieve this, a "manual" was created. It is not, as the name implies, a dogmatic book of rules for designers, nor a device to standardize or restrict the creative imagination of his staff. Moriyama describes it as a tool to define the importance of organization and efficiency as liberating factors in the creative climate. It is, he says, a credo to help achieve a high level of environmental and architectural intensity and creativity, and to give equal weight of consideration from concept to the last placement of screw, to follow up on all obligations. For this individual integrity is not enough, and organizational efficiency and good group performance alone can do little but produce sound copies of existing architectural work. The "manual" attempts to eliminate confusion, to unclutter the mind so that mundane problems are quickly resolved. Thus, more time is left for the designer to devote himself to the social, psychological and emotional aspects of architecture. For example, the "manual" gives guidance on the role of the individual in the firm:

In this era of increasing complexity, of necessary specialization, of impersonal corporate decisions, the negative factors such as lack of proper perspective, defensive self preservation, acceptance of compromising and mediocrity are increasing in parallel. This is fearful when the greatest quandary facing us today (next to the basic question of whether we will survive) is how we are going to survive. During the next thirty-five years the world population will double from three billion to six billion. Thus, in the next third of this century, and in our lifetime, we will need to duplicate every structure built and still standing since the beginning of time. This is a period for increasing speed, electronics and mass production, of complexity and paradox. But to architects it should be one of large-scale creative challenge. I believe it is our duty to contribute positively to the dignity and vitality of our fellow man in exchange for the miracle of life, however short, placed in our hands. In this respect, it must begin with the individual himself. In creative activity, in the agony of mental creation, a quality of almost saintly innocence in mind and heart -- free from the mundane confusion -- is essential. In our profession the individual must perform all these things but at the same time be at the mercy of countless trades and suppliers in order to translate this creation into reality. He has legal documents, meetings, coordination, change notices, change orders and hundreds of tasks to fulfill. There is a need for balance.

Such monastic ideals might be too lofty for many, but they do serve to show what might be a shifting approach to architecture by Moriyama. Known to the public eye for his current Centennial Centre of Science and Technology for the Province of Ontario in Don Mills, Ontario, he has always insisted that the architect must be part artist part philosopher. Not all architects see eye to eye with his architectural work. His Japanese Canadian Cultural Centre, completed in 1963, is considered by many as a classic in overdetailing; others consider it one of the few buildings that helped raise Canadian design to the level of the best in world architecture. Its rejection in the first stage of the 1964 Massey Medal Awards brought forth a comment in The Canadian Architect that "in avoiding the level of imported dogma the powerful sculpture of the building, and its positive relationship to the site exclude any peripheral criticism of lack of originality. Incredibly enough this fine building was rejected in the first stage of the competition." Not that Moriyama had never won a Massey Medal. His private golf course and shelter for North York, Ontario gained him a Medal in 1961. More recently, his work has included a shelter and administration building for Edward's Gardens, Toronto, showrooms for Ford dealers and his Centennial Centre. The last entailed not only the master plan and the actual planning of the first two phases of buildings, but the development plan for the entire 180 acres for Metro Toronto. Construction is already advance on the \$30 million Centre complex, expected to be finished in 1968. (Editor's note: Much erroneous conjecture has arisen among architectural circles on the large increase in the construction costs for the Centre. Before Moriyama took over the project a feasibility study by an engineering group produced an estimate of about \$10 per sq. ft., producing a budget total of \$5 million. It took a world tour by Moriyama to produce a more realistic figure (similar costs: Tokyo, \$33 per sq. ft. and Denmark,

\$45 per square ft. In the USA, \$60 was accepted as a fair estimate). Also, the Provincial government later decided to go ahead with a second phase, and changed the function of the Centre to accept an attendance, for example, of 3,000 school children per day. The present cost of \$38 per sq. ft. is considered by Moriyama to be a very fair figure.)

Moriyama's office has, during its nine years, produced fine architecture, and he has emerged not only with an enlarged office but with a newly-found liberalism in leading his design team. Humanism he has never lacked, as anyone who read his own account of the Japanese Canadian Centre will testify. He believes that in our complex (and computerized) mid-twentieth century, the architectural aim can be best achieved by a collective talent -- individuals with abilities and experiences welded into a single entity and with a common belief, motivation and direction. In his office, he maintains that the ability to contribute to the total is judged more important than educational background. "We take the attitude that architects and senior members are still draftsmen, and draftsmen are architects. Everybody (including the secretaries) has the right to challenge a statement he feels to be wrong. Of course, we exclude such things as financial problems but if a project is definite we talk about it"

Each week the staff holds an informal gathering to which guests are invited -- an intellectualized version of the traditional Friday night beer and darts. And the meetings work. To date, speakers have contributed on matters related to sociology, psychology, verbal communication and the computer in architecture. When no guest comes along the session takes the form of group analysis. "We question ourselves and of course the questions are mainly directed at me. This is good. The staff gets to know me and I am completely frank with them."

Moriyama has also established a scheme to encourage further education to help tap the other (and often unknown) talents owned by architects. He pays for further education (but not architectural!). Also, the firm encourages staff to travel abroad -- to gain experience and return with a fresh view of our Canadian environment. Many local architects scoff at this and question the cost for such idealism, but Moriyama insists that his present staff of 26 is important to him. They in turn understand the purpose of his methods, including his giant memo board, 12 feet long -- a project schedule system. He admits his approach is very personal, but hastens to declare that he would never be so pompous as to claim that it would work for every architectural office.

If many architectural observers feel that Moriyama's approach to architecture is shifting, this could well be because of his strong views on the outlook for the profession. This office is wired to accept computers. The one-man show is for the birds: the single, prima donna is an anachronism. He believes that architecture as we know it today will be obsolete in twenty years and that if architects want to retain leadership in the sphere of physical environment, and not only in the sphere of single buildings, they must learn to integrate with other disciplines. "Incorporation is a must. At the moment an architect's letterhead can only show professional architects. Why should this be so? We are supposed to be creative, professional men and we should look at ourselves in honesty. We should look at ourselves, our profession, the type for project as a total and what is demanded in terms of staff. We should then assess as honestly as possible the need for other disciplines such as the sociologist, researcher, geographer and they should be made a part of the firm."

The new Moriyama "workshop" at 32 Davenport Road houses more than an architectural team. Designed as a vehicle, a medium, to serve a credo, it might, at the same time, cause the cynical to comment that for a man who questions the "precious" approach to architecture, Moriyama's thinking is in itself precious. Such cynics cannot deny that the firm has contributed much to the Canadian Architectural scene. More important, they cannot deny that it does at least have a single guide line, and in these days of confusion and uncertainty as to what lies ahead for the profession, such adherence to a defined goal is a heartening quality.

(End of Copy borrowed from Mtarch.com site, history)...

Save Multiple Complex...(several buildings on one property, 32 Davenport rd. & 12-22 McMurrich st. Moriyama studio, employee daycare, two adjoining homes 1875)<http://www.thestar.com/article/423835> DOORS OPEN Listing(architecturally significant buildings: see number 76
76 Moriyama & Teshima Architects (5A)

32 Davenport Rd.; Sat: 10 to 5 Sun: not open

Originally an automotive service station, the building is now a "staff-centred" workplace and the old grease pit is a shallow pool filled with Japanese koi. Meet architects, discover unique design environment, learn about recent projects. (D) \$P

Hello, (to Paul King at The Ministry of Culture)<http://www.culture.gov.on.ca/english/heritage/hptrm.htm>

Across the street from me at 32 Davenport road & 12-22 McMurrich street is Raymond Moriyama's property which was recently sold...

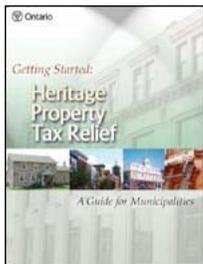
The buildings are his architect studio from 1923 rebuilt in 1966, an employee daycare in a charming old building, two adjoining homes from 1875...The studio & one of the homes are still being used presently...(the daycare & the other home was boarded up, windows & doors by the new owners...)

It seems to me that Raymond Moriyama's studio in particular should be designated heritage...(the other buildings on the property as well would be nice as they are part of the whole...)

Developers want to tear it all down to build a slab condo high rise building...(which required a zoning density bylaw amendment from 2.0 to 11.9 which seems huge...)

Can someone from the Ministry of Culture go take a look at the buildings in question?

Thank you, Sari Grove



Owners of Heritage property can get up to 40% off property taxes!



<http://www.oldhouseweb.com/how-to-advice/new-old-house/> Here is a photo of how the home with the peeling white paint & boarded up windows & doors Could look like with a little love & restoration work...Courtesy of OldHouseWeb with link to how to...(wouldn't you just love to restore a house?)

In question: to be torn down, Moriyama's absolutely unique architect's studio with rampantly clinging climbing ivy & green-ness with indoor-outdoor heated river...to be evicted: the lady gardener who for over 30 years has glorified Rosedale, Yorkville & surrounding areas with her original tasteful intelligent aesthetically pleasing green work that has raised property values more than any condo development ever could...

Have you superficially already dismissed the buildings in question after a perfunctory look? I encourage you 1)to go inside 32 Davenport road for a free tour- it is SPECTACULAR!(don't dismiss because the architecture is modern- that is so narrow!) 2)look at the quaint daycare building with free parking, DELIGHTFUL 3)the building with the peeling white paint, the doors & windows have been boarded up by the new owners- before it was LOVELY! (go around to the back & see the little wood patio & the red shingled back wall- a little fix-up & truly a loveable home or embassy or heritage home...4)the lush garden front & back of the last home, still with tenant, is truly REMARKABLE! Please, take a DEEPER look...

(Note: Apologies for the disturbing pictures of the pigeons & later the cat...It was disturbing for me to find them too...This is the result of zoning density amendments in the Yorkville neighbourhood...Unless you live here, you may not realise the consequences of overbuilding condo developments in one tiny area...The number of raccoons, pigeons & domestic cats & dogs struck by cars has increased exponentially...Recently, for the property in question, the zoning density bylaw was amended from 2.0 to 11.9 ...What noone seems to have noticed is the Veterinary Emergency Clinic right across the street, who has been full up overflowing with injured dogs struck by cars since they opened...If you live here, you will see the daily parade of dogs with bandages & severe injuries & amputations, being walked to have a pee or poo...For that reason alone, Any low rise buildings should be protected as heritage, if only to block further high rise development...Tell me, why do they have to all be in our neighbourhood? Canada is a big country, why amend zoning densities when there are a plethora of undeveloped pieces of land that have no tenants or unique architect's studios or people living there who would like enough time to cross a street without getting hit by a car...My next door neighbour on Davenport, fell & smashed two teeth & his nose, because of construction already happening on Davenport that obstructed our sidewalk...The window washer who cleans everyone's windows in the commercial area was just struck by a car with a woman talking on her cellphone-several cracked ribs...(the ambulance driver warned the window washer not to speak lest He get charged with jaywalking! Like zoning density had nothing to do with this & it was actually his fault?)



(photo shows recent issues with zoning density amendments-car traffic increase)...more at <http://www.grovecanada.net>

Show your support for protecting heritage buildings from condo flipper developers like Homelife Developments by NOT purchasing a unit in the new Four Seasons residences on Bay street, around the corner from this proposed development...It's the same owners, & if you boycott buying, they won't be able to go forward with this second condo flip building only a few blocks away...It is too late for the Four Seasons site, but if they run out of money, they can't dig up Moriyama's studio...Boycott the Four Seasons residences by NOT buying...<http://www.urbantoronto.ca/showthread.php?t=6286> (conversation about property)

As a note, to this article, I should mention...Three times, on three different occasions, once to me the neighbour, once to my husband in front of me & once to the tenant who developers want to evict, the words " Things could get ugly " (if the tenant doesn't move out ,was the next sentence) were repeated this July 2009...The last week of July, a man walked by the tenant who doesn't want her home destroyed, & whispered "You'd better be careful someone doesn't torch this place"...These are the developers who want to tear down the property in question in this notice...Nice eh? (the fact that the tenant has a gas furnace makes the torching threat even more serious...)Designating all buildings Heritage allows the municipal government to pass a stop destruction bylaw- which also conveniently gets rid of scumbag developers, who sell quickly & look for another piece of land to exploit...Support the designation Heritage here, if only to get rid of organised crime style mobsters who threaten, harass, run business to the ground only to buy them up for cheap & evict low-income tenants who have nowhere else to live...Let's draw a line in the sand...(Last night we saw a notice intending to destroy the historic Four Seasons hotel at Cumberland street! Omigosh, who is going to stop this rampant destruction? Me?)p.s. the nice looking friendly good-looking realtors are just fronting for sinister foreign mob types who don't give a shit about anything- check where the loan money came from to buy the land...It ain't Canadian...It ain't even from a country whose name I know how to spell...)

<http://n2.nabble.com/Notice-of-Intention-to-Designate-32-Davenport-road%2C-12-22-McMurrich-street-Heritage-Property-Pursuant-to-Section-29-Ontario-Heritage-Act-td3268549.html#a3268549> link for bigger version or to print...

I live across the street from these really great buildings & people, that developers want to tear down & evict, to build Another slab condo flip soul-sucking development which builds cages for 10K & flips them for 160K(&more) to people who have forgotten that for that much money you should get a front & back yard & some privacy & enough space so you don't breathe the flatulence of amended zone density to 11.9 from 2.0 (who is the idiot who approved making this street more crowded when there is already nowhere for the injured dogs at the Veterinary Emergency Clinic across the street to do their business?As they limp across already trafficky street)...Not to mention, this developer HomeLife developments, ironically named since for 3 years they have been harassing the tenant of the corner house on the property, she a gardener who has done work for Moriyama, & has been lovingly protected in her green home for 30 years now, HomeLife more like CondoDeath(Mel Pearl & cronies) aims to evict this green gardener lady & her 5 spectacular felines & destroy her wild lilacs, clematis, wisteria, tobacco plants for insect repellent, antique 18th century roses, hot pink English roses & more, for what? to build a condo sales centre, which will be torn down too, to build a slab high story cage of apartments...Her home is from 1875...Worse yet CondoDeath developers propose to destroy Moriyama & Teshima's architectural studio, re-built from a rectangle gas station from 1923 in 1966, to show the glory of what can be done with some brains & creativity...Every office should have an 1875 employee daycare next door for your employees' children, with parking provided & quaint schoolhouse look...Every workplace should have living quarters for the gardener & adjoining home for the caretaker, so at night, someone is always on site, lest a fire or intruder alert...Every artist studio should have two magnolia trees, Koi fish swimming through the lobby in a heated pool (Kosso Eloul & Rita Letendre brought their fish to this heated pond in winter, 'cause that late sculptor & living artist only have an warm weather unheated pond...)These are part of our heritage, not just Canadian but the whole planet's heritage...Declare this property as a whole Heritage & Pass the stop destruction Bylaw Now! Before the very fabric of our lives is lost, like a password in an Alzheimer brain...Go in person for an inner tour of 32 Davenport road (they will most gladly invite you in), what an incredible place for a creative to work! If you work in a cubicle cage or live in one, go take a look at 32 Davenport road & 12-22 McMurrich street with fresh eyes...Sure one of the houses needs a coat of paint, & the bloody developers boarded up the doors & windows to make it look decrepit- go around to the back of the houses too- all structurally sound...Why in the hell would they destroy these buildings instead of throwing a little money at them to spruce them up? A coat of paint? Really. A government embassy could be here...A tourist info service for walking tours of Yorkville...Why not restore this property? & teach our children & remind ourselves that restoration is the loving application of a philosophy that cradles our aged, our single women, our less than wealthy & nurtures & respects our history...Shall we remove all the pierced lip black nailpolish goth creatures that parade down Queen street because they are unsightly? & replace them with bleached yuppies of grey suit & beige pantyhose? Or worse, with foreigners from countries with unpronounceable names who don't give a shit about Canadian culture because they just arrived yesterday with a wad cash & no burden of religious upbringing because it was outlawed in their home country? Give me a break, Toronto redevelopment is being funded from sham monies in Kazakhstan- you know, Boris? (& worse, even this sham money has run out, like yesterday the Toronto Life Building at Yonge & Dundas defaulted, plus the one at Yonge & Bloor also just defaulted...) Plus, The Four Seasons project is still being dug, by these same HomeLife developers- like how many properties do they need? You can't tell me this plethora of condo flip scam developments are all sold to capacity in this dreary market where I can't even sell an original oil painting for more than 300 bucks? (rumours of capacity percentages sold are all just invented by unscrupulous realtors working for said developers...bullshit at best...)

<http://www.mtarch.com/> The Architect's Studio...[Barbershop2.3gp](#)

Free link to Download Calvin's Speech from Barbershop 2, about saving heritage not selling your soul...<http://www.box.net/shared/g7p2zovs57>



<http://www.grovecanada.net/search?updated-max=2009-08-01T17%3A31%3A00-07%3A00&max-results=1> (click here for bigger version elsewhere)

Thoughts Recent: The Yonge & Dundas Toronto Life Building has recently defaulted on its creditors, The Yonge Bloor Condo developm't has also defaulted with its shaky Kazakhstan money roots...The Florian condos are being dug out now right beside the Heritage property in question- why not wait to see if that development works before tearing down 1875 heritage homes with a 30 year tenant still living there, before destroying Raymond Moriyama's spectacular architectural studio, for what, to build an easy to approve one-story condo sales centre, which then is easy to destroy to build slab tall new condos, a two-step play that ensures our city is ugly & without face...What if they destroy these still being used buildings, then default on their loans too? Toronto will be left with the legacy of having ruined its own cultural heritage for a scam...So, not only is it wrong to ruin great architecture, it is wrong to ruin it for scam sham speculative slab condo flip foreign shaky loan crap...Don't you agree?

http://www.kodakgallery.ca/ShareLanding.action?c=tpe7kyb.5zmigiub&x=0&y=entcgo&localeid=en_CA
http://www.kodakgallery.ca/ShareLanding.action?c=tpe7kyb.5zmigiub&x=0&y=entcgo&localeid=en_CA

Slideshow (note: I have been told the last building, the gardener's home, which is still occupied is from approximately 1875 , the owner having had a horse barn & property in the back portion, & had requested not money for his property, but merely to live there with his horses until he died- this story told to the current tenant by a woman who sold a home down the street for a million dollars, more of this story if you ask the lovely gardener lady who plants tobacco to keep the bugs away, wisteria for scent, clematis to fool thieves, whose ladder midst the climbing ivy allows the felines to enter & exit at whim...)

- 1)Property has been Identified
- 2)Research has been accomplished
- 3)Notice of Intention to Designate: this is in a local newspaper, which is right here at www.grovecanada.biz
- 4)Passing & registering designation bylaw
- 5)listing municipally
- 6)listing provincially

NOTICE OF INTENTION TO DESIGNATE ONTARIO HERITAGE PROPERTY

- a)Notify owner- (notification through various agents has happened)Mel Pearl Lifetime Urban Development Group,(previous owner) Moriyama & Teshima has been notified...as well as architects, realtors Coldwell banker, & Councillor Kyle Rae & Heritage Advisers & City of Toronto Heritage superiors (Bert Duclose & others)...
- b)Notify Ontario Heritage Trust (notification has been made)
- c)description- 32 Davenport Road, 12-22 McMurrich street- entire historical property of architect Raymond Moriyama(recently sold)
- d)statement of value-created by Raymond Moriyama, his working studio for over 42 years...(where The Toronto Science Centre, Robarts Library, The Metro Library were created in sketches, among others...)
- e)description of buildings, Architect Studio incredible, Employee Daycare gorgeous, Caretaker plus Gardener's Quarters Unbelievable...also notes:Parking space fantastic, flora & fauna out of this world...Location spectacular...
- f)description of buildings: structurally sound, highly original, quite beautiful, needs janitorial work inside, needs some superficial restoration-not expensive (all buildings have been completely functional up to present!
- g) 30 DAYS NOTICE IS BEING GIVEN HERE IF YOU WANT TO OBJECT POST A COMMENT HERE SAYING WHY & WHO YOU ARE WITH ALL CONTACT INFORMATION

Statement of Cultural Value or Interest

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST:

The Property as stated above:

- 1)Is really unique insofar as it is an early example of slanty atrium windows which allow daily sun work light instead of needing electricity, plus the slantiness means the sunroof won't leak 'cause the precipitation runs off instead of creating pressure cause seals to burst...(see back of studio windows)
- 2)The pointy triangular roof vector shaped means that when the snow blows on the roof it doesn't gather in the middle...

Jul 18, 2009; 10:11pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29

Ontario Heritage Act

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST:

3)The Toronto Science Centre is an awesome place for kids
 4)The Metro Toronto Library is an excellent place for high school students to stay in while playing hooky from high school- I did it for a year, grade 13...(you can read books AND listen to music for free AND go to the bathroom...)
 5)Robarts library is a great place to read really really big maps if you are a university student 'cause they have the hugest widest tables, PLUS you can fall asleep in the cubicles And no one kicks you out...
 Sari Grove... (5 posts) Jul 18, 2009; 10:13pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

6)Mr. Raymond Moriyama is very very good looking, so if we venerate him we will have better television to look at when reading the story about how we saved his studio & properties...

7)Moriyama & Teshima has a very nice website with lots of history information about their studio property, so that is already done, so we don't have to write a new history or anything...(thank goodness Someone does their homework!)

Sari Grove... (5 posts) Jul 18, 2009; 10:16pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

8)The War Museum in Ottawa is important & Mr. Raymond Moriyama did that one too...

9)Mr. Moriyama has two very good looking sons named Jason & something else- I only met one so far...(but I am assuming the younger one is cute too)PLUS they are both also architects so for their future we should keep the studio up so they don't forget how to do things...Cause we are going to need to know how to fix up his other buildings too if the sliding glass doors get a little stuck or a piece of wood falls down...like that stuff...

<http://www.toronto.ca/legdocs/mmis/2...file-14226.pdf> the development, so slick, I can't compete with that slick presentation, can anybody? this is how condo flip developments happen- because the grass roots people who object aren't commercially whorish enough to produce slick material to object to developments- they lose the fight, as do all good people when faced with Money proposals that trade

your soul in for profit... We found this beautiful blue eyed grey smoke Birman cat struck by a vehicle at Mount Pleasant under Crescent road last Saturday night while jogging, end of July 2009...Mount Pleasant is the main access route to Rosedale for people driving in cars , increased animal fatalities in Rosedale have been observed recently due to zoning density bylaw amendments from 2.0 to 11.9 for example...These amendments should be amended...I can't tell you how many injured or dead raccoons we have seen since developers moved into Yorkville, Bay street, Bloor street...One construction worker actually ran over a pigeon on purpose after I complained about how many squashed pigeons I was finding early in the morning on Davenport road- so they ran over another one, just to show they weren't intimidated...This is who is in Rosedale now...Not good honest people...Bad evil vindictive organised crime mafia scum...Know the difference...The workers just take after their bosses...



THE TENANT WHO IS BEING ASKED TO LEAVE HER HERITAGE 1875 HOME HAS 5 (FIVE) CATS, KYRIE A BLACK FLUFFY FEMALE CAT, PAPRIKA A ENORMOUS TIGERISH MALE CAT ENORMOUS, SHAMAN A MALE WHOLE WHITE AND GREY PATCH BIG CAT, AND TWO MORE...BUT YOU HAVE TO GO TO SEE THEM IN PERSON...THE BACK AND FRONT GARDEN ARE ALL FENG SHUI FLOW FOR THE CATS TO CLIMB UP A LADDER AND GO IN AND OUT AS THEY PLEASE WITH CAMOUFLAGE BUSHES AND THEY LIKE TO VISIT MORIYAMA'S POND ...

(someone smashed the church window across the street from this property- the beginnings of vandalism & harassment & break-ins caused by zoning density amendments to increase from a reasonable 2.0 to a ludicrous 11.9)... some thoughts...

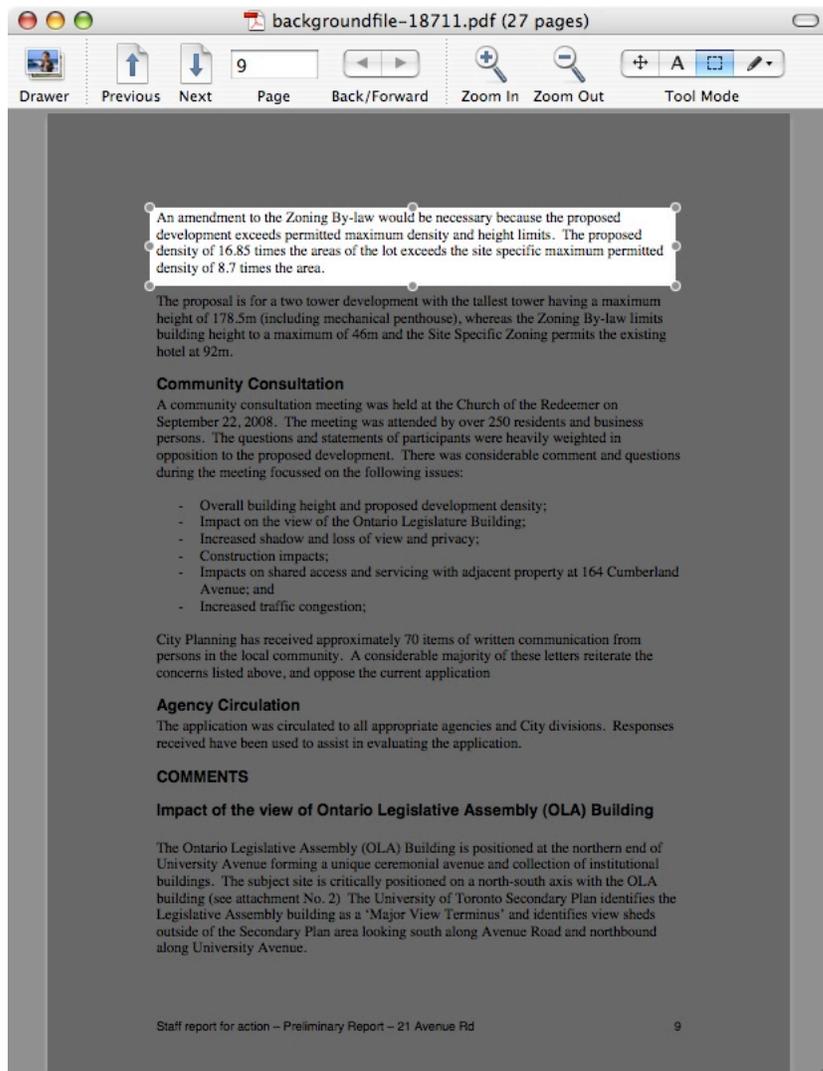
Someone smashed the window of The Stone Church in was it 2002?, a funny beginning to our neighbourhood's getting to know the people who put the money behind these condo developments- not liking churches much apparently (Kazakhstan, where condo loan money is sourced from, is maybe not a great church place)...right across the street from the Oren Tamir sign with the ridiculous bylaw

amendment to change zoning density, a church...

Vulgar spray painted graffiti, 5 break-ins to the tenant who doesn't want to move, threats, death threats, harassment, a hit & run cat got killed, huge amounts of large trucks, construction dust from adjoining Florian site- have been a few "bonuses" of the new HomeLife (CondoDeath) developers coming to our neighbourhood...Not to mention the horrifically ugly government signs nailed into heritage 1875 buildings by some moronic city planner named Oren Tamir- who evidently has no sense of aesthetics...

The graffiti "Vert" has been painted over, now covered in walnut oil yellow ochre... The penis and testicle erect with word "Dick City" spray paint on the door of the 1875 home has been covered over with a soft Sennelier oil pastel easily removeable sumach farm autumn scene sketch. The poo on the lawn of the 20 McMurrich street that did not get picked up by lazy dogwalkers who decided they don't have to scoop & scoop on someone else's property, has been washed away with water...

Christopher Hume at The Toronto Star, The Globe and Mail advertising section, Catherine Axford at Ontario Heritage Trust, Mayor David Miller, Councillor Kyle Rae, have all been notified- particularly if there are questions as to the nature that this is a "local newspaper"...Since most people get their news digitally today, this person decided an online publication would get more local reads than an ad in a paper newspaper...Those who choose to argue this point should know that print media have also been notified...



The Four Seasons Hotel, the one at the corner of Cumberland & Avenue Road- here is a zoning density application to tear down the hotel, & amend density from 8 to 16 density & build more condos...Zoning density of 1.0 means one home with one family, 2.0 means on the same property 2 houses one on top of each other with two whole families, 16.5 means 16 homes one on top of each other with 16.5 families & their cars their children their computer internet & plumbing their garbage...Zoning density bylaw amendments in Yorkville & Rosedale & downtown are Dangerous because more people & animals get hit by cars, more crime, more subway overcrowding, more traffic, all in one place...Why are these amendment proposals being approved???? Why?



The lady tenant gardener who, if she had not dug her heels & tried to stay in her 1890s home, nobody would have known the property had been sold nor that heritage buildings were going to be torn down...(Apparently Heritage people often don't find out about destruction of properties until it is too late...If you know a beautiful old building in your neighbourhood that needs to be protected, Heritage Preservation Services at City Hall has a nomination form that you can fill out in order to get your nomination reviewed by municipal council...)

25 comments

GroveCanada (60 posts) Aug 07, 2009; 11:52pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

(Here is a note I found written to Kyle Rae about the proposed development on Raymond Moriyama's property...though it doesn't discuss the heritage value of the property, it does show that the reason for destroying the current buildings is not necessarily one that pleases the neighbourhood- though the current low rise buildings may not be freshly painted- low rise is low rise & low zoning density means less car traffic...Low rise also means nice sunset views, & decent sunshine during the day...So- heritage designation means not only preserving great & culturally significant pieces of architecture, it also preserves the cultural & natural fabric of the community...

Councillor Kyle Rae
 Toronto City Hall
 2nd Floor East Tower
 100 Queen Street West
 Toronto ON
 M5H 2N2

Dear Councillor Rae:
 Re: 32 Davenport Road & 12-22 McMurrich Street Rezoning Application
 (former Moriyama Lands)

I am pleased to learn that residents concern of undue shadowing will be addressed with a full lighting/shadowing impact study.

For 15 McMurrich, situated directly opposite the proposed development, whatever direct sunlight not blocked by the Florian will be blocked by the proposed "slab" and a resident lamented "It is the gloom and darkness that terrifies and depresses me most." 15 McMurrich residents, among others, expressed concern that the density of the proposed "slab" building far exceeds that of the yet to be built Florian at 76 Davenport Road. According to Oren Tamir the "slab" density is 12 times the area of the lot and the Florian is 5.4 times the area of the lot.

Height is another concern. You will recall GYRA and ABC together with the City twice fought long and hard with Diamante at the OMB over the 76 Davenport Road "Florian" whose initial 35-storey height, whittled down to 28 storeys, was turned down by the OMB. At the second OMB appeal, Diamante was allowed a 19-storey tower with a total height of 67.5 metres inclusive of an 11-metre podium and mechanical penthouse. The proposed 29-storey, 86.1 metre height far exceeds that allowed Diamante.

With respect to the podium. At the community meeting I suggested (to Adam Brown) the 5-storey podium on McMurrich be stepped down to align with the 3-storey townhouse roofline to the north. He was receptive and immediately relayed this to the architect who, while receptive, said the step-down would reduce the size of the green roof.

Oren Tamir suggested a Section 37 wish list. GYRA's wishes are:-

1) A contribution to the Yorkville Lending Library's Centenary Project for the restoration of the vestibule tile floor and the six main entry oak doors.

Estimated cost \$30,000. At October 2007 \$5000 had been raised.
2) Funding for a traffic study of the Greater Yorkville area from Charles Street to Belmont Street and Church Street to St. George Street, to determine impact of the ever rising local residential population and commercial activity which generates increased vehicular and pedestrian traffic. The study should include future traffic from yet to be approved or built developments.

3) A contribution to GYRA's Yorkville Greening Legacy Initiative, sufficient to complete the project. The current estimated cost is in the region of \$1.6 million, out of which \$1 million was secured from the Four Seasons hotel/condominium development.

Page 4

4

4) Should 15 McMurrich residents find themselves deprived of direct sunlight as a result of the "slab", I would request your consideration to "shadow compensation" as was given to Jesse Ketchum School.

Thank you for your attention and consideration to the "sunlight" needs of your constituents, young and old.

Yours sincerely,

Gee Chung

President

THE GREATER YORKVILLE RESIDENTS ASSOCIATION

GroveCanada (60 posts) Aug 09, 2009; 08:54pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

For Heritage preservation Services,

as per conversation with Barbara Holt...

Dear Barbara,

I have faxed the nomination form to your office (on Friday) & added another pdf file today (Sunday) with documentation gathered while preparing my ideas for a letter...

I have attached both PDF files here as well, just in case...

I have been told there will be a meeting at City Hall on Sept. 15, 2009, at which time, if the tenant who still lives in one of the 1875-ish homes is unsuccessful in her bid to save her home, destruction of properties will begin 10 days later...

The entire complex of buildings including the main studio was sold to developers who want to tear it all down...

Once they start carving into any part of the property, I fear the case for protecting even the most important structure, the studio, will be harder to make...

If anyone knows or loves Raymond Moriyama's work, this might be the time to step up to the plate...

September 15, 2009- someone from Heritage Preservation Services could at least put in a stop order while you decide...At least for 30 or 60 days, to give Heritage Services time to think about the consequences of letting Raymond Moriyama's historical architect's studio be destroyed...

This is sort of a rush job...I'm sorry, I never thought it would come to this...He's such a famous person I thought it was impossible...(to ruin his legacy)

thank you,
Sari Grove 416 924-9725

Attachments

Documents

* 32 Davenport road.pdf(2.9M) View Download

* For heritage preservation services supporting documentation to nomination, 32 davenport road, 12-22 McMurrich st. Sari Grove.pdf

GroveCanada (60 posts) Aug 09, 2009; 10:42pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

HERITAGE PRESERVATION SERVICES

heritage property nomination form

Please complete this form. Attach additional pages if necessary.

Return to: Heritage Preservation Services
City Planning Division
Toronto City Hall, 2nd Floor, Suite A-18

Toronto, Ontario M5H 2N2

(416) 338-1083, fax (416) 392-1973

1. Nominator:

Name of Nominator:

Sari Grove

Address of Nominator:
306-15 McMurrich street
Toronto, Ontario
M5R 3M6

Tel. #: (daytime) 416 924-9725

Fax: 416-781-3280

2. Reason for Nomination:

I am nominating this property/group of properties/area because:
Raymond Moriyama is an incredible Canadian treasure & the office studio where he worked for 42 years & created such gems as The Toronto Science Centre, The Metro Library & War Museum in Ottawa is of historical significance not only to our nation, but as an example worldwide of a productive creative beautiful workplace that should be an example to all in our future who are building workplaces...

The property is part of a group and I believe this group stands out because:
It demonstrates important concepts to business owners such as 1) having a beautiful employee daycare right next door to the workplace so that children of employees can be close to their parents-with free & adequate parking too...2) adjoining homes for a

caretaker & a gardener, so that at all times of day & night, there are people living nearby the workplace who can provide security if there is a fire or other climactic problem such as ice storm damage etc. Having a gardener on site ensure year round garden beauty to all buidings-which is evidenced in the glorious climbing ivy, the magnolia trees & the heated indoor-outdoor eco-Koi pond, & healthy green trees with drooping & shading overhanging branches, among other items...

3. Location:

Address (street and number):
32 Davenport road ...(the other three structures are 12-22 McMurrich street...)

Area (boundaries): Davenport at South, Belmont at North, McMurrich street at East, West side reaches halfway towards the west curve of Davenport road...

Ward: Rosedale
Map: Please attach an extract from a street map, marking the individual property, properties, street or area being nominated

See Next Page...

4. Classification (for each property):

Building Type: (i.e., house, church, store, warehouse, etc.) Architect's Studio
Other: (outbuilding, landscape feature, etc.) Employee Daycare...Two adjoining 1875 homes...

Current Use: (residential, commercial, etc.) Mixed use, the studio is commercial, daycare mixed (residential-commercial), the homes are residential...

5. Description (for each property):

Photograph:
Please attach 4x6" colour photographs showing (1) the street elevation and other applicable views for each property and (2) a group shot if the property is part of a group.

Historical Name:

Moriyama & Teshima
Date of Construction: (research guide attached)

Architect/Builder/Contractor: Raymond Moriyama

Significant Persons/Events: Raymond Moriyama

Original Use:
Statement of Cultural Heritage Value (courtesy Mtarch.com)
32 Davenport Road:

Davenport Road is one of the oldest streets in Toronto. Some 12,000 years ago it was a meandering trail along the shore of Lake Iroquois first used by native hunters and traders. After the shoreline receded it continued to be an important overland link between the Don and Humber rivers. It is one of the few major streets in the city that is off the grid as it follows the original pathway.

The site chosen for the new Raymond Moriyama office was the north-west corner of the intersection of Davenport Road and McMurrich Street (formerly York Street), one block west of Yonge Street.

32 Davenport Road is in an area of Toronto known as Yorkville. In the 1830's Yorkville was created and sub-divided by Joseph Bloor. It was incorporated as a village in 1853. In 1883 Yorkville was the first village annexed by the City of Toronto but has always managed to maintain its own identity. During the 1960's the area became famous as a hangout for hippies.

The structure purchased in 1966 was built in 1923 as a service station. What is now a fish pond was in fact the grease pit as in those days there were no hydraulic jacks.

In 1939, the CBC used the building to store additional equipment necessary for the visit of the King and Queen. In 1945 the building was altered to house offices for brewers. In 1955 more changes were made as a direct mail company moved in. The

wing that today is used for conference rooms was added at that time.

Before Raymond Moriyama, Architects and Planners moved in, Paul Stock Interior Designs occupied 32 Davenport. The back wall of the building was where a large model of the famous Bluenose schooner now sits. The adjacent present day coordination area and spec binder room was a sewing area. Today's conference room area was used as a showroom for drapes and curtains. The second level at the back was an attic space.

30 Years at 32 - 1966 to 1996:

July 25, 1996 marked the 30th. anniversary of the office moving to its present location at 32 Davenport. The year 1966, was when many long time staff members came on board. The list includes Mary Sabat, Anson Finlay, John Snell, Joni Inouye, Ted Teshima and Aubrey McIntosh. Don Cooper was still in and out during those days as was Tom Motomochi.

These were the days of carbon paper and Gestetner copying machines as the Xerox copy machine was just becoming popular. Most drawings were done on 1000H paper as mylar drafting film was just coming on the scene. The metal angle frame drafting boards that some of our computers sit on now were equipped with the latest in Mayline parallel rules.

An opening party was held in December 1966 that appears to have been quite an event. Anson Finlay and Bon Mueller went up to the Rouge Valley to get some large rocks to put around the outdoor fish pond from which Anson still claims he has sore muscles from to this day! There were no fish in the pond, so they next went down to Kensington Market and purchased some questionable carp which only lasted a couple of weeks.

Apparently during the party itself, which just happened to be Aubrey's first day, one of the women on staff fell down the stairs while being chased around by the city parks commissioner of the time and some people took a dip in the fish pond, or were thrown in. I guess all those legends about the swinging sixties are true!

In December, 1996 a special celebration on the 30th anniversary of the move to 32 Davenport was held to honour people's long term contributions to the firm.

A feature article with photographs of the just completed new office building, was published in the February 1967 issue of The Canadian Architect with the title "Workshop For The Mind". That issue also included the article Raymond Moriyama - Credo For An Office.

As he has been reminded constantly over the years, Anson Finlay was project captain for the 32 Davenport Addition/Renovation in 1966. At the time of move-in, the building was not yet finished and there was no glass in the studio windows. In 1987 the upper and lower studios were renovated when the GDS computer system was brought in. At that time, the upper area of the space that used to be in the parking lot became habitable when a stairway was added and the doorway from the upper studio was cut through.

In the fall of 2004, the building was featured on an episode of the television program Structures and has been explored by many people during Doors Open Toronto.

Credo for an Office...

(This article was first published in the February 1967 issue of The Canadian Architect.)

Raymond Moriyama describes his office as a "workshop for the mind", a tool built first to serve the staff, and second to help give the client a rounded view of the firm and its basic attitude. Moriyama, a graduate of the Toronto School of Architecture, and holder of a master's degree in town planning from McGill University, believes that the one ingredient (aside from talent, imagination, vision and sheer physical stamina) that makes the difference between a great creative action and an average creative action, is integrity. This is the ability to "live up to the best in one's self, to have a highly developed sense of honour, to own a conscience and to listen to it, to obey the unenforceable. It is that quality of wholeness of heart, mind and action -no front and back -fairness in proper perspective -that conveys the courage of one's convictions." It is, says Moriyama, the intangible bridge that translates man's dream into reality. And this is why the quality of his new office is the same back and front; it encourages this sense of integrity, communicates to his staff and, can thus be reflected in their work. Similarly, the office avoids the "big front and shallow back."

Moriyama's intensely personal feelings need to be communicated to his staff of twenty-six, including nine architects, a landscape architect, interior designer, a spec writer, researcher, office manager-comptroller and twelve others. To achieve this, a "manual" was created. It is not, as the name implies, a dogmatic book of rules for designers, nor a device to standardize or restrict the creative imagination of his staff. Moriyama describes it as a tool to define the importance of organization and efficiency as liberating factors in the creative climate. It is, he says, a credo to help achieve a high level of environmental and architectural intensity and creativity, and to give equal weight of consideration from concept to the last placement of screw, to follow up on all obligations. For this individual integrity is not enough, and organizational efficiency and good group performance alone can do little but produce sound copies of existing architectural work. The "manual" attempts to eliminate confusion, to unclutter the mind so that mundane problems are quickly resolved. Thus, more time is left for the designer to devote himself to the social, psychological and emotional aspects of architecture. For example, the "manual" gives guidance on the role of the individual in the firm:

In this era of increasing complexity, of necessary specialization, of impersonal corporate decisions, the negative factors such as lack of proper perspective, defensive self preservation, acceptance of compromising and mediocrity are increasing in parallel. This is fearful when the greatest quandary facing us today (next to the basic question of whether we will survive) is how we are going to survive. During the next thirty-five years the world population will double from three billion to six billion. Thus, in the next third of this century, and in our lifetime, we will need to duplicate every structure built and still standing since the beginning of time. This is a period for increasing speed, electronics and mass production, of complexity and paradox. But to architects it should be one of large-scale creative challenge. I believe it is our duty to contribute positively to the dignity and vitality of our fellow man in exchange for the miracle of life, however short, placed in our hands. In this respect, it must begin with the individual himself. In creative activity, in the agony of mental creation, a quality of almost saintly innocence in mind and heart --free from the mundane confusion --is essential. In our profession the individual must perform all these things but at the same time be at the mercy of countless trades and suppliers in order to translate this creation into reality. He has legal documents, meetings, coordination, change notices, change orders and hundreds of tasks to fulfill. There is

a need for balance.

Such monastic ideals might be too lofty for many, but they do serve to show what might be a shifting approach to architecture by Moriyama. Known to the public eye for his current Centennial Centre of Science and Technology for the Province of Ontario in Don Mills, Ontario, he has always insisted that the architect must be part artist part philosopher. Not all architects see eye to eye with his architectural work. His Japanese Canadian Cultural Centre, completed in 1963, is considered by many as a classic in overdetailing; others consider it one of the few buildings that helped raise Canadian design to the level of the best in world architecture. Its rejection in the first stage of the 1964 Massey Medal Awards brought forth a comment in The Canadian Architect that "in avoiding the level of imported dogma the powerful sculpture of the building, and its positive relationship to the site exclude any peripheral criticism of lack of originality. Incredibly enough this fine building was rejected in the first stage of the competition." Not that Moriyama had never won a Massey Medal. His private golf course and shelter for North York, Ontario gained him a Medal in 1961. More recently, his work has included a shelter and administration building for Edward's Gardens, Toronto, showrooms for Ford dealers and his Centennial Centre. The last entailed not only the master plan and the actual planning of the first two phases of buildings, but the development plan for the entire 180 acres for Metro Toronto. Construction is already advanced on the \$30 million Centre complex, expected to be finished in 1968. (Editor's note: Much erroneous conjecture has arisen among architectural circles on the large increase in the construction costs for the Centre. Before Moriyama took over the project a feasibility study by an engineering group produced an estimate of about \$10 per sq. ft., producing a budget total of \$5 million. It took a world tour by Moriyama to produce a more realistic figure (similar costs: Tokyo, \$33 per sq. ft. and Denmark, \$45 per square ft. In the USA, \$60 was accepted

as a fair estimate). Also, the Provincial government later decided to go ahead with a second phase, and changed the function of the Centre to accept an attendance, for example, of 3,000 school children per day. The present cost of \$38 per sq. ft. is considered by Moriyama to be a very fair figure.)

Moriyama's office has, during its nine years, produced fine architecture, and he has emerged not only with an enlarged office but with a newly-found liberalism in leading his design team. Humanism he has never lacked, as anyone who read his own account of the Japanese Canadian Centre will testify. He believes that in our complex (and computerized) mid-twentieth century, the architectural aim can be best achieved by a collective talent --individuals with abilities and experiences welded into a single entity and with a common belief, motivation and direction. In his office, he maintains that the ability to contribute to the total is judged more important than educational background. "We take the attitude that architects and senior members are still draftsmen, and draftsmen are architects. Everybody (including the secretaries) has the right to challenge a statement he feels to be wrong. Of course, we exclude such things as financial problems but if a project is definite we talk about it"

Each week the staff holds an informal gathering to which guests are invited --an intellectualized version of the traditional Friday night beer and darts. And the meetings work. To date, speakers have contributed on matters related to sociology, psychology, verbal communication and the computer in architecture. When no guest comes along the session takes the form of group analysis. "We question ourselves and of course the questions are mainly directed at me. This is good. The staff gets to know me and I am completely frank with them."

Moriyama has also established a scheme to encourage further education to help tap

the other (and often unknown) talents owned by architects. He pays for further education (but not architectural!). Also, the firm encourages staff to travel abroad --to gain experience and return with a fresh view of our Canadian environment. Many local architects scoff at this and question the cost for such idealism, but Moriyama insists that his present staff of 26 is important to him. They in turn understand the purpose of his methods, including his giant memo board, 12 feet long --a project schedule system. He admits his approach is very personal, but hastens to declare that he would never be so pompous as to claim that it would work for every architectural office.

If many architectural observers feel that Moriyama's approach to architecture is shifting, this could well be because of his strong views on the outlook for the profession. This office is wired to accept computers. The one-man show is for the birds: the single, prima donna is an anachronism. He believes that architecture as we know it today will be obsolete in twenty years and that if architects want to retain leadership in the sphere of physical environment, and not only in the sphere of single buildings, they must learn to integrate with other disciplines. "Incorporation is a must. At the moment an architect's letterhead can only show professional architects. Why should this be so? We are supposed to be creative, professional men and we should look at ourselves in honesty. We should look at ourselves, our profession, the type for project as a total and what is demanded in terms of staff. We should then assess as honestly as possible the need for other disciplines such as the sociologist, researcher, geographer and they should be made a part of the firm."

The new Moriyama "workshop" at 32 Davenport Road houses more than an architectural team. Designed as a vehicle, a medium, to serve a credo, it might, at the same time, cause the cynical to comment that for a man who questions the "precious" approach to architecture, Moriyama's thinking is in itself precious. Such cynics cannot deny that the firm has contributed much to the Canadian Architectural scene. More important, they cannot deny that it does at least have a single guide line, and in these days of confusion and uncertainty as to what lies ahead for the profession, such adherence to a defined goal is a heartening quality.

(End of Copy borrowed from Mtarch.com site, history)...

Alterations:

6. Sources:

Please indicate whether you have consulted the following sources; please attach research information and full references (list of archives/libraries attached):

Land Records (Land Registry Office) Assessment Rolls
 City Directories Goad's Fire Insurance Maps
 Building Permits historical photographs
 secondary sources (book list attached)
 o t h e r :

7. Comments:

I am not the owner of the property or properties, but I have contacted the owner(s) and the response was as follows:
 I cannot get a hold of the new owner, on record, I believe it is Mel Pearl of Homelife developments...

I have contacted the ward councillor about this nomination, and his/her response was

as follows: Kyle Rae councillor for Rosedale has not responded yet to my emails...

I have contacted my local historical society and its response was as follows:
"It's a no-brainer"...

-

date: ___ Aug 7, 2009 ___ signature: Sari Grove _____

Staff Use Only:

Type of Nomination:

individual inclusion on City of Toronto Inventory of Heritage Properties
 group inclusion on Inventory

designation under the Ontario Heritage Act
 recognition as part of area
 plaque

date received:
action:

HPS May 2005
/KA

GroveCanada (60 posts) Aug 10, 2009; 11:10am Re: Notice of Intention to Designate 32
Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

Hello, (to Councillor Kyle Rae)

I understand the city's spam filters don't like links, or perhaps attachments, but I'm not sure how else to communicate a long article with pictures...

I have attached a PDF file, which is a print-out from a website at www.grovecanada.biz on the page called Newspaper, first article...

If someone prefers to read the article there, it is readily available...

As a hearing concerning this property is slated for Sept. 15, 2009, with possible demolition 10 days later, I would hope that the necessity of expediency would override stand-on-ceremony excuses such as, we can't open PDF files at our office, or we are not allowed to read articles on websites...

The Nomination form from Heritage Preservation Services has been submitted, & now this matter will sit before municipal council...

Please take a look, as a lady's life is in jeopardy, as well as Moriyama's incredible heritage studio, & the Rosedale neighbourhood...

Recent defaults by developers to creditors at...Yonge & Dundas, & Yonge & Bloor...Might indicate that development loans are drying up, & that tearing down viable buildings which are still being used is a bad idea, considering that the proposed development may stall for, was it 9 years at Yonge & Dundas? & still default on loans...Leaving in one case, the City of Toronto in debt to the count of 9.3 million dollars, plus businesses at Yonge & Dundas suffering from the destroyed look for that huge amount of stall time, while loan sharks in Kazakhstan searched for new monies from even shakier banks... Yonge & Bloor construction site & sidewalk construction is another travesty-but let's not get into that...

Overdevelopment of Rosedale, & City of Toronto approval of condo flip high rise slab buildings is proving to debilitate both businesses & residents...The narrowing of the arty street Scollard, to accomodate zoning density bylaw amendments has meant greater pet by car casualties, human car collisions, lack of green space for those singles without children whose pet needs to pee or poo outside but cannot find space...

I live on McMurrich street across from the zone density amended property (from 2.0 to 11.9) ...Our already too trafficked street, has no other older homes left- all have been destroyed already...The last low rise buildings are now at stake-shall we kill all the old people too since they are not young & gorgeous enough?

Moriyama's studio is a masterpiece of a credo for an office...Shall we destroy our legacy to the one who brought us the wonderful Science Centre? The Metro Library-which is haven to so many with no place to go & no books to read? The War Museum in Ottawa? Are we trashing Moriyama's studio because the aesthetic is too modern for our

Victorian tastes? Only Victorian style buildings could possibly be heritage nominated, no? Really?

The tenant, who is being evicted has lived in her home for 40 years...As a gardener, with 5 cats & a possible rental allowance for a new residence at around 400 dollars potentially a month, maybe your office would be so kind to find her a new home...I found absolutely no rental listings in all of Ontario for 400 dollars a month pets allowed (with 5 as a probable impossibility)...

Maybe your office could be so kind as to inform the developers that they will have to provide housing for the tenant, since her gardening care of her property has raised aesthetic, perceived & actual market values on the entire property for 30 years...

At the very least, pass a stop destruction order on the Moriyama studio, lest we destroy a National Hero's legacy...at the very least...

Sari Grove
416 924-9725
grove@sent.com

GroveCanada (60 posts) Aug 10, 2009; 11:43am Re: Notice of Intention to Designate 32
Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

<http://www.toronto.ca/heritage-preservation/index.htm#more>

Copy & Paste this link for more information about getting a property protected as Heritage in Toronto, Ontario, Canada

GroveCanada (60 posts) Aug 10, 2009; 11:46am Re: Notice of Intention to Designate 32
Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

Are heritage grants available?

Answer The Toronto Heritage Grant Program encourages the conservation of properties designated under Part IV or V of the Ontario Heritage Act in the City of Toronto through matching grant funding of up to 50% of the estimated cost of eligible heritage conservation work. Details about eligibility requirements, the application process and public workshops are available on our website.

Question What is the Tax Rebate Program?

Answer The City of Toronto's Heritage Property Tax Rebate Program provides eligible heritage property owners with a 40% rebate on their municipal and educational property taxes for the eligible heritage portions of their property. To be eligible for this program, properties must be designated under Part IV or V of the Ontario Heritage Act and subject to a Heritage Easement Agreement (as of September 30, 2006).

GroveCanada (60 posts) Aug 11, 2009; 06:09am Re: Notice of Intention to Designate 32
Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

<http://www.earthtimes.org/articles/show/undercover-operation-results-in-fraud.762686.shtml> Loan money fraudulently obtained from bank with cooperation of bank employees in order to defraud bank with mortgage scam...FBI goes undercover & catch fraud employees insiders who help to fake papers that help the bank to make loans so that the criminals can buy houses...(Where did the money come from to buy the whole Moriyama property????) a fake loan that will default, After the property is torn down?

GroveCanada (60 posts) Aug 11, 2009; 06:20am Re: Notice of Intention to Designate 32
Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

Excerpts from a conversation online about the development at Balmuto, near the Manu-Life Centre...Another DEFAULT on loan...(really, if all of these loans were fraudulently obtained, shouldn't the City of Toronto check before they allow sales of properties & Destruction of property based on fraud loan monies that will default??? Why? because we can't get our Toronto buildings back that they fraudulently bought & tore down , can we?)& the tenants who were evicted????

Bazis has defaulted on its land loan since December 2008; Buyers for units from floor 68 to 80 will get their money back
Toronto Star, July 18 2009

Lenders deferred request to place the project into receivership today and sell the property after negotiating all day with Bazis lawyers; Judge Siegel adjourned to August 18, 2009
Bloomberg, July 20 2009

Planned glass tower condo and hotel project may be dead; Bazis will sell the land to an unnamed buyer
Toronto Star, July 22 2009

GroveCanada (60 posts) Aug 11, 2009; 01:17pm Re: Notice of Intention to Designate 32
Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

The number of bankruptcies rose by a staggering 51.6 per cent in June compared to the year before, as more Canadian consumers and businesses were unable to pay their debt.

The report from the Office of the Superintendent of Bankruptcy of Canada, released yesterday, shows there were 11,338 filings in June, up from 7,478 for June, 2008.

That's also up 9.1 per cent from the 10,364 bankruptcy filings in May, 2009.

GroveCanada (60 posts) Aug 12, 2009; 01:11pm Re: Notice of Intention to Designate 32

Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

I wrote an article at www.grovecanada.biz on the page called Newspaper, first article, if you click on it you will see it, click on the link at the top of the article for full page version, you can also easily download it & get a pdf file...

Can you put a link on your newspaper? Or write your own take on the issues? Sept. 15 at City Hall they will decide whether to tear down all or not. Anyone is welcome to come & speak...or write a letter...(meeting is all afternoon)10 days later property will be destroyed if the go ahead is given...This is pretty important...

I will understand if you think the content is too volatile for your publication...thank you for your time, Sari Grove <http://www.yorkvilleneews.ca/>

GroveCanada (60 posts) Aug 13, 2009; 09:40am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

<http://www.flickr.com/photos/grovecanada/> I have a slide show on Flickr of photos of the buildings in question, as well as photos documenting the night we found the cat that was struck by a car, which seemed very odd, as it seemed placed on purpose on the path we jog on, which was just a few days after we were told the threat " things could get ugly if the tenat does not move out" ...(Developers Lifetime urban development, Halcyon Investments, Prince Alwaleed, Four Seasons, & Menkes, have spent 50 thousand dollars so far in 3 years (another 25K for 2009) on lawyers to try to evict the tenant...which is why the death threats have started I believe...) The meeting at City Hall is all afternoon, & anyone is welcome to come to support the bid to block destruction of all property & stop the condo development...-even if just based on how they are operating, this may be how you do business in Saudi Arabia, but not TORONTO!

GroveCanada (60 posts) Aug 14, 2009; 08:01am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

In reply to this post by GroveCanada

<http://photos.im/2005/03/demolition-on-douglas-promenade> here are photos of what it looks like to tear down a home...Kindof like a slow motion of a man in front of a firing squad...Number 18 McMurrich street, the white house, when I touched the wall, (I was trying to cover the vulgar graffiti the developer's sons (speculating here) spray-painted in orange...when I touched the wall, it was sentient, you know, had spirit- this home, once a wooden home in 1890, then plastered & covered with brick, has seen over a century of life in Toronto- of course it is alive...

GroveCanada (60 posts) Aug 15, 2009; 02:27pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

Two more things...1) Across from 18 Davenport road near Yonge street used to be a pigeon park with trees & grass...Developers, Shiu Pong, bought the whole piece of land that borders onto Yonge, between Scollard st. & Davenport road. where Holy Chow is...They destroyed the green park with the trees & the grass...They built a condo building beside what once was the park...The development carved out the green park first, so they could put their cars & trucks & digging machines on the parkland space while building the condo...The development still has not replaced the green grass the trees or the park...The pigeons have been sitting in construction dirt for 5 years now while they built their condo, while construction workers ran over a pigeon early in the morning...or two...Now, what is also pertinent to note, is this was the only green park near to the elderly & handicapped person subsidized apartments across the street at 18 Davenport road...This was the closest green space...Now, elderly or handicapped or call them disabled people, in subsidized housing don't have money to linger in Starbucks, nor do the pigeons, starling, raccoons, trees, or grass or flowers...Destroying this little park was actually very very significant to those people, flora, fauna & species...Now they face a concrete dust jungle...Sure, people say "they will rebuild the park..." But what of the 5 years still going on to present with no park? Just machines & dirt? (while developers scramble for more speculative loan money to cover debts as they PONZI scheme from one creditor to another...)???It has been very depressing for those residents...Last week an 81 year old man jumped off his balcony to his death...Why? Well, I guess he was depressed...why was he depressed? Because, let me venture a guess, he was old & poor & had nothing to live for...Would NOT destroying the park that was across the street from him have made him feel happier? Venturing another guess I'll say YES...Who cares if they ARE GOING to build another park? What about the 5 years STALL while the older people look at dirt & machines...Life is what happens while you are making plans- death is what happens when you destroy green parks with future promises of rebuilding...You can't destroy a tree and rebuild it...It is not the same tree...You cannot kill a man & replace him...It is not the same person...You cannot destroy a park & say that you will replace it...It is irreplaceable...Our disposable economy is destroying our self-worth...Cut down a tree, plant a new one 5 years later...No...I is not right...And the cement parks with dirt holes for trees are not parks, they are museums...The habitat & ecosystem of a tree is vast...

GroveCanada (60 posts) Aug 15, 2009; 02:32pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

The Calgary Stampede decided to charge Native Indians admission...All bands agreed but one...They did a rain dance, & the pounding of their drums stimulated the clouds to burst forth into rain...This was the very first time it rained at The Calgary Stampede...Soon after, the Stampede reversed its decision to charge admission to native Indians...

This is a warning to developers who think they can tear down 32 Davenport road, Moriyama's studio, 16 McMurrich street, the old schoolhouse, & 18 & 20 McMurrich, the 1890s homes, one being occupied still by the gardener lady...A gardener is like a Native Indian, beware, this is holy people...Green people...Karma for those who cross green people is bad...

I hope Lifetime Urban developments will be wise enough to leave that green lady alone, for fear of standing where angels fear to trade...Story told to me by our mailman...

GroveCanada (60 posts) Aug 17, 2009; 11:50pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

In reply to this post by GroveCanada

Notes: at highway 7 and the airport they are restoring a church that is 90 years old...Instead of repainting the brick, they chose to sandblast & expose the existing brick...The white house at 18 McMurrich might look better with just the red brick showing...or re-bricking the whole face...It is dated

at somewhere between 1890 & 1910...

GroveCanada (60 posts) Aug 17, 2009; 11:53pm Re: Notice of Intention to Designate 32
Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

Construction workers could ask for 15 thousand dollars a month instead of ten...Then that would be one hundred and eighty thousand dollars a year...They won't get that, but if they ask for 180K a year, they will get a decent counter-offer...Maybe 12.5 grand a month, instead of ten...hey, it's time for a raise don't ya think? (at 10 grand a unit to build, developers sell each for 160K, why don't construction workers take a bigger piece of that pie? They are the ones doing the real work anyway...(ok, that's enough, I'll shut up now)...

GroveCanada (60 posts) Aug 21, 2009; 09:17am Re: Notice of Intention to Designate 32
Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

Your Green Home, also, (assholes), so conveniently, started working loudly drilling on unit number 401 in my building...I say conveniently, because the noise pollution that they created in my own home is enough to disrupt me from writing this article ...How interesting that close to where I live, all of a sudden, two weeks ago, loud annoying drilling renovation noises have begun...The asshole developers have hired a man named Chris under the guise of a "Green" company to disturb the peace & harass those who support goals opposite to their greedy profit-making goals...

GroveCanada (60 posts) Aug 23, 2009; 02:01am Re: Notice of Intention to Designate 32
Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

The 5 cats are...Paprika a large lovely gorgeous male sometimes sits near the front door screen, Kyree a longer hair fluffy free spirit black lady cat likes to wander & visit people, Shaman a grey patched with white mostly thicker waist male comes around sometimes, Isise a smaller grey patch with mostly white lady feline shyer also will walk by but runs from noise, & a lady all grey mostly indoors darling feline I think her name is Angel...

GroveCanada (60 posts) Aug 23, 2009; 02:25pm Re: Notice of Intention to Designate 32
Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

Tipster Entered: 8/12/2009 8:58:00 PM

The original tip W312-11751 was successfully submitted on 8/12/2009 8:58:00 PM.

Add follow-up information to the left anytime. If this is an urgent matter call 911 or 416-222-8477.

The agency will respond as soon as possible -- normally within 72 hours -- if more information is needed. Their questions and feedback will appear below. Any new information that you provide will also appear in this chat area.

Tipster Entered: 8/12/2009 8:32:00 PM

The reason I reported the 5 men smoking cigarettes right in front of the front screen door (with space for cats), was that the neighbour had received a veiled threat recently (2 weeks) at night, a man walked by & whispered "you'd better watch out someone could torch this place"...If one of the 5 cigarettes were casually left burning or tossed through the space in the screen door- the whole place could blow because that house has a gas furnace...The fact that the 5 men were from Pakistan made me feel weird, like it was a terrorist cell group like I have heard about on television...

Agency Entered: 8/13/2009 9:21:17 AM

Are you sure that the tip number you have is the correct one? The number you are referencing corresponds to a different occurrence.

Tipster Entered: 8/17/2009 1:27:00 AM

Ok, No...(background to how this whole thing started & notes to the first crime that triggered the sale of the property that led to the new owners harassing the tenant etc. In the light of NEW information- the Moriyama property should never have been sold because Mr. Moriyama was threatened with his life to sell...That is how this Saudi money is buying up all the best properties in Toronto- they pick a piece of land, then harass the owner...Mr. Moriyama is terrified for his life, must be, is why he sold so fast...) The 22 million dollar lawsuit against Mr. Moriyama, as mentioned below (dear Police people, I wrote an article documenting what I know, it is located at www.grovecanada.biz on the page called Newspaper, first article titled Notice of Intention to designate as heritage etcetera...If you promise not to use my notes against me you may read the whole thing, it is rough but I think this issue is rather important to protecting our country right now), was How the Prince Alwaleed people, threatened & harassed Mr. Moriyama to sell his own property in the first place...Everyone in the neighbourhood knew, Mr. Moriyama loved this rare, expensive & unique piece of old property, Historic, & that he had said he Never wanted to sell, ever...So, why did he sell All of a sudden, 4 weeks after the conclusion of a very weird & potentially damaging Nuisance reckless lawsuit??? Because the Saudis picked the best property in the country for their "Mosque slash Condos" & went after it by causing fear in the heart of the landowner...AND THAT IS HOW THE PROPERTY GOT SOLD...THREATS HARASSMENT AND FEAR...Poor Mr. Moriyama is afraid for his life & the life of his children...

Tipster Entered: 8/17/2009 1:33:00 AM

The lawsuit was the harassment that made Mr. Moriyama sell..The story of the lawsuit was told to me late last night by the tenant...Apparently a 22 million dollar lawsuit was what prompted the sale of this piece of land...The lawsuit said that the police took the tenant's ladder, moved it to a neighbour's home, climbed her back window, raped her ...& that because the ladder was on Moriyama's property, via his tenant, he was being sued for 22 million dollars for the neighbour getting raped...After the case was heard & the person suing lost, Mr. Moriyama, the landowner sold his property fast to the harassing Saudi money developers (Prince Alwaleed) & sent the tenant an NC-13 to get out quickly cause the whole thing was going to be demolished HIS BELOVED STUDIO !!!! No one could figure why he sold, no one...Now we know, they sent a 22 million dollar police rape ladder lawsuit to the courts, that could

have destroyed his whole reputation...They said the POLICE raped her with a ladder taken from the tenat's home...The POLICE...You guys have got to act on this one...The property should NEVER have been sold...Never...The new owners are criminals & thieves...You have got to give the land back...or arrest the Prince Alwaleed people...either the Prince, & his underlings, or just the Prince...send him to jail...

Tipster Entered: 8/17/2009 2:09:00 AM

As part of the harassment against the tenat at 20 McMurrich street, a raccoon that was living in 18 McMurrich in a burrow hole in the side of the downstairs of the building, this raccoon which was being taken care of by the tenant (Dora Cotteral) was seen by me & my husband near to the Four Seasons Residences construction site at Bay street just north of Yorkville late one night this summer ... I believe construction workers on the site injured this raccoon mortally, though it came home, our concierge heard its shrieks of pain coming from across the street...I was afraid to approach the wounded animal...The tenant who cared for the racoon sporadically, left a voicemail message for me one morning after, that she was rushing a very very injured racoon to the Toronto Humane Society...For want of evidence, perhaps you can get the construction workers on The Four Seasons Residences site on animal abuse charges (like Michael Vick)...The raccoon, I am not sure exactly, but pretty sure he didn't make it...The Humane Society would know better...I did not ask my neighbour for fear she would tell me, & I would feel more sad, as I love raccoons too...

The reason I think the construction workers wounded the raccoon on purpose is because when I complained about the construction trucks running over the pigeons in the morning at the new condo at Davenport above Holee Chow (Shiu Pong developer) they ran over another one ON PURPOSE the next day to show that they could do whatever they pleased & could kill pigeons whenever they wanted & noone would do anything...Remember, the construction workers on the Four Seasons Residence on bay the 350 million dollar mosque slash condo hotel will be the same development company as the one for McMurrich street, the one now in question...

Raccoons killed, a cat killed, pigeons killed, fire threats, cruelty threats, vicious 22 million dollar lawsuits on the landowner so he would sell his good piece of historical land, flooding so the 18 McMurrich tenant would move, cables being cut so no computer service, water being turned off so no shower- who is going to ARREST these people???? Killing the raccoon I forgot to report before...so that is my new report...The devlopment company's construction workers at Bay street wounded a raccoon who later died at The Humane Society on River street & they will attest to that, I am sure...(& while we're at it, let's make some animal laws so if someone kills our wildlife on purpose as a threat or any other vicious criminal reason, they go to jail...)

Tipster Entered: 8/17/2009 2:10:00 AM

p.s. sorry for the typographical errors in submissions... I am not a typist...

Tipster Entered: 8/19/2009 6:39:00 AM

<http://n2.nabble.com/Notice-of-Intention-to-Designate-32-Davenport-road%2C-12-22-McMurrich-street-Heritage-Property-Pursuant-to-Section-29-Ontario-Heritage-Act-td3268549.html#a3268549>

Dear Police officers, the above is a link to my full article concerning happenings across the street at 32 Davenport road, & 12, 14, 16, 18, 20, 22 McMurrich street, & also some things involving the building where I live...Due to the fact that Sam Herzog, the partner to Mel pearl, at Lifetime Urban developments, has been put on the police board for 2007 to 2010, I am going to have to assume that the police have been corrupted from the inside...I assume that internal affairs should be notified immediately, if not, I will alert higher authorities than the police to investigate , dismiss, deport, & jail, suspected terrorists, & their associated familial cell groups...

You may copy & paste the link into a browser to read the full article & I encourage those who are not corrupted(read 'insider terrorists') to defend their country...

Tipster Entered: 8/19/2009 6:47:00 AM

It is entirely possible that Mel Pearl & Sam Herzog of Lifetime Urban Developments, & their extended families are being held emotionally hostage by Prince Alwaleed's henchmen insofar as they may have had threats put on their lives, which is causing them to act in such an unusual fashion...Or they may be criminals...But after watching too many episodes of 24, where relatively normal people did illegal things because a family member was directly threatened, it is possible these Canadian developers are themselves targets...Please investigate the whereabouts of mel pearl in particular- I cannot find him- I was hoping to have a little neighbour to neighbour face to face chat with him about what he is doing to his new tenant...(as a new owner in this area, it is only polite to do a meet & greet, don't you think?)

Tipster Entered: 8/23/2009 1:20:00 PM

Ok, I found out how Mr. Raymond Moriyama was harassed by developers to sell his piece of land at 32 Davenport road & 12-22 McMurrich street...This is a REPORTABLE CRIME...

The developers got a lady lawyer to move into one of the new townhouses on McMurrich street....She created a nuisance 22 million dollar lawsuit against Mr. Moriyama saying that a ladder belonging to a tenant at 20 McMurrich street on property he owned was used by the Metro Toronto Police to climb up to this lady lawyer's bedroom window & rape her & she sued Mr. Moriyama for 22 million dollars in damages because the ladder was on property he owned...Mr. Moriyama sold his property six weeks later after the lady lost the lawsuit...(BUT the harassment was so great that Mr. Moriyama sold his beloved property with the studio, the schoolhouse & the 100 year old homes...)

I am pretty sure this form of HARASSMENT by the developers (who obviously created this lawsuit to force the owner to sell) is A CRIMINAL OFFENCE... I am sorry, but this whole thing has been very hard to prosecute...But this should stick in court...

Tipster Entered: 8/23/2009 1:24:00 PM

Also...By the way...Last Saturday night after midnight (technically early Sunday morning), I was hula

hooping(yes, hula hooping) with three other women South of Queen Street, west of Bathurst in Toronto...Two men approached & joined us...One introduced himself to me as Ryan...he had possibly bleached blonde hair, but otherwise looked similar to the photos of this Ryan Jenkins character police have been looking for in Vancouver B.C. ...I thought I should report that possibly this Ryan person is in Toronto-at least maybe late late last Saturday night...I am only reporting this now because I hadn't seen the news story until this week & wasn't sure...

1 2

GroveCanada (60 posts) Aug 24, 2009; 10:53am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

After message action, go to
Thank you for listening...

From:
"Grove Canada" <grovecanada@fastmail.fm>
To:
"Oren Tamir" <otamir@toronto.ca>
Date:
Mon, 24 Aug 2009 10:49 AM (< 1 min ago)
Show original
Show full header

Hello,

Thank you for listening to my phone speech today...I'm glad you can record these things...

I keep updating my notes to the page called Newspaper on my website at www dot grovecanada dot biz

Click first link within first article for full page version...

Of course it all looks to be so much rambling, but it started as a letter that my neighbour Dora asked me to write on her behalf, & after I wrote the letter, I just kept writing & documenting happenings around me...

I spoke one day to a lady who only just started with Moriyama & Teshima, while delivering my much shorter letter-turned into a 5 & 1/2 hours listening session on my part...

Most importantly communication between all residents is important...

I am sorry I am so late in the game...I honestly never thought anything would get approved, seeing as the homes are 100 year old beauties, the schoolhouse a charm & Moriyama & Teshima's studio a showpiece...

Sorry also for my french (swearing helps me think sometimes) as well as insults scattered around...I hadn't ever spoken to you & the time I phoned your office years ago I got a voicemail automated service, which though I use voicemail myself- can't stand it on others...so I gave up, leaving no message...

I am not a lawyer, nor a banker, I am an artist, so my methods are not as conventional as perhaps the Heritage Preservation Board would like...

However I do think the buildings have merit on their own without me & should be restored...Brutalist architecture is perfect for cold climates, & the bias against that style should be addressed if board members would prefer only to save Victorian Gargoyles & corinthian columns...

You have a master's in Environmental Sciences...As you know, it is not green to destroy architecture that is functional to the present...The willful destruction that has happened by the new owners does not constitute sufficient argument for their case- & they should be reminded immediately to clean up their properties, restore & repair in anticipation of Heritage preservation...

My allegations of treason during a war time have been reported to the police already...Helping terrorist sympathisers to destroy our City Plan

as a revenge vendetta for some far off ill conceived Palestinian terrorist cause constitutes High Treason, with life imprisonment as sentencing...(I think they are targeting specific demographics in our city to ruin their homes, as a perceived revenge for Palestinian people's being displaced from their homes in Israel...-of course it sounds ludicrous, but what if there is a kernel of truth???)

My article on my website is open for printing & copying, just get to full page version & click print on a computer...I add paragraphs

daily, as I understand situations better...

Thank you for listening, & apologies again for any insults within my ramblings,

Sari Grove
416 924-9725

GroveCanada (60 posts) Aug 24, 2009; 04:08pm Re: Notice of Intention to Designate 32
Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

www dot grovecanada dot biz

From:
"Grove Canada" <grovecanada@fastmail.fm>
To:
sbarret3@toronto.ca
Date:
Mon, 24 Aug 2009 4:06 PM (< 1 min ago)
Show original
Show full header

Hello Scott Barrett!

Sorry I missed your call, I was typing, which is not my forte, while thinking...Didn't want to break my stream of thought...

I keep adding to my now overladen letter, which can be found at www dot grovecanada dot biz

On the page titled "newspaper" ... If you click the link within the article, it all expands to full page...

Some of what I have written is more political than architectural, but it sure explains how the property ended up in the hands of owners who want not to restore & preserve it...

It is called "unlawful stalking" when an owner is harassed to sell...

A 22 million dollar nuisance lawsuit was the catalyst, & Mr. Moriyama was forced to sell soon after...

I am reporting this because I feel people in the city should know how properties like these are being sold & why...

It never should have changed hands, & certainly not to be torn down...

Do excuse my french...It is all a bit hasty...But the meeting is on September 15 to decide the fate of these 100 year old homes, the schoolhouse & of course Moriyama Teshima studio, so 10 days later it can be destroyed if they get their unscrupulous way...

Even a stall while council decides could buy some time...Since the garbage strike has thrown everybody behind- a temporary stop at least while people take a look might be in order...

You sound lovely, nice to meet you over voicemail...

Sari Grove 416 924 9725

GroveCanada (60 posts) Sep 06, 2009; 08:43am Re: Notice of Intention to Designate 32
Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

What I mean to say, about the Ryan Jenkins comment, is why in the heck is the son of an architect from Alberta stalking me??? Could it be possibly that Jenkins is working for the developers who are working for Prince Alwaleed who is working for the palestinian taliban newly from Pakistan converts to terrorism cause who are working to once again try to kill all the jews? Again I repeat, why in the heck is the son of an architect following me around? These people play dirty...Don't worry, God is good & I'm ok...Dirt shows up better near clean things, so I'm just here to show you where to clean up...Oops look another scumbag here...Better get your detergent out, this one's nasty!

Hey jenkins...we're on to you...What prostitution wasn't enough for Alberta? You had to sell your souls to the taliban? schmuckos...

Good luck with that...Hope you all like your gambling slot machines...You guys have alot of brains with your bright ideas...Whores, gambling & now organised crime- it's like a trio of badness...I just feel sorry for the cows...The only good people in Alberta right now...

GroveCanada (60 posts) Sep 09, 2009; 01:20pm Re: Notice of Intention to Designate 32
Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

In Summation, Seize Illegally Obtained Property ...
Posted by [GroveCanada] GroveCanada - Sep 08, 2009 • 08:04am
[This topic is pinned in GroveCanada] Post Options Options

<http://www.theglobeandmail.com/news/national/toronto/ontario-moves-to-seize-bike-theft-suspects-property/article1267631/> The link above refers to a portion of law in Toronto, whereby if property is illegally obtained it can be seized by police, without the thieves being convicted of a crime...It is sufficient to create linkage between the property & the theft...precedent...

In the case of the sale of 32 Davenport road & 12-22 McMurrich street, all one parcel of land, the property was illegally obtained...Information has been revealed to the effect that the rightful owner of the property was harassed into selling, criminally harassed...It is on the record that a 22 million dollar nuisance lawsuit was levied against the rightful property owner in order to coerce him into selling...

If records are checked, you will find that a lady lawyer, a neighbour, living in the new adjoining townhouses on McMurrich street, levied a lawsuit against Raymond Moriyama, rightful property owner, stating that a an old cherry picking ladder, found on the premises of 20 McMurrich street, was stolen by the Metro Police, moved to the lady lawyer's townhouse, & used to climb up a rear bedroom window, & rape her...Damages for the alleged rape by the Metro police using the ladder taken from the property owned by Mr. Moriyama were put at 22 million dollars, supposedly to be paid, not by the metro police, not by the tenant who owned the ladder (which was used by her cats to enter & exit), but damages were to be paid by the rightful property owner...

After this stupid nuisance lawsuit case ended (she lost), the rightful property owner felt fear for himself & for his family, & sold the property he had not intended to sell...

It was 6 weeks after the end of the case that the tenant, who had helped with this ridiculous case of legal harassment, received an NC-13, meaning, the property was being sold to developers who were going to tear it all down...

The strict correlation between the legal harassment of the rightful property owner & the sale of the property, indicate that this property, though paid for with monies, was illegally obtained...Threats, harassment, stalking are all criminal activities, & are quite illegal concerning coercion to sell a property...

Theft is taking something that is not yours...Whether you leave money or not, if the owner did not want to part with the goods, it is still theft...

This property should be seized by the Metro Police in accordance with the same law mentioned in the link above, the law that allows seizure of stolen property by the police without conviction...

The property can be kept by the police in order to do good works, such as sheltering the existing tenants, & possibly, upon advisement, using the location as a headquarters for continuing investigations into this type of harassment in the City of Toronto, & later, the rest of Canada...

It will be interesting to note how many landowners have been harassed to sell their own land...

Leave a comment

Options »

GroveCanada (60 posts) Sep 21, 2009; 11:26pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

<http://translate.google.com/translate?hl=en&sl=en&tl=fr&u=http%3A%2F%2Fn2.nabble.com%2FNotice-of-Intention-to-Designate-32-Davenport-road-12-22-McMurrich-street-Heritage-Property-Pursuant-to-23268549.html%23a3268549> Traduction de Anglais a Francais...automatique, pas manuel...je m'excuse...

25 comments



Classic



List



Threaded

1 [2](#)



[GroveCanada](#) (62 posts) Aug 07, 2009; 11:52pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

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(Here is a note I found written to Kyle Rae about the proposed development on Raymond Moriyama's property...though it doesn't discuss the heritage value of the property, it does show that the reason for destroying the current buildings is not necessarily one that pleases the neighbourhood- though the current low rise buildings may not be freshly painted- low rise is low rise & low zoning density means less car traffic...Low rise also means nice sunset views, & decent sunshine during the day...So- heritage designation means not only preserving great & culturally significant pieces of architecture, it also preserves the cultural & natural fabric of the community...

Councillor Kyle Rae
Toronto City Hall
2nd Floor East Tower
100 Queen Street West
Toronto ON
M5H 2N2

Dear Councillor Rae:

Re: 32 Davenport Road & 12-22 McMurrich Street Rezoning Application
(former Moriyama Lands)

I am pleased to learn that residents concern of undue shadowing will be addressed with a full lighting/shadowing impact study.

For 15 McMurrich, situated directly opposite the proposed development, whatever direct sunlight not blocked by the Florian will be blocked by the proposed "slab" and a resident lamented "It is the gloom and darkness that terrifies and depresses me most."

15 McMurrich residents, among others, expressed concern that the density of the proposed "slab" building far exceeds that of the yet to be built Florian at 76 Davenport Road. According to Oren Tamir the "slab" density is 12 times the area of the lot and the Florian is 5.4 times the area of the lot. Height is another concern. You will recall GYRA and ABC together with the City twice fought long and hard with Diamante at the OMB over the 76 Davenport Road "Florian" whose initial 35-storey height, whittled down to 28 storeys, was turned down by the OMB. At the second OMB appeal, Diamante was allowed a 19-storey tower with a total height of 67.5 metres inclusive of an 11-metre podium and mechanical penthouse. The proposed 29-storey, 86.1 metre height far exceeds that allowed Diamante.

With respect to the podium. At the community meeting I suggested (to Adam Brown) the 5-storey podium on McMurrich be stepped down to align with the 3-storey townhouse roofline to the north. He was receptive and immediately relayed this to the architect who, while receptive, said the step-down would reduce the size of the green roof.

Oren Tamir suggested a Section 37 wish list. GYRA's wishes are:-

- 1) A contribution to the Yorkville Lending Library's Centenary Project for the restoration of the vestibule tile floor and the six main entry oak doors. Estimated cost \$30,000. At October 2007 \$5000 had been raised.
- 2) Funding for a traffic study of the Greater Yorkville area from Charles Street to Belmont Street and Church Street to St. George Street, to determine impact of the ever rising local residential population and commercial activity which generates increased vehicular and pedestrian traffic. The study should include future traffic from yet to be approved or built developments.
- 3) A contribution to GYRA's Yorkville Greening Legacy Initiative, sufficient to complete the project. The current estimated cost is in the region of \$1.6 million, out of which \$1 million was secured from the Four Seasons hotel/condominium development.

Page 4

4

- 4) Should 15 McMurrich residents find themselves deprived of direct sunlight as a result of the "slab", I would request your consideration to "shadow compensation" as was given to Jesse Ketchum School. Thank you for your attention and consideration to the "sunlight" needs of your constituents, young and old.

Yours sincerely,

Gee Chung

President

THE GREATER YORKVILLE RESIDENTS ASSOCIATION



[GroveCanada](#) (62 posts) Aug 09, 2009; 08:54pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

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In reply to [this post](#) by GroveCanada
For Heritage preservation Services,

as per conversation with Barbara Holt...

Dear Barbara,

I have faxed the nomination form to your office (on Friday) & added another pdf file today (Sunday) with documentation gathered while preparing my ideas for a letter...

I have attached both PDF files here as well, just in case...

I have been told there will be a meeting at City Hall on Sept. 15, 2009, at which time, if the tenant who still lives in one of the 1875-ish homes is unsuccessful in her bid to save her home, destruction of properties will begin 10 days later...

The entire complex of buildings including the main studio was sold to developers who want to tear it all down...

Once they start carving into any part of the property, I fear the case for protecting even the most important structure, the studio, will be harder to make...

If anyone knows or loves Raymond Moriyama's work, this might be the time to step up to the plate...

September 15, 2009- someone from Heritage Preservation Services could at least put in a stop order while you decide...At least for 30 or 60 days, to give Heritage Services time to think about the consequences of letting Raymond Moriyama's historical architect's studio be destroyed...

This is sort of a rush job...I'm sorry, I never thought it would come to this...He's such a famous person I thought it was impossible...(to

ruin his legacy)

thank you,
Sari Grove 416 924-9725

Attachments Documents

- * 32 Davenport road.pdf(2.9M) View Download
- * For heritage preservation services supporting documentation to nomination, 32 davenport road, 12-22 McMurrich st. Sari Grove.pdf



GroveCanada (62 posts) Aug 09, 2009; 10:42pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act
[Reply Threaded More](#) 



In reply to [this post](#) by GroveCanada
HERITAGE PRESERVATION SERVICES

heritage property nomination form

Please complete this form. Attach additional pages if necessary.

Return to: Heritage Preservation Services
City Planning Division
Toronto City Hall, 2nd Floor, Suite A-18

Toronto, Ontario M5H 2N2

(416) 338-1083, fax (416) 392-1973

1. Nominator:

Name of Nominator:

_____ Sari
Grove_____

Address of Nominator:
306-15 McMurrich street
Toronto, ONtario
M5R 3M6

Tel. #: (daytime)_____416 924-
9725_____

Fax:
_____416-781-3280_____

2. Reason for Nomination:
I am nominating this property/group of properties/area because:
Raymond Moriyama is an incredible Canadian treasure & the office
studio where he
worked for 42 years & created such gems as The Toronto Science Cen-
tre, The Metro
Library & War Museum in Ottawa is of historical significance not only to
our nation,
but as an example worldwide of a productive creative beautiful work-
place that should
be an example to all in our future who are building workplaces...

The property is part of a group and I believe this group stands out be-
cause:
It demonstrates important concepts to business owners such as 1)
having a beautiful
employee daycare right next door to the workplace so that children of
employees can
be close to their parents-with free & adequate parking too...2) adjoin-
ing homes for a

caretaker & a gardener, so that at all times of day & night, there are people living nearby the workplace who can provide security if there is a fire or other climactic problem such as ice storm damage etc. Having a gardener on site ensure year round garden beauty to all buildings-which is evidenced in the glorious climbing ivy, the magnolia trees & the heated indoor-outdoor eco-Koi pond, & healthy green trees with drooping & shading overhanging branches, among other items...

3. Location:

Address (street and number):

32 Davenport road ...(the other three structures are 12-22 McMurrich street...)

Area (boundaries): Davenport at South, Belmont at North, McMurrich street at East,
West side reaches halfway towards the west curve of Davenport road...

Ward: Rosedale

Map: Please attach an extract from a street map, marking the individual property, properties, street or area being nominated

See Next Page...

4. Classification (for each property):

Building Type: (i.e., house, church, store, warehouse, etc.) Architect's Studio

Other: (outbuilding, landscape feature, etc.) Employee Daycare...Two adjoining 1875 homes...

Current Use: (residential, commercial, etc.) Mixed use, the studio is commercial, daycare mixed (residential-commercial), the homes are residential...

5. Description (for each property):

Photograph:

Please

attach 4x6"

colour

photographs

showing (1) the street elevation and other applicable views for each property and (2) a group shot if the property is part of a group.

Historical Name:

Moriyama & Teshima

Date of Construction: (research guide attached)

Architect/Builder/Contractor: Raymond Moriyama

Significant Persons/Events: Raymond Moriyama

Original Use:

Statement of Cultural Heritage Value (courtesy Mtarch.com)

32 Davenport Road:

Davenport Road is one of the oldest streets in Toronto. Some 12,000 years ago it was a meandering trail along the shore of Lake Iroquois first used by native hunters and traders. After the shoreline receded it continued to be an important overland link between the Don and Humber rivers. It is one of the few major streets in the city that is off the grid as it follows the original pathway.

The site chosen for the new Raymond Moriyama office was the north-west corner of the intersection of Davenport Road and McMurrich Street (formerly York Street), one block west of Yonge Street.

32 Davenport Road is in an area of Toronto known as Yorkville. In the 1830's Yorkville was created and sub-divided by Joseph Bloor. It was incorporated as a village in 1853.

In 1883 Yorkville was the first village annexed by the City of Toronto but has always managed to maintain it's own identity. During the 1960's the area became famous as a hangout for hippies.

The structure purchased in 1966 was built in 1923 as a service station. What is now a fish pond was in fact the grease pit as in those days there were no hydraulic jacks.

In 1939, the CBC used the building to store additional equipment necessary for the visit of the King and Queen. In 1945 the building was altered to house offices for brewers. In 1955 more changes were made as a direct mail company moved in. The

wing that today is used for conference rooms was added at that time.

Before Raymond Moriyama, Architects and Planners moved in, Paul Stock Interior Designs occupied 32 Davenport. The back wall of the building was where a large model of the famous Bluenose schooner now sits. The adjacent present day coordination area and spec binder room was a sewing area. Today's conference room

area was used as a showroom for drapes and curtains. The second level at the back was an attic space.

30 Years at 32 - 1966 to 1996:

July 25, 1996 marked the 30th. anniversary of the office moving to its present location at 32 Davenport. The year 1966, was when many long time staff members came on board. The list includes Mary Sabat, Anson Finlay, John Snell, Joni Inouye, Ted Teshima and Aubrey McIntosh. Don Cooper was still in and out during those days as was Tom Motomochi.

These were the days of carbon paper and Gestetner copying machines as the Xerox copy machine was just becoming popular. Most drawings were done on 1000H paper as mylar drafting film was just coming on the scene. The metal angle frame drafting boards that some of our computers sit on now were equipped with the latest in Mayline parallel rules.

An opening party was held in December 1966 that appears to have been quite an event. Anson Finlay and Bon Mueller went up to the Rouge Valley to get some large rocks to put around the outdoor fish pond from which Anson still claims he has sore muscles from to this day! There were no fish in the pond, so they next went down to Kensington Market and purchased some questionable carp which only lasted a couple of weeks.

Apparently during the party itself, which just happened to be Aubrey's first day, one of

the women on staff fell down the stairs while being chased around by the city parks commissioner of the time and some people took a dip in the fish pond, or were thrown in. I guess all those legends about the swinging sixties are true!

In December, 1996 a special celebration on the 30th anniversary of the move to 32 Davenport was held to honour people's long term contributions to the firm.

A feature article with photographs of the just completed new office building, was published in the February 1967 issue of The Canadian Architect with the title "Workshop For The Mind". That issue also included the article Raymond Moriyama - Credo For An Office.

As he has been reminded constantly over the years, Anson Finlay was project captain for the 32 Davenport Addition/Renovation in 1966. At the time of move-in, the building was not yet finished and there was no glass in the studio windows. In 1987 the upper and lower studios were renovated when the GDS computer system was brought in. At that time, the upper area of the space that used to be in the parking lot became habitable when a stairway was added and the doorway from the upper studio was cut through.

In the fall of 2004, the building was featured on an episode of the television program Structures and has been explored by many people during Doors Open Toronto.

Credo for an Office...

(This article was first published in the February 1967 issue of The Canadian Architect.)

Raymond Moriyama describes his office as a "workshop for the mind", a tool built first to serve the staff, and second to help give the client a rounded view of the firm and its basic attitude. Moriyama, a graduate of the Toronto School of Architecture, and holder of a master's degree in town planning from McGill University, believes that the one ingredient (aside from talent, imagination, vision and sheer physical stamina) that makes the difference between a great creative action and an average creative action, is integrity. This is the ability to "live up to the best in one's self, to have a highly developed sense of honour, to own a conscience and to listen to it, to obey the unenforceable. It is that quality of wholeness of heart, mind and action -no front and back -fairness in proper perspective -that conveys the courage of one's convictions." It is, says Moriyama, the intangible bridge that translates man's dream into reality. And this is why the quality of his new office is the same back and front; it encourages this sense of integrity, communicates to his staff and, can thus be reflected in their work. Similarly, the office avoids the "big front and shallow back."

Moriyama's intensely personal feelings need to be communicated to his staff of twenty-six, including nine architects, a landscape architect, interior designer, a spec writer, researcher, office manager-comptroller and twelve others. To achieve this, a

"manual" was created. It is not, as the name implies, a dogmatic book of rules for designers, nor a device to standardize or restrict the creative imagination of his staff. Moriyama describes it as a tool to define the importance of organization and efficiency as liberating factors in the creative climate. It is, he says, a credo to help achieve a high level of environmental and architectural intensity and creativity, and to give equal weight of consideration from concept to the last placement of screw, to follow up on all obligations. For this individual integrity is not enough, and organizational efficiency and good group performance alone can do little but produce sound copies of existing architectural work. The "manual" attempts to eliminate confusion, to unclutter the mind so that mundane problems are quickly resolved. Thus, more time is left for the designer to devote himself to the social, psychological and emotional aspects of architecture. For example, the "manual" gives guidance on the role of the individual in the firm:

In this era of increasing complexity, of necessary specialization, of impersonal corporate decisions, the negative factors such as lack of proper perspective, defensive self preservation, acceptance of compromising and mediocrity are increasing in parallel. This is fearful when the greatest quandary facing us today (next to the basic question of whether we will survive) is how we are going to survive. During the next thirty-five years the world population will double from three billion to six billion. Thus, in the next third of this century, and in our lifetime, we will need to

duplicate every structure built and still standing since the beginning of time. This is a period for increasing speed, electronics and mass production, of complexity and paradox. But to architects it should be one of large-scale creative challenge. I believe it is our duty to contribute positively to the dignity and vitality of our fellow man in exchange for the miracle of life, however short, placed in our hands. In this respect, it must begin with the individual himself. In creative activity, in the agony of mental creation, a quality of almost saintly innocence in mind and heart --free from the mundane confusion --is essential. In our profession the individual must perform all these things but at the same time be at the mercy of countless trades and suppliers in order to translate this creation into reality. He has legal documents, meetings, coordination, change notices, change orders and hundreds of tasks to fulfill. There is

a need for balance.

Such monastic ideals might be too lofty for many, but they do serve to show what might be a shifting approach to architecture by Moriyama. Known to the public eye for his current Centennial Centre of Science and Technology for the Province of Ontario in Don Mills, Ontario, he has always insisted that the architect must be part artist part philosopher. Not all architects see eye to eye with his architectural work. His Japanese Canadian Cultural Centre, completed in 1963, is considered by many as a classic in overdetailing; others consider it one of the few buildings that helped raise

Canadian design to the level of the best in world architecture. Its rejection in the first stage of the 1964 Massey Medal Awards brought forth a comment in The Canadian Architect that "in avoiding the level of imported dogma the powerful sculpture of the building, and its positive relationship to the site exclude any peripheral criticism of lack of originality. Incredibly enough this fine building was rejected in the first stage of the competition." Not that Moriyama had never won a Massey Medal. His private golf course and shelter for North York, Ontario gained him a Medal in 1961. More recently, his work has included a shelter and administration building for Edward's Gardens, Toronto, showrooms for Ford dealers and his Centennial Centre. The last entailed not only the master plan and the actual planning of the first two phases of buildings, but the development plan for the entire 180 acres for Metro Toronto. Construction is already advanced on the \$30 million Centre complex, expected to be finished in 1968. (Editor's note: Much erroneous conjecture has arisen among architectural circles on the large increase in the construction costs for the Centre. Before Moriyama took over the project a feasibility study by an engineering group produced an estimate of about \$10 per sq. ft., producing a budget total of \$5 million. It took a world tour by Moriyama to produce a more realistic figure (similar costs: Tokyo, \$33 per sq. ft. and Denmark, \$45 per square ft. In the USA, \$60 was accepted as a fair estimate). Also, the Provincial government later decided to go ahead with a second phase, and changed the function of the Centre to accept an attendance, for

example, of 3,000 school children per day. The present cost of \$38 per sq. ft. is considered by Moriyama to be a very fair figure.)

Moriyama's office has, during its nine years, produced fine architecture, and he has emerged not only with an enlarged office but with a newly-found liberalism in leading his design team. Humanism he has never lacked, as anyone who read his own account of the Japanese Canadian Centre will testify. He believes that in our complex (and computerized) mid-twentieth century, the architectural aim can be best achieved by a collective talent -- individuals with abilities and experiences welded into a single entity and with a common belief, motivation and direction. In his office, he maintains that the ability to contribute to the total is judged more important than educational background. "We take the attitude that architects and senior members are still draftsmen, and draftsmen are architects. Everybody (including the secretaries) has the right to challenge a statement he feels to be wrong. Of course, we exclude such things as financial problems but if a project is definite we talk about it"

Each week the staff holds an informal gathering to which guests are invited -- an intellectualized version of the traditional Friday night beer and darts. And the meetings work. To date, speakers have contributed on matters related to sociology, psychology, verbal communication and the computer in architecture. When no guest comes along the session takes the form of group analysis. "We question ourselves and of course the questions are mainly directed at me. This is good. The staff gets to

know me and I am completely frank with them."

Moriyama has also established a scheme to encourage further education to help tap

the other (and often unknown) talents owned by architects. He pays for further education (but not architectural!). Also, the firm encourages staff to travel abroad --to gain experience and return with a fresh view of our Canadian environment. Many local architects scoff at this and question the cost for such idealism, but Moriyama insists that his present staff of 26 is important to him. They in turn understand the purpose of his methods, including his giant memo board, 12 feet long --a project schedule system. He admits his approach is very personal, but hastens to declare that he would never be so pompous as to claim that it would work for every architectural office.

If many architectural observers feel that Moriyama's approach to architecture is shifting, this could well be because of his strong views on the outlook for the profession. This office is wired to accept computers. The one-man show is for the birds: the single, prima donna is an anachronism. He believes that architecture as we know it today will be obsolete in twenty years and that if architects want to retain leadership in the sphere of physical environment, and not only in the sphere of single buildings, they must learn to integrate with other disciplines. "Incorporation is a must. At the moment an architect's letterhead can only show professional architects. Why

should this be so? We are supposed to be creative, professional men and we should look at ourselves in honesty. We should look at ourselves, our profession, the type for project as a total and what is demanded in terms of staff. We should then assess as honestly as possible the need for other disciplines such as the sociologist, researcher, geographer and they should be made a part of the firm."

The new Moriyama "workshop" at 32 Davenport Road houses more than an architectural team. Designed as a vehicle, a medium, to serve a credo, it might, at the same time, cause the cynical to comment that for a man who questions the "precious" approach to architecture, Moriyama's thinking is in itself precious. Such cynics cannot deny that the firm has contributed much to the Canadian Architectural scene. More important, they cannot deny that it does at least have a single guide line, and in these days of confusion and uncertainty as to what lies ahead for the profession, such adherence to a defined goal is a heartening quality.

(End of Copy borrowed from Mtarch.com site, history)...

Alterations:

6. Sources:

Please indicate whether you have consulted the following sources; please attach research information and full references (list of archives/libraries attached):

- Land Records (Land Registry Office) Assessment Rolls
- City Directories Goad's Fire Insurance Maps
- Building Permits historical photographs

secondary sources (book list attached)
 o t h e r :

7. Comments:

I am not the owner of the property or properties, but I have contacted the owner(s) and the response was as follows:
I cannot get a hold of the new owner, on record, I believe it is Mel Pearl of Homelife developments...

I have contacted the ward councillor about this nomination, and his/her response was as follows: Kyle Rae councillor for Rosedale has not responded yet to my emails...

I have contacted my local historical society and its response was as follows:
"It's a no-brainer"...

—

date: Aug 7, 2009 signature: Sari
Grove _____

Staff Use Only:

Type of Nomination:

individual inclusion on City of Toronto Inventory of Heritage Properties
 group inclusion on Inventory

designation under the Ontario Heritage Act
 recognition as part of area
 plaque

date received:
action:

HPS May 2005
/KA



GroveCanada (62 posts) Aug 10, 2009; 11:10am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act
[Reply](#) [Threaded More](#) 



In reply to [this post](#) by GroveCanada
Hello, (to Councillor Kyle Rae)

I understand the city's spam filters don't like links, or perhaps attachments, but I'm not sure how else to communicate a long article with pictures...

I have attached a PDF file, which is a print-out from a website at www.grovecanada.biz on the page called Newspaper, first article...

If someone prefers to read the article there, it is readily available...

As a hearing concerning this property is slated for Sept. 15, 2009, with possible demolition 10 days later, I would hope that the necessity of expediency would override stand-on-ceremony excuses such as, we can't open PDF files at our office, or we are not allowed to read articles on websites...

The Nomination form from Heritage Preservation Services has been submitted, & now this matter will sit before municipal council...

Please take a look, as a lady's life is in jeopardy, as well as Moriyama's incredible heritage studio, & the Rosedale neighbourhood...

Recent defaults by developers to creditors at...Yonge & Dundas,&
Yonge

& Bloor...Might indicate that development loans are drying up, & that tearing down viable buildings which are still being used is a bad idea, considering that the proposed development may stall for, was it 9 years at Yonge & Dundas? & still default on loans...Leaving in one case, the City of Toronto in debt to the count of 9.3 million dollars, plus businesses at Yonge & Dundas suffering from the destroyed look for that huge amount of stall time, while loan sharks in Kazakhstan searched for new monies from even shakier banks...

Yonge & Bloor construction site & sidewalk construction is another travesty-but let's not get into that...

Overdevelopment of Rosedale, & City of Toronto approval of condo
flip

high rise slab buildings is proving to debilitate both businesses & residents...The narrowing of the arty street Scollard, to accomodate zoning density bylaw amendments has meant greater pet by car casualties, human car collisions, lack of green space for those singles without children whose pet needs to pee or poo outside but cannot find space...

I live on McMurrich street across from the zone density amended property (from 2.0 to 11.9) ...Our already too trafficked street, has no other older homes left- all have been destroyed already...The last low rise buildings are now at stake-shall we kill all the old people too since they are not young & gorgeous enough?

Moriyama's studio is a masterpiece of a credo for an office...Shall we destroy our legacy to the one who brought us the wonderful Science Centre? The Metro Library-which is haven to so many with no place
to

go & no books to read? The War Museum in Ottawa? Are we trashing Moriyama's studio because the aesthetic is too modern for our Victorian tastes? Only Victorian style buildings could possibly be heritage nominated, no? Really?

The tenant, who is being evicted has lived in her home for 40 years...As a gardener, with 5 cats & a possible rental allowance for a new residence at around 400 dollars potentially a month, maybe your

office would be so kind to find her a new home...I found absolutely no rental listings in all of Ontario for 400 dollars a month pets allowed (with 5 as a probable impossibility)...

Maybe your office could be so kind as to inform the developers that they will have to provide housing for the tenant, since her gardening care of her property has raised aesthetic, perceived & actual market values on the entire property for 30 years...

At the very least, pass a stop destruction order on the Moriyama studio, lest we destroy a National Hero's legacy...at the very least...

Sari Grove
416 924-9725
grove@sent.com



GroveCanada (62 posts) Aug 10, 2009; 11:43am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act
[Reply Threaded More](#) 



In reply to [this post](#) by GroveCanada
<http://www.toronto.ca/heritage-preservation/index.htm#more>

Copy & Paste this link for more information about getting a property protected as Heritage in Toronto, ONtario, Canada



GroveCanada (62 posts) Aug 10, 2009; 11:46am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act
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In reply to [this post](#) by GroveCanada

Are heritage grants available?

Answer The Toronto Heritage Grant Program encourages the conservation of properties designated under Part IV or V of the Ontario Heritage Act in the City of Toronto through matching grant funding of up to 50% of the estimated cost of eligible heritage conservation work. Details about eligibility requirements, the application process and public workshops are available on our website.

Question What is the Tax Rebate Program?

Answer The City of Toronto's Heritage Property Tax Rebate Program provides eligible heritage property owners with a 40% rebate on their municipal and educational property taxes for the eligible heritage portions of their property. To be eligible for this program, properties must be designated under Part IV or V of the Ontario Heritage Act and subject to a Heritage Easement Agreement (as of September 30, 2006).



GroveCanada (62 posts) Aug 11, 2009; 06:09am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

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In reply to [this post](#) by GroveCanada

<http://www.earthtimes.org/articles/show/undercover-operation-results-in-fraud,762686.shtml> Loan money fraudulently obtained from bank with cooperation of bank employees in order to defraud bank with mortgage scam...FBI goes undercover & catch fraud employees insiders who help to fake papers that help the bank to make loans so that the criminals can buy houses...(Where did the money come from to buy the whole Moriyama property????) a fake loan that will default, After the property is torn down?



[GroveCanada](#) (62 posts) Aug 11, 2009; 06:20am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

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In reply to [this post](#) by GroveCanada

Excerpts from a conversation online about the development at Bal-muto, near the Manu-Life Centre...Another DEFAULT on loan...(really, if all of these loans were fraudulently obtained, shouldn't the City of Toronto check before they allow sales of properties & Destruction of property based on fraud loan monies that will default??? Why? because we can't get our Toronto buildings back that they fraudulently bought & tore down , can we?)& the tenants who were evicted????

Bazis has defaulted on its land loan since December 2008; Buyers for units from floor 68 to 80 will get their money back

Toronto Star, July 18 2009

Lenders deferred request to place the project into receivership today and sell the property after negotiating all day with Bazis lawyers;

Judge Siegel adjourned to August 18, 2009

Bloomberg, July 20 2009

Planned glass tower condo and hotel project may be dead; Bazis will sell the land to an unnamed buyer

Toronto Star, July 22 2009



[GroveCanada](#) (62 posts) Aug 11, 2009; 01:17pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

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In reply to [this post](#) by GroveCanada

The number of bankruptcies rose by a staggering 51.6 per cent in June compared to the year before, as more Canadian consumers and businesses were unable to pay their debt.

The report from the Office of the Superintendent of Bankruptcy of Canada, released yesterday, shows there were 11,338 filings in June, up from 7,478 for June, 2008.

That's also up 9.1 per cent from the 10,364 bankruptcy filings in May, 2009.



GroveCanada (62 posts) Aug 12, 2009; 01:11pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act
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In reply to [this post](#) by GroveCanada

I wrote an article at www.grovecanada.biz on the page called Newspaper, first article, if you click on it you will see it, click on the link at the top of the article for full page version, you can also easily download it & get a pdf file...

Can you put a link on your newspaper? Or write your own take on the issues? Sept. 15 at City Hall they will decide whether to tear down all or not..Anyone is welcome to come & speak...or write a letter...(meeting is all afternoon)10 days later property will be destroyed if the go ahead is given...This is pretty important...

I will understand if you think the content is too volatile for your publication...thank you for your time, Sari Grove

<http://www.yorkvillenews.ca/>



GroveCanada (62 posts) Aug 13, 2009; 09:40am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act
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In reply to [this post](#) by GroveCanada

<http://www.flickr.com/photos/grovecanada/> I have a slide show on Flickr of photos of the buildings in question, as well as photos documenting the night we found the cat that was struck by a car, which seemed very odd, as it seemed placed on purpose on the path we jog on, which was just a few days after we were told the threat " things could get ugly if the tenant does not move out" ...(Developers Lifetime urban development, Halcyon Investments, Prince Alwaleed, Four Seasons, & Menkes, have spent 50 thousand dollars so far in 3 years (another 25K for 2009) on lawyers to try to evict the tenant...which is why the death threats have started I believe...) The meeting at City Hall is all afternoon, & anyone is welcome to come to support the bid to block destruction of all property & stop the condo development...-even if just based on how they are operating, this may be how you do business in Saudi Arabia, but not TORONTO!



GroveCanada (62 posts) Aug 14, 2009; 08:01am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

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In reply to [this post](#) by GroveCanada

<http://photos.im/2005/03/demolition-on-douglas-promenade> here are photos of what it looks like to tear down a home...Kindof like a slow motion of a man in front of a firing squad...Number 18 McMurrich street, the white house, when I touched the wall, (I was trying to cover the vulgar graffiti the developer's sons (speculating here) spray-painted in orange...when I touched the wall, it was sentient, you know, had spirit- this home, once a wooden home in 1890, then plastered & covered with brick, has seen over a century of life in Toronto- of course it is alive...



GroveCanada (62 posts) Aug 15, 2009; 02:27pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

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In reply to [this post](#) by GroveCanada

Two more things...1) Across from 18 Davenport road near Yonge street used to be a pigeon park with trees & grass...Developers, Shiu Pong, bought the whole piece of land that borders onto Yonge, between Scollard st. & Davenport road. where Holy Chow is...They destroyed the green park with the trees & the grass...They built a condo building beside what once was the park...The development carved out the green park first, so they could put their cars & trucks & digging machines on the parkland space while building the condo...The development still has not replaced the green grass the trees or the park...The pigeons have been sitting in construction dirt for 5 years now while they built their condo, while construction workers ran over a pigeon early in the morning...or two...Now, what is also pertinent to note, is this was the only green park near to the elderly & handicapped person subsidized apartments across the street at 18 Davenport road...This was the closest green space...Now, elderly or handicapped or call them disabled people, in subsidized housing don't have money to linger in Starbucks, nor do the pigeons, starling, raccoons, trees, or grass or flowers...Destroying this little park was actually very very significant to those people, flora, fauna & species...Now they face a concrete dust jungle...Sure, people say "they will rebuild the park..." But what of the 5 years still going on to present with no park? Just machines & dirt? (while developers scramble for more speculative loan money to cover debts as they PONZI scheme from one creditor to another...)????It has been very depressing for those residents...Last week an 81 year old man jumped off his balcony to his death...Why? Well, I guess he was depressed...why was he depressed? Because, let me venture a guess, he was old & poor & had nothing to live for...Would NOT destroying the park that was across the street from him have made him feel happier? Venturing another guess I'll say YES...Who cares if they ARE GOING to build another park? What about the 5 years STALL while the older people look at dirt & machines...Life is what happens while you are making plans- death is what happens when you destroy green parks with future promises of rebuilding...You can't destroy a tree and rebuild it...It is not the same tree...You cannot kill a man & replace him...It is not the same person...You cannot destroy a park & say that you will replace it...It is irreplaceable...Our disposable economy is destroying our self-worth...Cut down a tree, plant

a new one 5 years later...No...I is not right...And the cement parks with dirt holes for trees are not parks, they are museums...The habitat & ecosystem of a tree is vast...



GroveCanada (62 posts) Aug 15, 2009; 02:32pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act
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In reply to [this post](#) by GroveCanada

The Calgary Stampede decided to charge Native Indians admission...All bands agreed but one...They did a rain dance, & the pounding of their drums stimulated the clouds to burst forth into rain...This was the very first time it rained at The Calgary Stampede...Soon after, the Stampede reversed its decision to charge admission to native Indians...

This is a warning to developers who think they can tear down 32 Davenport road, Moriyama's studio, 16 McMurrich street, the old schoolhouse, & 18 & 20 McMurrich, the 1890s homes, one being occupied still by the gardener lady...A gardener is like a Native Indian, beware, this is holy people...Green people...Karma for those who cross green people is bad...

I hope Lifetime Urban developments will be wise enough to leave that green lady alone, for fear of standing where angels fear to trade...Story told to me by our mailman...



GroveCanada (62 posts) Aug 17, 2009; 11:50pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act
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In reply to [this post](#) by GroveCanada

Notes: at highway 7 and the airport they are restoring a church that is 90 years old...Instead of repainting the brick, they chose to sandblast

& expose the existing brick...The white house at 18 McMurrich might look better with just the red brick showing...or re-bricking the whole face...It is dated at somewhere between 1890 & 1910...



GroveCanada (62 posts) Aug 17, 2009; 11:53pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act
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In reply to [this post](#) by GroveCanada

Construction workers could ask for 15 thousand dollars a month instead of ten...Then that would be one hundred and eighty thousand dollars a year...They won't get that, but if they ask for 180K a year, they will get a decent counter-offer...Maybe 12.5 grand a month, instead of ten...hey, it's time for a raise don't ya think? (at 10 grand a unit to build, developers sell each for 160K, why don't construction workers take a bigger piece of that pie? They are the ones doing the real work anyway...(ok, that's enough, I'll shut up now)...



GroveCanada (62 posts) Aug 21, 2009; 09:17am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act
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In reply to [this post](#) by GroveCanada

Your Green Home, also, (assholes), so conveniently, started working loudly drilling on unit number 401 in my building...I say conveniently, because the noise pollution that they created in my own home is enough to disrupt me from writing this article ...How interesting that close to where I live, all of a sudden, two weeks ago, loud annoying drilling renovation noises have begun...The asshole developers have hired a man named Chris under the guise of a "Green" company to disturb the peace & harass those who support goals opposite to their greedy profit-making goals...



GroveCanada (62 posts) Aug 23, 2009; 02:01am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act
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In reply to [this post](#) by GroveCanada

The 5 cats are...Paprika a large lovely gorgeous male sometimes sits near the front door screen, Kyree a longer hair fluffy free spirit black lady cat likes to wander & visit people, Shaman a grey patched with white mostly thicker waist male comes around sometimes, Ise a smaller grey patch with mostly white lady feline shy also will walk by but runs from noise, & a lady all grey mostly indoors darling feline I think her name is Angel...



GroveCanada (62 posts) Aug 23, 2009; 02:25pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act
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In reply to [this post](#) by GroveCanada

Tipster Entered: 8/12/2009 8:58:00 PM

The original tip W312-11751 was successfully submitted on 8/12/2009 8:58:00 PM.

Add follow-up information to the left anytime. If this is an urgent matter call 911 or 416-222-8477.

The agency will respond as soon as possible -- normally within 72 hours -- if more information is needed. Their questions and feedback will appear below. Any new information that you provide will also appear in this chat area.

Tipster Entered: 8/12/2009 8:32:00 PM

The reason I reported the 5 men smoking cigarettes right in front of the front screen door (with space for cats), was that the neighbour had received a veiled threat recently (2 weeks) at night, a man walked by & whispered "you'd better watch out someone could torch this place"...If one of the 5 cigarettes were casually left burning or tossed through the space in the screen door- the whole place could blow because that house has a gas furnace...The fact that the 5 men were from Pakistan made me feel weird, like it was a terrorist cell group like I have heard about on television...

Agency Entered: 8/13/2009 9:21:17 AM

Are you sure that the tip number you have is the correct one? The number you are referencing corresponds to a different occurrence.

Tipster Entered: 8/17/2009 1:27:00 AM

Ok, No...(background to how this whole thing started & notes to the first crime that triggered the sale of the property that led to the new owners harassing the tenant etc. In the light of NEW information- the Moriyama property should never have been sold because Mr. Moriyama was threatened with his life to sell...That is how this Saudi money is buying up all the best properties in Toronto- they pick a piece of land, then harass the owner...Mr. Moriyama is terrified for his life, must be, is why he sold so fast...)

The 22 million dollar lawsuit against Mr. Moriyama, as mentioned below (dear Police people, I wrote an article documenting what I know, it is located at www.grovecanada.biz on the page called Newspaper, first article titled Notice of Intention to designate as heritage etcetera...If you promise not to use my notes against me you may read the whole thing, it is rough but I think this issue is rather important to protecting our country right now), was How the Prince Alwaleed people, threatened & harassed Mr. Moriyama to sell his own property in the first place...Everyone in the neighbourhood Knew, Mr. Moriyama loved this rare, expensive & unique piece of old property, Historic, & that he had said he Never wanted to sell, ever...So, why did he sell All of a sudden, 4 weeks after the conclusion of a very weird & potentially damaging Nuisance reckless lawsuit??? Because the Saudis picked the best prop-

erty in the country for their "Mosque slash Condos" & went after it by causing fear in the heart of the landowner...AND THAT IS HOW THE PROPERTY GOT SOLD...THREATS HARASSMENT AND FEAR...Poor Mr. Moriyama is afraid for his life & the life of his children...

Tipster Entered: 8/17/2009 1:33:00 AM

The lawsuit was the harassment that made Mr. Moriyama sell..The story of the lawsuit was told to me late last night by the tenant...Apparently a 22 million dollar lawsuit was what prompted the sale of this piece of land...The lawsuit said that the police took the tenant's ladder, moved it to a neighbour's home, climbed her back window, raped her ...& that because the ladder was on Moriyama's property, via his tenant, he was being sued for 22 million dollars for the neighbour getting raped...After the case was heard & the person suing lost, Mr. Moriyama, the landowner sold his property fast to the harassing Saudi money developers (Prince Alwaleed) & sent the tenant an NC-13 to get out quickly cause the whole thing was going to be demolished HIS BELOVED STUDIO !!!! No one could figure why he sold, no one...Now we know, they sent a 22 milion dollar police rape ladder lawsuit to the courts, that could have destroyed his whole reputation...They said the POLICE raped her with a ladder taken from the tenat's home...The POLICE...You guys have got to act on this one...The property should NEVER have been sold...Never...The new owners are criminals & thieves...You have got to give the land back...or arrest the Prince Alwaleed people...either the Prince, & his underlings, or just the Prince...send him to jail...

Tipster Entered: 8/17/2009 2:09:00 AM

As part of the harassment against the tenat at 20 mcMurrich street, a raccoon that was living in 18 mcMurrich in a burrow hole in the side of the downstairs of the building, this raccoon which was being taken care of by the tenant (Dora Cotteral) was seen by me & my husband near to the Four Seasons Residences construction site at Bay street just north of Yorkville late one night this summer ... I believe construction workers on the site injured this raccoon mortally, though it came home, our concierge heard its shrieks of pain coming from across the street...I was afraid to approach the wounded animal...The tenant who cared for the racoon sporadically, left a voicemail message for me one

morning after, that she was rushing a very very injured racoon to the Toronto Humane Society...For want of evidence, perhaps you can get the construction workers on The Four Seasons Residences site on animal abuse charges (like Michael Vick)...The raccoon, I am not sure exactly, but pretty sure he didn't make it...The Humane Society would know better...I did not ask my neighbour for fear she would tell me, & I would feel more sad, as I love raccoons too...

The reason I think the construction workers wounded the raccoon on purpose is because when I complained about the construction trucks running over the pigeons in the morning at the new condo at Davenport above Holee Chow (Shiu Pong developer) they ran over another one ON PURPOSE the next day to show that they could do whatever they pleased & could kill pigeons whenever they wanted & noone would do anything...Remember, the construction workers on the Four Seasons Residence on bay the 350 million dollar mosque slash condo hotel will be the same development company as the one for McMurrich street, the one now in question...

Raccoons killed, a cat killed, pigeons killed, fire threats, cruelty threats, vicious 22 million dollar lawsuits on the landowner so he would sell his good piece of historical land, flooding so the 18 McMurrich tenant would move, cables being cut so no computer service, water being turned off so no shower- who is going to ARREST these people???? Killing the raccoon I forgot to report before...so that is my new report...The devlopment company's construction workers at Bay street wounded a raccoon who later died at The Humane Society on River street & they will attest to that, I am sure...(& while we're at it, let's make some animal laws so if somene kills our wildlife on purpose as a threat or any other vicious criminal reason, they go to jail...)

Tipster Entered: 8/17/2009 2:10:00 AM

p.s. sorry for the typographical errors in submissions... I am not a typist...

Tipster Entered: 8/19/2009 6:39:00 AM

<http://n2.nabble.com/Notice-of-Intention-to-Designate-32-Davenport-road%2C-12-22-McMurrich-street-Heritage-Property-Pursuant-to-Secti-on-29-Ontario-Heritage-Act-td3268549.html#a3268549>

Dear Police officers, the above is a link to my full article concerning happenings across the street at 32 Davenport road, & 12, 14, 16, 18, 20, 22 McMurrich street, & also some things involving the building where I live...Due to the fact that Sam Herzog, the partner to Mel pearl, at Lifetime Urban developments, has been put on the police board for 2007 to 2010, I am going to have to assume that the police have been corrupted from the inside...I assume that internal affairs should be notified immediately, if not, I will alert higher authorities than the police to investigate , dismiss, deport, & jail, suspected terrorists, & their associated familial cell groups...

You may copy & paste the link into a browser to read the full article & I encourage those who are not corrupted(read 'insider terrorists') to defend their country...

Tipster Entered: 8/19/2009 6:47:00 AM

It is entirely possible that Mel Pearl & Sam Herzog of Lifetime Urban Developments, & their extended families are being held emotionally hostage by Prince Alwaleed's henchmen insofar as they may have had threats put on their lives, which is causing them to act in such an unusual fashion...Or they may be criminals...But after watching too many episodes of 24, where relatively normal people did illegal things because a family member was directly threatened, it is possible these Canadian developers are themselves targets...Please investigate the whereabouts of mel pearl in particular- I cannot find him- I was hoping to have a little neighbour to neighbour face to face chat with him about what he is doing to his new tenant...(as a new owner in this area, it is only polite to do a meet & greet, don't you think?)

Tipster Entered: 8/23/2009 1:20:00 PM

Ok, I found out how Mr. Raymond Moriyama was harassed by developers to sell his piece of land at 32 Davenport road & 12-22 McMurrich street...This is a REPORTABLE CRIME...

The developers got a lady lawyer to move into one of the new townhouses on McMurrich street....She created a nuisance 22 million dollar lawsuit against Mr. Moriyama saying that a ladder belonging to a tenant at 20 McMurrich street on property he owned was used by the Metro Toronto Police to climb up to this lady lawyer's bedroom window

& rape her & she sued Mr. Moriyama for 22 million dollars in damages because the ladder was on property he owned...Mr. Moriyama sold his property six weeks later after the lady lost the lawsuit...(BUT the harassment was so great that Mr. Moriyama sold his beloved property with the studio, the schoolhouse & the 100 year old homes...)

I am pretty sure this form of HARASSMENT by the developers (who obviously created this lawsuit to force the owner to sell) is A CRIMINAL OFFENCE... I am sorry, but this whole thing has been very hard to prosecute...But this should stick in court...

Tipster Entered: 8/23/2009 1:24:00 PM

Also...By the way...Last Saturday night after midnight (technically early Sunday morning), I was hula hooping(yes, hula hooping) with three other women South of Queen Street, west of Bathurst in Toronto...Two men approached & joined us...One introduced himself to me as Ryan...he had possibly bleached blonde hair, but otherwise looked similar to the photos of this Ryan Jenkins character police have been looking for in Vancouver B.C. ...I thought I should report that possibly this Ryan person is in Toronto-at least maybe late late last Saturday night...I am only reporting this now because I hadn't seen the news story until this week & wasn't sure...

1 [2](#)

25 comments



Classic



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GroveCanada (62 posts) Aug 24, 2009; 10:53am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

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In reply to [this post](#) by GroveCanada

After message action, go to

Thank you for listening...

From:

"Grove Canada" <grovecanada@fastmail.fm>

To:

"Oren Tamir" <otamir@toronto.ca>

Date:

Mon, 24 Aug 2009 10:49 AM (< 1 min ago)

Show original

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Hello,

Thank you for listening to my phone speech today...I'm glad you can record these things...

I keep updating my notes to the page called Newspaper on my website at

[www dot grovecanada dot biz](http://www.grovecanada.biz)

Click first link within first article for full page version...

Of course it all looks to be so much rambling, but it started as a letter that my neighbour Dora asked me to write on her behalf, & after

I wrote the letter, I just kept writing & documenting happenings around me...

I spoke one day to a lady who only just started with Moriyama & Teshima, while delivering my much shorter letter-turned into a 5 & 1/2

hours

listening session on my part...

Most importantly communication between all residents is important...

I am sorry I am so late in the game...I honestly never thought anything would get approved, seeing as the homes are 100 year old beauties, the schoolhouse a charm & Moriyama & Teshima's studio a showpiece...

Sorry also for my french (swearing helps me think sometimes) as well as insults scattered around...I hadn't ever spoken to you & the time I phoned your office years ago I got a voicemail automated service, which though I use voicemail myself- can't stand it on others...so I gave up, leaving no message...

I am not a lawyer, nor a banker , I am an artist, so my methods are not as convential as perhaps the Heritage Preservation Board would like...

However I do think the buildings have merit on their own without me & should be restored...Brutalist architecture is perfect for cold climates, & the bias against that style should be addressed if board memebtrs would prefer only to save Victorian Gargoyles & corinthian columns...

You have a master's in Environmental Sciences...As you know, it is not green to destroy architecture that is functional to the present...The willful destruction that has happened by the new owners does not constitute sufficient argument for their case- & they should be reminded immediately to clean up their properties, restore & repair in anticipation of Heritage preservation...

My allegations of treason during a war time have been reported to the police already...Helping terrorist sympathisers to destroy our City Plan as a revenge vendetta for some far off ill conceived Palestinian terrorist cause constitutes High Treason, with life imprisonment as sentencing...(I think they are targeting specific demographics in our city to ruin their homes, as a perceived revenge for palestinian

people's being displaced from their homes in Israel...-of course it sounds ludicrous, but what if there is a kernel of truth???)

My article on my website is open for printing & copying, just get to full page version & click print on a computer...I add paragraphs daily, as I understand situations better...

Thank you for listening, & apologies again for any insults within my ramblings,

Sari Grove
416 924-9725



[GroveCanada](#) (62 posts) Aug 24, 2009; 04:08pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act
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In reply to [this post](#) by GroveCanada
www dot grovecanada dot biz

From:
"Grove Canada" <grovecanada@fastmail.fm>

To:
sbarret3@toronto.ca

Date:
Mon, 24 Aug 2009 4:06 PM (< 1 min ago)
[Show original](#)
[Show full header](#)

Hello Scott Barrett!

Sorry I missed your call, I was typing, which is not my forte, while thinking...Didn't want to break my stream of thought...

I keep adding to my now overladen letter, which can be found at www dot

grovecanada dot biz

On the page titled "newspaper" ... If you click the link within the article, it all expands to full page...

Some of what I have written is more political than architectural, but it sure explains how the property ended up in the hands of owners who want not to restore & preserve it...

It is called "unlawful stalking" when an owner is harassed to sell...

A 22 million dollar nuisance lawsuit was the catalyst, & Mr. Moriyama was forced to sell soon after...

I am reporting this because I feel people in the city should know how properties like these are being sold & why...

It never should have changed hands, & certainly not to be torn down...

Do excuse my french...It is all a bit hasty...But the meeting is on September 15 to decide the fate of these 100 year old homes, the schoolhouse & of course Moriyama Teshima studio, so 10 days later it can be destroyed if they get their unscrupulous way...

Even a stall while council decides could buy some time...Since the garbage strike has thrown everybody behind- a temporary stop at least while people take a look might be in order...

You sound lovely, nice to meet you over voicemail...

Sari Grove 416 924 9725



GroveCanada (62 posts) Sep 06, 2009; 08:43am Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

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In reply to [this post](#) by GroveCanada

What I mean to say, about the Ryan Jenkins comment, is why in the heck is the son of an architect from Alberta stalking me??? Could it be possibly that Jenkins is working for the developers who are working for Prince Alwaleed who is working for the palestinian taliban newly from Pakistan converts to terrorism cause who are working to once again try to kill all the jews? Again I repeat, why in the heck is the son of an architect following me around? These people play dirty...Don't worry, God is good & I'm ok...Dirt shows up better near clean things, so I'm just here to show you where to clean up...Ooops look another scumbag here...Better get your detergent out, this one's nasty!

Hey jenkins...we're on to you...What prostitution wasn't enough for Alberta? You had to sell your souls to the taliban? schmuckos...

Good luck with that...Hope you all like your gambling slot machines...You guys have alot of brains with your bright ideas...Whores, gambling & now organised crime- it's like a trio of badness...I just feel sorry for the cows...The only good people in Alberta right now...



GroveCanada (62 posts) Sep 09, 2009; 01:20pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

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In reply to [this post](#) by GroveCanada

In Summation, Seize Illegally Obtained Property ...

Posted by [GroveCanada] GroveCanada – Sep 08, 2009 • 08:04am

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<http://www.theglobeandmail.com/news/national/toronto/ontario-move-s-to-seize-bike-theft-suspects-property/article1267631/> The link above refers to a portion of law in Toronto, whereby if property is illegally obtained it can be seized by police, without the thieves being convicted of a crime...It is sufficient to create linkage between the property & the theft...precedent...

In the case of the sale of 32 Davenport road & 12-22 McMurrich street, all one parcel of land, the property was illegally obtained...Information has been revealed to the effect that the rightful owner of the property was harassed into selling, criminally harassed...It is on the record that a 22 million dollar nuisance lawsuit was levied against the rightful property owner in order to coerce him into selling...

If records are checked, you will find that a lady lawyer, a neighbour, living in the new adjoining townhouses on McMurrich street, levied a lawsuit against Raymond Moriyama, rightful property owner, stating that a an old cherry picking ladder, found on the premises of 20 McMurrich street, was stolen by the Metro Police, moved to the lady lawyer's townhouse, & used to climb up a rear bedroom window, & rape her...Damages for the alleged rape by the Metro police using the ladder taken from the property owned by Mr. Moriyama were put at 22 million dollars, supposedly to be paid, not by the metro police, not by the tenant who owned the ladder (which was used by her cats to enter & exit), but damages were to be paid by the rightful property owner...

After this stupid nuisance lawsuit case ended (she lost), the rightful property owner felt fear for himself & for his family, & sold the property he had not intended to sell...

It was 6 weeks after the end of the case that the tenant, who had helped with this ridiculous case of legal harassment, received an NC-13, meaning, the property was being sold to developers who were going to tear it all down...

The strict correlation between the legal harassment of the rightful property owner & the sale of the property, indicate that this property, though paid for with monies, was illegally obtained...Threats, harassment, stalking are all criminal activities, & are quite illegal concerning coercion to sell a property...

Theft is taking something that is not yours...Whether you leave money or not, if the owner did not want to part with the goods, it is still theft...

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The property can be kept by the police in order to do good works, such as sheltering the existing tenants, & possibly, upon advisement, using the location as a headquarters for continuing investigations into this type of harassment in the City of Toronto, & later, the rest of Canada...

It will be interesting to note how many landowners have been harassed to sell their own land...

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GroveCanada (62 posts)  Sep 21, 2009; 11:26pm Re: Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act

[Reply Threaded More](#) 



In reply to [this post](#) by GroveCanada

<http://translate.google.com/translate?hl=en&sl=en&tl=fr&u=http%3A%2F%2Fn2.nabble.com%2FNotice-of-Intention-to-Designate-32-Davenport-road-12-22-McMurrich-street-Heritage-Property-Pursuantt-td3268549.html%23a3268549> Traduction de Anglais a

Francais...automatique, pas manuel...je m'excuse...

[1](#) [2](#)

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<http://grovecanada.2960479.n2.nabble.com/2-of4-In-Summary-Seize-Illegally-Obtained-Property-tp3602807p3602807.html>

(#2/of4)In Summary, Seize Illegally Obtained Property ...

Date: Sep 08, 2009; 08:04am

Author: GroveCanada

GroveCanada (<http://grovecanada.2960479.n2.nabble.com/>)

<http://n2.nabble.com/In-Summary-Seize-Illegally-Obtained-Property-td3602807.html#a3602807> CLICK THIS LINK TO MAKE THIS ALL BIGGER.

[5Nabble+-+GroveCanada+-+In+Summary%2C+Seize+Illegally+Obtained+Property+....pdf](#) File 5pdf

[6Nabble+-+GroveCanada+-+In+Summary%2C+Seize+Illegally+Obtained+Property+...+ +page+2.pdf](#) file 6pdf

A younger woman says to an older woman, " that is the most enormous beautiful diamond ring I have ever seen", The older woman answers " You don't want this ring" the younger woman says "Why Not?" The older woman says " because it comes with a curse" " A curse?" "Yes, a curse", "What is the curse the younger woman says"... "It's called the Plotnick curse, " " The Plotnick Curse? That sounds horrible, what is it ?" The older woman says : " Mr. Plotnick. "

Money always comes with strings attached. Always always always. remember this children. Money always comes with strings attached. You get the diamond ring but you have to marry Mr. Plotnick. Nobody ever gives something for nothing. Everyone knows this. Everyone knows that by accepting Prince Alwaleed's money for development in Toronto that we will have to marry & sleep with Mr. Plotnick. Sure we get a nice big diamond ring. But we also get a disgusting hairy guy who is going to hump us nightly. Was it worth it? Ask Mrs. Plotnick.

Prince Alwaleed's agenda: This is important because this is where the money is coming from to fund all of the development in Toronto...Alwaleed wanted Mayor Rudolph Giuliani to say that the World Trade Centre attack happened because of Palestinian crowding issues in disputed territories in Israel. He wanted the Mayor to say that the attack on the Centre was caused by pressure in the Middle East on Palestinian people, & that it wasn't really their fault that those pressures caused them to burst out & destroy the Twin Towers. That really the Twin Towers destruction was the fault of Jewish Israelis who were causing pressure on Arab origin Palestinians. Giuliani wasn't prepared to do that so he said no to the money. Toronto said yes. So now we have to examine what is expected of us as we bend over. We have taken this Saudi money & now we should know what we are supposed to do in agreement to the bribe money. We are going to let a pile of muslim arabs into Canada to live & reproduce & marry 14 wives in these new condo developments. We are going to apologise for being angry at taliban terrorists for destroying the World Trade centre & killing a bunch of Canadians who were there at the time. We are going to allow many many more mosques to be built in Ontario. We are going to turn a blind eye when jewish cemeteries next to propane factories get blown up- leaving dangerous dusts & other atrocities to enter the lungs of the periphery. We are going to turn a blind eye when Chapman's ice cream factory, jewish owned, has a huge fire, causing forced evacuation of what, 50 homes in the periphery.? We are going to turn a blind eye when jewish people keep getting diseases & coming home

sicker from hospitals where they have been abused by cell group insiders with nursing degrees. We are going to blindly get swine flu & Sars plagues, which are biochemically engineered in biochemical labs run by biochemists who were trained in Pakistan & now living in Canada...We are going to walk around saying it is politically incorrect to profile, because we are too damn scared to find out who our next door neighbours are. We are going to ignore when our neighbour beats up his wife for not wearing a veil, while he screws his other wife next door in the other bedroom, & next door his other children by the other other wife (number 3?). & as they reproduce wildly in our country, rep by pop will sway the vote, & finally Canada will be run by Saudi Arabia, & we will be a bunch of fucked-up sheiks in bedsheets just like them, with towels on our heads. Sigh. At least I look good in a veil. Not sure about living in a dark basement though. (Women get to live in the basement in the Middle East, cause men run things there.)p.s. Mayor Giuliani of New York kicked Yassar Arafat out of a party. Yassar had crashed the party & Giuliani asked Arafat to leave. Giuliani is no pussy. Maybe Mayor Miller should be taking notes. The question is: How do you straighten up after bending over so far? (translation: we took huge money from Alwaleed already, Mayor Miller already has a giant rat on his back. Do you think he'll call?)

The Art Gallery of Ontario's new windows & sunroofs leak like crazy. Onto the art, onto the floor, bucketsfull of rain. Moriyama & Teshima's 42 year old remake of their 1923 gas station, does not leak- plenty of hot sunny sunshine streaming through to the intern architect workspace with no horizontal diagonal slanty windows leaking. Why no leaking with plenty of light? Go take a look. How did Moriyama & Teshima figure out how to get plentu of windowed sunlight into an office with no concurrent plethora of rain leaking in? Caulking? How? Well, if we preserve the building we may find out the secret. If we allow developers to tear it sown we may never know how to build a solid workplace in Canada with plenty of sunlight with no moisture leakage. never. never say never? Well, heck. How are we going to learn about how great architects do things if we tear down the codebook?

<http://www.saveyorkville.org>

A nurse at the Clarke Institute smashed me in the head for trying to leave. I admitted myself as a voluntary patient. They were tarring the roof & I wanted to leave. A black male nurse restrained me physically when I tried to leave & smashed me in the head with his own head. I woke up with a massive swelling on my forehead. Probably another concussion. I say probably because I fell on my head, the back part, when I was 2&1/2 years old & know what concussions are like. I have had problems for years because of that one- which is why every once in a while, when my head is feeling funny, I check myself in somewhere to straighten it out. I think my childhood fall sort of swells up once in a while when I am stressed & causes some issues. Kind of ironic that I was in a hospital to get my head fixed up & a nurse smashes me in the head. There was a lawsuit. I had to fight the nurse's union, who are a bunch of assholes. I said black male nurse earlier, because, for some reason, I think this is significant. This nurse was not a nice fat old grandmotherly type who was going to nurture me. This guy was a fucking violent psychotic nutcase with serious anger issues. he also happened to be black. And male. Again. I want to say this is significant because I think that profiling is important. I profile all the time. Everyone does. I think that politically correct pussies who argue against profiling haven't been smashed in the head by a male nurse while in a hospital. Why in the heck is a male nurse on a female ward? Fuck that shit. Male nurses should be tending to male patients & get the fuck out of my ward you motherfucking asshole! We won the case. he got fired. It cost me over 20 thousand dollars in lawyers to beat the nurse's union who apparently aren't as broke as they always whine about since apparently they have tons of money when it comes to hiring lawyers.

I bring this up because I have been profiling Prince Alwaleed Saudi Arabian money coming into Canada to support the Palestinian terrorist cause. I justify my need to profile by the lawsuit I mention above. Are all black people bad? No. Are all male nurses bad? No. But, I thought I should mention race & gender here as I do in the rest of my articles....& if you don't like it Fuck You. I don't need another concussion. neither does Eric Lindros. What, just because he didn't want to play hockey in Quebec they had to beat him up? Profiling is here to stay people. Those who don't like it have something to hide.

It's time for the good guys to look at race, religion etc. profiling is not just for the Nazis. We can do it too...

[1.pdf](#) Vermeer painting that was sold under threat being claimed for restitution...Notice that even though a sale occurred, because there was an inherent threat to the life of the seller if he did not sell, the sale was illegal. Parallel this to Moriyama selling 32 davenport & 12-22 mcMurrich st. because his life was threatened. Again, an illegal transaction with necessity of property being restored to original owner. [1.pdf](#)(download pdf file to open & read Vermeer restoration article)...Pedagogical shift.(a sale is not legal with a threat)...(like Giuliani refusing to sell the World Trade centre to prince Saudi Alwaleed because the sale came with a threat.)(example: If you don't take this money I will blow up more things.)(Palestinian sympathist terrorism.)(Giuliani was able to say no because...actually, why was Giuliani able to say no, & our Canadians were not able? Good question? Anyone?)

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Law

A property got sold across the street from where I live. I
Sent to Canada Law Experts September 13 2009 at 12:55 AM

A property got sold across the street from where I live. I found out why. A neighbour to a tenant on the land in question, sued the property owner in a nuisance law suit, which I believe was to harass the property owner into selling the land. Soon after the nuisance law suit ended the property owner decided to sell his very valuable & rare piece of land. I believe the developers who bought the land paid the neighbour (who was a lawyer) to create a false lawsuit in order to harass the owner to sell. I believe that this form of harassment is criminal behaviour. The nuisance lawsuit was completely ridiculous & of course the lady lawyer lost. But the threat to the owner's reputation was evident. here was the nuisance lawsuit: lady claimed the police stole a ladder from the tenant's property, moved it off property to neighbour's home, climbed ladder, entered bedroom window & raped lady lawyer. Property owner was sued for 22 million dollars because ladder was on land he owned.

Optional Information:
State/Country relating to question: Canada

Already Tried:
I submitted a nomination form for heritage designation to city hall for the property in order to get a stop destruction bylaw passed on the buildings so that developers cannot tear down the architect's studio, schoolhouse & 100 year old homes on the property. I reported all criminal activity that I observed concerning the harassment & subsequent sale to crimestoppers, & all later unusual activity I observed in the past 3 years. I wrote a 20 page report on my website documenting my thoughts, & facts, on the events, with links, pictures & documents from archives etc. I emailed Councillor, Mayor, Prime Minister, heritage people, Christine Blatchford, Christopher Hume, Yorkville online news, twittered, Facebooked, Blogged, & word of mouth to neighbours about my suspecting foul play involved in sale of property. Monies for development appear to be coming from prince Alwaleed in Saudi Arabia, which may explain unusual way of transacting business, ie: I want your land I take it...Possible cultural & legal misunderstanding of how things are done in Canada...

Edit Post
GroveCanada (Online) -- 1 Accept / 1 Question
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Note: this article is actually the continuation of the article that begins " Notice of Intention to Designate as heritage..." which is the previous listing to this one on the "Newspaper" page...I ran out of space actually...

http://cgi.ebay.com/GIVERNY-THE-FOUR-SEASONS-4-ACEO-prints-Jim-Smeltz_W0QQitemZ320018826236QQcmdZViewItemQQptZLH_DefaultDomain_0?hash=item4a829bc3fc&trksid=p4634.c0.m14.l1262 Did you know that Monet's Footbridge in Giverny

was a japanese architectural design ? bridges used to be flat, the japanese innovation was to make the bridge convex, meaning that the bridge arched & curved up towards the sky at the middle, making the middle part, which tends to sag or break when flat, much more durable & safe...Think about that before you tear down Moriyama's studio at 32 Davenport. Japanese innovations are subtle, & many people might think that footbridge in Giverny was a french invention. No, Japanese. Let's give credit where credit is due.

http://www.modernmagellans.com/2008/02/if_it_aint_broke_maintain_it.html If it ain't broke, maintain it...An excellent blog post on an excellent blog about maintaining things rather than building new things...(By the way, Cinders is a company that specializes in buying Victorian chimneys for a dime on the dollar, restoring them & selling them for a pretty penny to yuppies...Imagine how much you could sell a restored 100 year old home for? Imagine how much a restored home is worth? Why on earth would they tear down 20 McMurrich, 18 McMurrich & the schoolhouse, the two one hundred year old homes & that charming schoolhouse? Why on earth? Why not restore them in a labour of love? They could be the finest 100 year old homes in the country!!!

<http://www.theglobeandmail.com/news/national/toronto/ontario-moves-to-seize-bike-theft-suspects-property/article1267631/> The link above refers to a portion of law in Toronto, whereby if property is illegally obtained it can be seized by police, without the thieves being convicted of a crime...It is sufficient to create linkage between the property & the theft...precedent...

In the case of the sale of 32 Davenport road & 12-22 McMurrich street, all one parcel of land, the property was illegally obtained...Information has been revealed to the effect that the rightful owner of the property was harassed into selling, criminally harassed...It is on the record that a 22 million dollar nuisance lawsuit was levied against the rightful property owner in order to coerce him into selling...

If records are checked, you will find that a lady lawyer, a neighbour, living in the new adjoining townhouses on McMurrich street, levied a lawsuit against Raymond Moriyama, rightful property owner, stating that a an old cherry picking ladder, found on the premises of 20 McMurrich street, was stolen by the Metro Police, moved to the lady lawyer's townhouse, & used to climb up a rear bedroom window, & rape her...Damages for the alleged rape by the Metro police using the ladder taken from the property owned by Mr. Moriyama were put at 22 million dollars, supposedly to be paid, not by the metro police, not by the tenant who owned the ladder (which was used by her cats to enter & exit), but damages were to be paid by the rightful property owner...

After this stupid nuisance lawsuit case ended (she lost), the rightful property owner felt fear for himself & for his family, & sold the property he had not intended to sell...

It was 6 weeks after the end of the case that the tenant, who had helped with this ridiculous case of legal harassment, received an NC-13, meaning, the property was being sold to developers who were going to tear it all down...

The strict correlation between the legal harassment of the rightful property owner & the sale of the property, indicate that this property, though paid for with monies, was illegally obtained...Threats, harassment, stalking are all criminal activities, & are quite illegal concerning coercion to sell a property...

Theft is taking something that is not yours...Whether you leave money or not, if the owner did not want to part with the goods, it is still theft...

This property should be seized by the Metro Police in accordance with the same law mentioned in the link above, the law that allows seizure of stolen property by the police without conviction...

The property can be kept by the police in order to do good works, such as sheltering the existing tenants, & possibly, upon advisement, using the location as a headquarters for continuing investigations into this type of harassment in the City of Toronto, & later, the rest of Canada...

It will be interesting to note how many landowners have been harassed to sell their own land...

afterthought on ZONING: The proposed condominium sales centre is a business. The 100 year old home is zoned residential. Putting a sales centre on a location that is zoned residential is a violation of zoning bylaws. Temporary or not, a sales centre for a condo is a sales centre, a business, & that location is not zoned for business use. (Moriyama's studio is zoned mixed use residential business, the schoolhouse is zoned mixed use residential business, the two 100 year old homes are zoned only residential. So proposing to tear them down to build a condo sales centre is a violation of zoning bylaws. That land may only be used for residential purposes, not selling purposes.

GroveCanada (60 posts) Sep 10, 2009; 12:05am Re: In Summation, Seize Illegally Obtained Property ...

<http://www.thestar.com/article/692709#> Shill Bidding Wars, another illegal way to drive up the cost of real estate...(this is how condo prices are so ridiculous now for tiny spaces...)

GroveCanada (60 posts) Sep 14, 2009; 04:35pm Re: In Summation, Seize Illegally Obtained Property ...

In reply to this post by GroveCanada

From:

"Grove Canada" <grovecanada@fastmail.fm>

To:

"Oren Tamir" <otamir@toronto.ca>

Date:

Mon, 14 Sep 2009 3:12 PM (1 hour 17 mins ago)

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Hello Oren Tamir,

Just out of curiosity, when the property section of 22 McMurrich & 20 McMurrich got the zoning density bylaw amendment from 2.0 residential to 11.9 zoning density, did you also amend the zoning classification from residential to commercial?

If you did not amend from residential to commercial then how is it possible for the developers to put in a commercial business like a condominium sales centre onto a residential zone?

Also, apartment neighbourhoods which is the city plan does not include a commercial business such as a condominium sales centre.

residential zoning is residential zoning.

Unless you amended that too.

If so, where is the public record that states the land has been changed from residential to commercial? (not the density, the classification?)

I need a link to the document .

Thanks, Sari Grove

p.s. Bit of a time frame here, so even a one note email is good. Fast .
thanks, Sari

p.s. Robby Karol is one of the lawyers for the developers, I know him & his parents. Shall I give his sister Tammy a call if you don't know the answer?

I'm pretty sure the developers don't want to hear that I am friendly with their lawyers, which goes back to childhood.

GroveCanada (60 posts) Sep 21, 2009; 03:56pm Re: In Summation, Seize Illegally Obtained

In reply to this post by GroveCanada

*Drawing away good businesses? (condo sales centres have ruined business like Studio 99 cafe & Gallery on the site of Shiu Pong's monstrosity reflection of Front street Flatiron building. minus the trompe d'oeil by the way or the park that was there...)

*Condo sales centre commercial zone-elsewhere?(why can't they use an existing space that is commercially zoned?)

*Design same as Pain Quotidien?(proposed sketches are just photocopies of drawings for pain quotidien building)...(bread had melamine in it last time I checked- gee I wonder how good construction dust is for baking bread?)

*high density is bad addition in already high density area like Toronto, Mississauga is more appropriate for prevention of urban sprawl...(Rosedale is already high density, increasing zoning density is suicidal!)

*Residential apartment neighbourhoods are not the same as commercial condo sales centre, why, because a condo is not an apartment, violation of code, one is rental space with One owner of building, the other is sale space with many owners of small buildings. Completely different zoning actually between sales & rentals. Rentals can occur in building after property is built. Condos require sale through plans prior to building-thus you are building on spec that money will come through, example has shown money falls through during construction...

GroveCanada (60 posts) Sep 21, 2009; 04:06pm Re: In Summation, Seize Illegally Obtained

In reply to this post by GroveCanada

Adding steel lathe to older bricks then affixing with concrete screws then laying over with manufactured or natural flagstone or other stone is a nice way a stone mason can make an older brick home warmer & turn it into a Stone House! (wood home gets laid over with brick home gets laid over with steel metal lathe concrete screws then manufactured stone creating a stone house over a brick house over a wood house from 1890...See The White House at 20 McMurrich street for reference to this Proposed Restoration work...ReConstruction proposal...by artist Sari Grove as per consultation with , see <http://www.grovecanada.ca> for credits...<http://www.grovecanada.ca/blog.html> Sorry correction Notice: see Blog post for link to credits for stone house ideas.

GroveCanada (60 posts) Sep 21, 2009; 04:09pm Re: In Summation, Seize Illegally Obtained

Property ...

In reply to this post by GroveCanada

Why build high rises if it pisses off terrorist groups enough so they take down the World Trade Centre Twin Towers???

GroveCanada (60 posts) Sep 21, 2009; 04:15pm Re: In Summation, Seize Illegally Obtained Property ...

In reply to this post by GroveCanada

"You have a few options to replace your fireplace with flagstone. Because of the painted brick you cannot safely stone over the brick. You can install metal lathe over the brick with concrete screws and install the stone on top of that if the extra thickness is not a problem. Otherwise, you can remove the brick and replace with plywood and metal lathe. Manufactured stone is usually less expensive than natural stone unless you can find a good deal on a bushel or so of stone. Either way, I would definitely recommend hiring a professional stone mason to install it for you. If you provide the materials, a stone mason should cost between \$7 and \$18 a sq. ft. depending on your area and how complicated the fireplace is. I have done fireplaces floor to ceiling with manufactured stone for around \$17 a sq. ft. with all materials. We are available for estimates if you are east of the Mississippi."

<http://en.allexperts.com/q/Masonry-Brick-Laying-3534/2008/4/refacing-brick-fireplace-fieldstone.htm>

GroveCanada (60 posts) Sep 21, 2009; 04:16pm Re: In Summation, Seize Illegally Obtained Property ...

In reply to this post by GroveCanada

I have a question...I charge that the property at 32 Davenport road & 12-22 McMurrich street is stolen property and as such cannot be modified and or developed by the stated owners insofar as the current stated owners harassed the previous owner into selling...Under the law that states police may seize stolen property without a conviction I move that this property be seized by the RCMP Royal Canadian Mounted Police division as it has been stolen and should be returned to its rightful owner, Mr. Raymond Moriyama of Moriyama and Teshima architectural firm...No Ontario Municipal Board hearing on September 28 should occur, as the entire proceedings are illegal insofar as they concern the disposition of a stolen property by the thieves, the new owners, who wrongfully harassed the previous owner with a nuisance 22 million dollar lawsuit which also named the police...In restitution of damages to the reputation of the sued person and the police and the tenant in question, a Dora Cotterell, the tenant should be allowed to continue living there, the police should seize the property and the Mr. Moriyama should get an apology...Stolen property cannot and will not be developed in Canada, nor Ontario, nor Toronto...Those 1890 Homes & Schoolhouse & Gas station are the property of the Ontario Government now, take them for heritage preservation purposes. I say RCMP should move on this because historically this property was for horses.

GroveCanada (60 posts) Sep 21, 2009; 04:17pm Re: In Summation, Seize Illegally Obtained Property ...

(This post was updated on Sep 21, 2009; 08:52pm)

In reply to this post by GroveCanada

The V.E.C. veterinary emergency clinic across the street: (& thank you to the Toronto Humane Society for saving Rocky the raccoon ...) re: PETA people for the ethical treatment of animals ... response: You should tell what these animals died for, these animals are heroes, like firefighters. Instead of dwelling on the abuse part, in order to get into mainstream media you have to honour them for their sacrifice. I am not saying these experiments are ok, I am saying that the victims should be commemorated like soldiers who died at war. For instance, rats were on purpose damaged in the kidneys & then given cysteine & magnesium & it was found that cysteine actually rebuilds damaged tubes...Cysteine is found in things like wheatgrass juice, as is magnesium. So, if you have a pet with kidney problems or failure, you can feed chopped up wheatgrass, in their food, to help them recover.

Information like this can be used to help other animals. Again, I am not condoning this, just saying, that if it already happened, the information should be fully given so that their selfless acts can be witnessed & used to benefit other animals. The cats at the Veterinary clinic who are used to donate blood to injured cats- those are my heroes. Change up the message. Have a memorial day. Give ribbons. Go volunteer at a wildlife sanctuary. Save your neighbourhood animals. Prevent construction in your city which tears down trees & parks. Encourage restoration of homes instead of rampant development. Animals need habitats to live in, save your local habitat, even if it is just your across the street park. Adopt an animal that isn't so perfect.

GroveCanada (60 posts) Sep 21, 2009; 04:19pm Re: In Summation, Seize Illegally Obtained Property ...

In reply to this post by GroveCanada

re: In response to prevalence of cancer today caused by progesterone birth control in water supply due to pee of women on birth controls- affects men & women not ever having taken birth control pills injection etcetra ...U.S. Pat. No. 6,121,435, or homologs thereof), or an LDL cholesterol reducing factor (e.g., a bile acid sequestrant, such as cholestyramine, colestipol, and nicotinic acid (niacin), a statin (HMG CoA reductase inhibitor), such as, lovastatin, pravastatin, simvastatin, and atorvastatin (Lipitor), rosuvastatin calcium (Crestor), an endothelin agonist (e.g., tezosentan), a gemfibrozil, a probucol, or a clofibrate) also is contemplated. Administration of the fusion protein, polynucleotide, or vector can be in conjunction with a surgical method where an occlusion is removed, or where lipids (e.g., LDL cholesterol) are removed from cells which then are re-administered (i.e., an autotransplant). p.s.: translation: aspirin has anti-vegf cancer killing applications, but stop taking it once you feel better or you will get memory loss & Alzheimer's disease. (plants like it too- but remember to STOP taking your medications ONCE you feel better or Statins Will Cause Pain!!!!)knee pain, back pain...overdosing on aspirin eats away at healthy cartilage if you don't have cancers.(in the heart too!)

GroveCanada (60 posts) Sep 21, 2009; 04:23pm Re: In Summation, Seize Illegally Obtained Property ...

(This post was updated on Sep 21, 2009; 08:51pm)

In reply to this post by GroveCanada

re: yes, the question was sort of rhetorical, ...hey, Patricia, yes, I think , yes...(to your comment at artbizblog just now-I didn't want to clog up the comments there...) Yes. I think what we are seeing today is people doing & saying things in order to teach us a lesson, & yes, our reaction is important. I think what is happening is people are trying to sway power & are using this underhanded , so to speak strategy...Like in politics-Gore is definitely an environmentalist- so, you would think the rest of the government is too a bit...I have been thinking for a while that all of this supposed terrorist stuff has been government sponsored to get us to stop flying airplanes & stuff like that. Sort of like Hugh putting the quote there to provoke, but already having expected our answer, our reaction...Yes. I think you have hit the nail on the head here. The pedagogy (I have never used that word before), of today's Zeitgeist is putting stuff forward in order to get us to react in a specific manner...It is across the board I think, from art, writing, ad agency guys, to sports, government, politics & city life. I hope you don't mind my drawing in what you said & expanding it to the world today- but I have been seeing this kind of psychological manipulation for the past eight years & wondering. Pedagogy. I'm going to go look it up. I have been using Faith Popcorn's terminology "paradigm shift" for too long- yes, pedagogical shift. There is a book called Subliminal Seduction about how they put naked people images in melting ice cubes in alcohol ads. I think this ad strategy has become the political norm. Thanks for troubling yourself to argue. I really appreciate that kind of thing.

GroveCanada (60 posts) Sep 21, 2009; 04:25pm Re: In Summation, Seize Illegally Obtained Property ...

In reply to this post by GroveCanada

9 million lowball offer for property, 60 million high ball offer for property...they got 22 million maybe? 30 would have been half price of good. Government bought? Why less than wholesale selling price?

GroveCanada (60 posts) Sep 21, 2009; 08:36pm Re: In Summation, Seize Illegally Obtained Property ...

In reply to this post by GroveCanada

* A CONDO IS NOT AN APARTMENT, APARTMENT NEIGHBOURHOODS IS NOT THE EQUIVALENT OF CONDO NEIGHBOURHOODS, RESIDENTIAL IS NOT COMMERCIAL ZONING...Condo sales centres should not be allowed to be put in apartment neighbourhoods without a bylaw change...

GroveCanada (60 posts) Sep 21, 2009; 08:48pm Re: In Summation, Seize Illegally Obtained Property ...

In reply to this post by GroveCanada

Correlations between zoning density amendments to a higher density in an already high density zone, correlations between that fact & casualties, accidents, pet deaths, & pet accidents, fights, confrontations, may or may not be directly related, but insofar as the fact that one event occurred prior to the other & would definitely Not have occurred without the prior event, must cause a correlative responsibility, meaning that those who have increased zoning densities in an already high density zone must accept & pay for damages incurred as a result of this decision...Property taxes on properties that previously existed in a lower density zone than the present amended density should drop. as per the reason that the property is no longer worth as much since densities have increased, thus more people are sharing the same land...

GroveCanada (60 posts) Sep 21, 2009; 08:57pm Re: In Summation, Seize Illegally Obtained Property ...

In reply to this post by GroveCanada

Comments in both articles have been collated by GroveCanada but are not necessarily the opinion of GroveCanada...

GroveCanada (60 posts) Sep 21, 2009; 09:29pm Re: In Summation, Seize Illegally Obtained Property ...

In reply to this post by GroveCanada

Hello,

You may want to take a look at the first two articles, on the page titled Newspaper, at the website www dot grovecanada dot biz before appearing before the Ontario Municipal Board on September 28 regarding 32 Davenport road & 12-22 McMurrich street...

Bousfields has been notified via this email... I assume that the owners of the property who have hired Bousfields to build the condo sales centre on the property will also be notified via Bousfields informing them...

As previous attempts to reach the supposed owners have failed, this will be the only notification that Bousfields or the supposed owners gets of some of the events surrounding the supposed purchase of the property...

Any cooperation with supposed new owners of the property may be construed or misconstrued as acting as accomplice to crimes...

This email is to notify Bousfields that any act that Bousfields engages in as employee or hired agent of supposed owners of 32 Davenport road & 12-22 McMurrich can be construed as acting as accomplice to said crimes that have been reported already to the police & other relevant parties...

Any act towards developing said property, which is now in question as to its true ownership, which may be actually construed as stolen property, will be held against Bousfields as well, particularly as

they are acting as agents for purported owners of possible stolen property...

On September 28, in front of OMB Ontario Municipal Board, any act on Bousfields' part to discuss this property, which is said to be actually stolen property, will construe an act of compliance with criminals...

Further information can be seen as well at [www dot grovecanada dot ca](http://www.grovecanada.ca) by clicking link to nabble newspaper...

Ignorance of issues will therefore not be an acceptable excuse if Bousfields arrives unprepared on the 28 to defend itself...

Notice has been given, GroveCanada...

GroveCanada (60 posts) Sep 21, 2009; 11:23pm Re: In Summation, Seize Illegally Obtained Property ...

In reply to this post by GroveCanada

http://translate.google.com/translate?js=y&prev=t&hl=en&ie=UTF-8&u=http%3A%2F%2Fn2.nabble.com%2Fin-Summation-Seize-Illegally-Obtained-Property-td3602807.html%23a3602807&sl=en&tl=fr&history_state0= En Francais...traduction...

GroveCanada (60 posts) Sep 22, 2009; 05:23am Re: In Summation, Seize Illegally Obtained Property ...

In reply to this post by GroveCanada

If Alwaleed had 10 mill, and 2.5 went to Yonge Dundas, 2.5 went to Yonge Bloor, 2.5 mill went to Bay Scollard, then 2.5 million was paid to Moriyama ...means the whole development is going to be built on speculation, meaning no money to build until people start buying units...What proof exists that those units will sell? If zoning density has increased from 2.0 to 11.9 then commensurate property taxes should drop from existing rates to approximately 1.0 to 5.95, meaning divide current rates by 5.95 and then multiply by 2...To make it easier and to compensate for sundries lost by the zoning density increase, let's just say 1.0 to 6.0, meaning divide current rates by 6 and multiply by 2, for simplicity sake, and also to expect that the .1 or point one difference will be used to in the zoning density increase...benefit of the doubt that 0.1 extra will get used anyway- as it is they have tried my patience with this bullshit.

So, with zoning density increase from 2 to 12, property taxes should diminish by a factor of 6, ignore previous calculations...

If property taxes are 600 dollars a month(in a 2.0 zone) then under new zoning proposed, taxes will be 100 dollars per month under a 12.0 zone(divide by 6)...(with the understanding that 6 new families will be moving in one on top of another...)(each paying 100 dollars a month...) Unless the government wants to raise property taxes per square foot of land- but I think that requires a change of law...(like changing GST or PST rates...)

GroveCanada (60 posts) Sep 22, 2009; 05:55am Re: In Summation, Seize Illegally Obtained Property ...

7.5 grand a year...property taxes...speculative...If property taxes are 7,500.00 dollars a year for the property in question then, at a 2.0 zoning density increased to 12.0 zoning density, the government thinks it will get 6 times the property taxes...so $7.5 \times 6 = 45$ grand a year. BUT, if calculated correctly, property taxes should actually be divided by 6, because you are now sharing the same piece of horizontal land as before, & land is not calculated on a vertical plane. So, actual rates should be also amended to 7.5 divided by 6= \$1,205.00 or one thousand two hundred and five dollars a year...(so each of the 6 new owners pay that to total 7.5 thousand again...) why should revenue increase? It's the same piece of land, just 6 new families will be sharing...If the Ontario Municipal Board wants to

increase the amount of taxes they get for the same piece of land, then how exactly do they justify an increase of 6 factor??? 7.5 thousand year is 7.5 thousand a year, same property, same land, the land doesn't change whether you build on it or not, it is still the same piece of land- unless the Ontario Municipal Board is selling pieces of sky now? Then land is not a horizontal question, now it is a vertical question...If so, then taller people should pay more taxes than shorter people, because they take up more vertical space...

Living in a high rise is not the equivalent of living in a house. Property taxes may not be multiplied based on height, because commensurate loss of quality of life caused by sharing the same oxygen and sunlight should cause property taxes to decrease per unit owner... Isn't that the point of sharing? So, property taxes remain a constant from a house to a high rise, just many owners share the cost instead of just one owner...Otherwise it is just usury...

GroveCanada (60 posts) Sep 22, 2009; 06:41am Re: In Summation, Seize Illegally Obtained Property ...

Dear Ontario Municipal Board (OMB),

Regarding property taxes at 32 Davenport road & 12-22 McMurrich street...

It appears that the zoning density on the above mentioned property has been increased from 2.0 to 12.0 ...It appears also that the OMB plans to receive also 6 times the property taxes, as commensurate with this zoning increase...Since the same piece of land is merely being cut into pieces, I see no reason for property tax revenues to increase by a factor of six...The units on the same piece of land will be worth LESS by a factor of 6 due to the fact that the OMB will now be crowding 12 families, so to speak, on a piece of land that once held 2 families. This horizontal piece of land has not changed in size, unless the OMB is now ascertaining property taxes based on height...But still, with a commensurate loss of sunlight and oxygen, the units in the vertical will be 6 times less valuable...

I will be arguing this usury by the Ontario Municipal Board at a publicly appointed location, at which time the OMB will have opportunity to defend this increase by a factor of 6 property tax revenues to its department... On September 28, at Urbana Cafe located at the corner of Scollard & Yonge street, residents of the neighbourhood will be allowed to voice their opinions of the OMB increasing tax revenue on the land in question by a factor of 6...The OMB will be given the entire afternoon at Urbana Cafe to defend its position...In the absence of an OMB representative, on Sept. 28, 2009, at Urbana Cafe, a decision will be made anyway...

Translation: If the OMB does not cease and desist its usurious pursuit of increased property tax revenue by maliciously increasing property tax rates on land that has not changed horizontally in size, the United Nations will have to step in and issue an International Boycott of Canadian Goods based on the fact that the government has obviously been corrupted by foreign monies coming directly from enemies to the country, namely the Taliban, Saudi Arabia, Kazakhstan, Pakistan, & Palestinian terrorist & Tamil insurgents...

Signed GroveCanada, International Representative for United Nations Interests in Canada honorary position self-appointed, but still legal...(in the absence of a legal representative, citizens may act in defence of their country by appealing to the United Nations for help...)

High treason is acting against Canada's interest in a time of war, including aiding or abetting the enemy of the state...Imprisonment is for life...Accepting property tax monies from Prince Alwaleed of Saudi Arabia who has purchased the property in question illegally constitutes an acceptance of such purpose by foreign monies, which constitutes a violation of election law insofar as foreign donations into Canada are not legal for election purposes...(the correlation is obvious, as is the timing, Post Hoc Ergo Proctor Hoc does hold true here actually, & as a member of the Media, I find this fascinating...

re: above comment: 7.5 grand a year...property taxes...speculative...If property taxes are 7,500.00

dollars a year for the property in question then, at a 2.0 zoning density increased to 12.0 zoning density, the government thinks it will get 6 times the property taxes...so $7.5 \times 6 = 45$ grand a year. BUT, if calculated correctly, property taxes should actually be divided by 6, because you are now sharing the same piece of horizontal land as before, & land is not calculated on a vertical plane. So, actual rates should be also amended to 7.5 divided by 6 = \$1,205.00 or one thousand two hundred and five dollars a year...(so each of the 6 new owners pay that to total 7.5 thousand again...) why should revenue increase? It's the same piece of land, just 6 new families will be sharing...If the Ontario Municipal Board wants to increase the amount of taxes they get for the same piece of land, then how exactly do they justify an increase of 6 factor??? 7.5 thousand year is 7.5 thousand a year, same property, same land, the land doesn't change whether you build on it or not, it is still the same piece of land- unless the Ontario Municipal Board is selling pieces of sky now? Then land is not a horizontal question, now it is a vertical question...If so, then taller people should pay more taxes than shorter people, because they take up more vertical space...

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1 2

GroveCanada (60 posts) Sep 22, 2009; 07:01am Re: In Summation, Seize Illegally Obtained Property ...

Hello PCs!,

I have done work for Barbara McDougall helping her to get elected...Also, a few others...I have been a PC since graduating from McGill in 1989...Here is a copy of a fax I sent this morning regarding a piece of land which has been purchased with foreign monies. I am concerned that Stephen Harper is accepting economic stimulation from foreigners illegally in order to garner votes...Foreign money is not allowed as donation to election costs, as you know...The fact that the land was allowed to transfer hands from a Canadian to a foreigner, via laundered hands, is shocking to me...If you want my continued support as a Progressive Conservative, you should look into this matter...If not, I shall alert the United Nations of internal corruption in our country...Sorry, I don't play this game this way...Neither should you...High treason is a serious charge...I am guessing the Liberals may also be a part of this, & the NDP not far behind...I expect the land to be returned to the previous owner before the sale was made. Since acceptance of foreign monies to increase property taxes will unavoidably help to defray election costs...Please stop calling me for donations also. I will absolutely not donate to a party who may be complicit in high treason...My regards to the Prime Minister...(I still think Trudeau makes the PCs look like idiots however...)

Dear Ontario Municipal Board (OMB),

Regarding property taxes at 32 Davenport road & 12-22 McMurrich street...

It appears that the zoning density on the above mentioned property has been increased from 2.0 to 12.0 ...It appears also that the OMB plans to receive also 6 times the property taxes, as commensurate with this zoning increase...Since the same piece of land is merely being cut into pieces, I see no reason for property tax revenues to increase by a factor of six...The units on the same piece of land will be worth LESS by a factor of 6 due to the fact that the OMB will now be crowding 12 families, so to speak, on a piece of land that once held 2 families. This horizontal piece of land has not changed in size, unless the OMB is now ascertaining property taxes based on height...But still, with a commensurate

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GroveCanada (60 posts) Sep 22, 2009; 09:51pm Re: In Summation, Seize Illegally Obtained Property ...

So, I was in Stone Church one day & I felt the earth move...The last time I was in an earthquake was in a huge drugstore in Montreal, it was pretty mild, but it was actually my first real earthquake & that time I felt a little scared...Now when I feel the earth move beneath me I don't feel so scared anymore...When it happened at Stone Church, which is across the street from 32 Davenport road & 12-

22 McMurrich street, where development is going on right next door, when it happened I remember thinking that all of the construction at Yonge & Bloor including the subway, must have destabilized the ground...A certain amount of ground is needed to keep things like gravity & other basic needs stable...When you dig too often & too deep & too close together you can destabilize the ground & get earthquakes where earthquakes shouldn't happen...

So, today I felt really weird-dizzy & headachy & unable to function properly...Again, that odd feeling I get when I am near to an earthquake...Later this afternoon, my husband said that an elderly lady in our building had passed out & was rushed by ambulance to hospital...Confirmed...I, myself, had slept in & out, most of the day...I get really wonky during earthquakes...So do most people...The Florian development across the street dug really deep into already unstable ground...The Four Seasons residences at Bay & Scollard dug real deep too. The Shiu Pong condos at Scollard & Yonge dug deep too...Yonge & Bloor was deep. as was the more further away Yonge Dundas development...All of this digging was actually After I first felt the ground shake at Stone Church...Why in the name of G-d would anybody dig more into this already plundered territory? Already dug in by the TTC ? The subway runs under all of Yonge street...Why dance where angels fear to tread? & Why in the name of G-d would they want to dig again right across the street from me to build another high rise condo thingy? I realised why when I re-looked at the plans in my head...The Pain Quotidien building (condos) would form one leg of a mock-up of the Twin Towers, while the new proposal would form the other leg...Someone was trying to recreate a mini Twin Tower mock-up on Toronto soil? Idiiotic? Yes. Dangerous? Yes. Stupid? Yes. I realised then why the proposal was almost a done deal in the minds of the Ontario Municipal Board- they want a mini Twin Towers thing so they can get increased tourism revenue to our city...What they don't realise is that they have overdug the land & earthquakes are now occurring...Of course not...They don't live here...Not sure if they even know earthquakes have been happening here...Well, now you do...Today is Tuesday September 22, 2009 , and all day long there was an earthquake at McMurrich & Davenport, & I am guessing in radius around...So if you felt sick & dizzy today that is why...Overdigging land causes earthquakes...go figure...Richter scale? Probably negligible so it doesn't get reported. Just enough to fuck you up royally though. Thought you should know. reasons to protest any further development in Rosedale Yorkville Yonge Dundas corridor.

GroveCanada (60 posts) Sep 23, 2009; 11:24am Re: In Summation, Seize Illegally Obtained Property ...

<http://www.natureconservancy.ca/site/PageServer> Nature Conservancy of Canada, why common species are important...Saving a raccoon, or bullrushes, or a swamp, or a cat or dog, or feeding pigeons or squirrels, or saving a tree, takes the pressure of competition off of endangered species...

GroveCanada (60 posts) Sep 23, 2009; 04:36pm Re: In Summation, Seize Illegally Obtained Property ...

Roots of trees & plants & green things provide added ground stability where ground has been de-stabilized by over-construction, over-digging, too deep digging...This is why green parks are essential to already high zone areas...Any old trees in existing cement areas should be preserved for their root system which may be preventing an earthquake...The Rosedale area is already experiencing de-stabilizing ground tremors which is why all construction should be halted...Re-foresteing high density downtown areas should be a first priority to prevent current structures from collapsing...Wind is not the only predator in causing building collapses...Lack of ground stability is a huge problem in downtown Toronto...High humidity levels, gassy sulfurous air, headaches due to gravity loss in over-dug areas, these are all common phenomenons of over-construction...Foundations have to dig so deep for high rise buildings, surrounding radiuses all de-stabilize...Which is why McMurrich should not be dug any further...The Florian on the other side of McMurrich has already caused tremors...Be forewarned...Earthquakes can happen on the east coast too...I was in Italy in the Cinqueterre where locals plant greens alongside of steep hills to prevent avalnches...The roots provide steep slopes some stability...I was in San Francisco where earth tremors are common due to overconstruction of the downtown core- sulfuric acid air, high humdity levels, dark sootlike appearance everywhere- these are the side effects of too much deep digging...Do you need a geologist to warn you? C'mon! Digging deep

too many times in a small area screws up the ground stability...Do we need another building to collapse to inform you? Isn't that weird headache enough to tell you that lack of gravitational pull has occurred already on Toronto's downtown core?

GroveCanada (60 posts) Sep 23, 2009; 08:32pm Re: In Summation, Seize Illegally Obtained Property ...

sari@fastmail.fm | Help | Logout

4 attached PDF files, written comments about 32 Davenport road & 12-22 McMurrich street

From: "Grove Canada" <grovecanada@fastmail.fm>

To: teycc@toronto.ca, grovecanada@gmail.com

Date: Wed, 23 Sep 2009 8:28 PM (< 1 min ago)

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"Where there is no resistance, there is no harm." Chris Griscom

For the attention of: Rosalind Dyers, City Clerk,

Toronto & East York Community Council, teycc@toronto.ca

Hello,

I sent 4 faxes with these PDF files earlier today, but I thought perhaps it might be easier to forward them or read them online digitally...

These 4 PDF files are the result of cumulative gathering of objections from various sources in this neighbourhood...The opinions expressed within are not necessarily my own, but have been put in the first person narrative for clarity...

Due to Comments at the bottom of each article, material in two PDFs are duplicates- just skim down & only bother with the Comments section...

Language & format have not really been edited, as time constraints as well as a desire not to alter strong opinion was considered...(a few swear words, please ignore if this is a problem...)

Please notify me at this email address of results of the decision on October 13, 2009...

My name is Sari Grove...

Also, should I deem it necessary, I may decide to speak on October 13, 2009, if my schedule allows me to appear in person...If I can attend the meeting, & if I see fit to speak, I would like to be put on the list of potential speakers...

Of course, if all seems to be going as desired (the entire thing is refused & the proposal gets a no, & the property becomes Heritage designated with a stop destruction bylaw, then it will not be necessary for me to speak...)

If I attend on October 13, 2009 & I sense corruption on the part of the Toronto & East York Community Council, the city clerks or the city planners, or the lawyers or other parties involved, then I will opt to speak at the meeting...

So, in any case, please put me on the list of possible speakers on that day in order for me to have the option of speaking out if necessary...I will not speak on that day if the other people who object are given fair hearing...

Thank you, Sari Grove
416 924-9725

Attachments Documents

- * 5Nabble - GroveCanada - In Summation, Seize Illegally Obtained Propertypdf(396k) View Download
- * 6Nabble - GroveCanada - In Summation, Seize Illegally Obtained Property ... _ page 2.pdf(295k) View Download
- * 7Nabble - GroveCanada - Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act.pdf(12.1M) View Download
- * 8Nabble - GroveCanada - Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act _ page 2.pdf(11.9M) View Download

25 comments



Classic



List



Threaded

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[GroveCanada](#) (62 posts) Sep 10, 2009; 12:05am Re: In Summation, Seize Illegally Obtained Property ...

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<http://www.thestar.com/article/692709#> Shill Bidding Wars, another illegal way to drive up the cost of real estate...(this is how condo prices are so ridiculous now for tiny spaces...)



[GroveCanada](#) (62 posts) Sep 14, 2009; 04:35pm Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

From:

"Grove Canada" <grovecanada@fastmail.fm>

To:

"Oren Tamir" <otamir@toronto.ca>

Date:

Mon, 14 Sep 2009 3:12 PM (1 hour 17 mins ago)

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Hello Oren Tamir,

Just out of curiosity, when the property section of 22 McMurrich & 20 McMurrich got the zoning density bylaw amendment from 2.0 residential to 11.9 zoning density, did you also amend the zoning classification from residential to commercial?

If you did not amend from residential to commercial then how is it possible for the developers to put in a commercial business like a condominium sales centre onto a residential zone?

Also, apartment neighbourhoods which is the city plan does not include a commercial business such as a condominium sales centre.

residential zoning is residential zoning.

Unless you amended that too.

If so, where is the public record that states the land has been changed from residential to commercial? (not the density, the classification?)

I need a link to the document .

Thanks, Sari Grove

p.s. Bit of a time frame here, so even a one note email is good. Fast .
thanks, Sari

p.s. Robby Karol is one of the lawyers for the developers, I know him & his parents. Shall I give his sister Tammy a call if you don't know the answer?

I'm pretty sure the developers don't want to hear that I am friendly with their lawyers, which goes back to childhood.



[GroveCanada](#) (62 posts) Sep 21, 2009; 03:56pm Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

*Drawing away good businesses? (condo sales centres have ruined business like Studio 99 cafe & Gallery on the site of Shiu Pong's monstrosity reflection of Front street Flatiron building. minus the trompe d'oeil by the way or the park that was there...)

*Condo sales centre commercial zone-elsewhere?(why can't they use an existing space that is commercially zoned?)

*Design same as Pain Quotidien?(proposed sketches are just photocopies of drawings for pain quotidien building)...(bread had melamine in it last time I checked- gee I wonder how good construction dust is for baking bread?)

*high density is bad addition in already high density area like Toronto, Mississauga is more appropriate for prevention of urban sprawl...(Rosedale is already high density, increasing zoning density is suicidal!)

*Residential apartment neighbourhoods are not the same as commercial condo sales centre, why, because a condo is not an apartment, violation of code, one is rental space with one owner of building, the other is sale space with many owners of small buildings. Completely different zoning actually between sales & rentals. Rentals can occur in building after property is built. Condos require sale through plans prior to building-thus you are building on spec that money will come through, example has shown money falls through during construction...



[GroveCanada](#) (62 posts) Sep 21, 2009; 04:06pm Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

Adding steel lathe to older bricks then affixing with concrete screws then laying over with manufactured or natural flagstone or other stone is a nice way a stone mason can make an older brick home warmer & turn it into a Stone House! (wood home gets laid over with brick home gets laid over with steel metal lathe concrete screws then manufac-

tured stone creating a stone house over a brick house over a wood house from 1890...See The White House at 20 McMurrich street for reference to this Proposed Restoration work...ReConstruction proposal...by artist Sari Grove as per consultation with , see <http://www.grovecanada.ca> for credits...<http://www.grovecanada.ca/blog.html> Sorry correction Notice: see Blog post for link to credits for stone house ideas.



GroveCanada (62 posts) Sep 21, 2009; 04:09pm Re: In Summation, Seize Illegally Obtained Property ...
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In reply to [this post](#) by GroveCanada

Why build high rises if it pisses off terrorist groups enough so they take down the World Trade Centre Twin Towers???



GroveCanada (62 posts) Sep 21, 2009; 04:15pm Re: In Summation, Seize Illegally Obtained Property ...
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In reply to [this post](#) by GroveCanada

"You have a few options to replace your fireplace with flagstone. Because of the painted brick you cannot safely stone over the brick. You can install metal lathe over the brick with concrete screws and install the stone on top of that if the extra thickness is not a problem. Otherwise, you can remove the brick and replace with plywood and metal lathe. Manufactured stone is usually less expensive than natural stone unless you can find a good deal on a bushel or so of stone. Either way, I would definitely recommend hiring a professional stone mason to install it for you. If you provide the materials, a stone mason should cost between \$7 and \$18 a sq. ft. depending on your area and how complicated the fireplace is. I have done fireplaces floor to ceiling with manufactured stone for around \$17 a sq. ft. with all materials. We are available for estimates if you are east of the Mississippi."

<http://en.allexperts.com/q/Masonry-Brick-Laying-3534/2008/4/refacing-brick-fireplace-fieldstone.htm>



GroveCanada (62 posts) Sep 21, 2009; 04:16pm Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

I have a question...I charge that the property at 32 Davenport road & 12-22 McMurrich street is stolen property and as such cannot be modified and or developed by the stated owners insofar as the current stated owners harassed the previous owner into selling...Under the law that states police may seize stolen property without a conviction I move that this property be seized by the RCMP Royal Canadian Mounted Police division as it has been stolen and should be returned to its rightful owner, Mr. Raymond Moriyama of Moriyama and Teshima architectural firm...No Ontario Municipal Board hearing on September 28 should occur, as the entire proceedings are illegal insofar as they concern the disposition of a stolen property by the thieves, the new owners, who wrongfully harassed the previous owner with a nuisance 22 million dollar lawsuit which also named the police...In restitution of damages to the reputation of the sued person and the police and the tenant in question, a Dora Cotterell, the tenant should be allowed to continue living there, the police should seize the property and the Mr. Moriyama should get an apology...Stolen property cannot and will not be developed in Canada, nor Ontario, nor Toronto...Those 1890 Homes & Schoolhouse & Gas station are the property of the Ontario Government now, take them for heritage preservation purposes. I say RCMP should move on this because historically this property was for horses.



GroveCanada (62 posts) Sep 21, 2009; 04:17pm Re: In Summation, Seize Illegally Obtained Property ...

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(This post was updated on Sep 21, 2009; 08:52pm)

In reply to [this post](#) by GroveCanada

The V.E.C. veterinary emergency clinic across the street: (& thank you to the Toronto Humane Society for saving Rocky the raccoon ...) re: PETA people for the ethical treatment of animals ... response: You should tell what these animals died for, these animals are heroes, like firefighters. Instead of dwelling on the abuse part, in order to get into mainstream media you have to honour them for their sacrifice. I am not saying these experiments are ok, I am saying that the victims should be commemorated like soldiers who died at war. For instance, rats were on purpose damaged in the kidneys & then given cysteine & magnesium & it was found that cysteine actually rebuilds damaged tubes...Cysteine is found in things like wheatgrass juice, as is magnesium. So, if you have a pet with kidney problems or failure, you can feed chopped up wheatgrass, in their food, to help them recover. Information like this can be used to help other animals. Again, I am not condoning this, just saying, that if it already happened, the information should be fully given so that their selfless acts can be witnessed & used to benefit other animals. The cats at the Veterinary clinic who are used to donate blood to injured cats- those are my heroes. Change up the message. Have a memorial day. Give ribbons.Go volunteer at a wildlife sanctuary. Save your neighbourhood animals. Prevent construction in your city which tears down trees & parks. Encourage restoration of homes instead of rampant development. Animals need habitats to live in, save your local habitat, even if it is just your across the street park. Adopt an animal that isn't so perfect.



GroveCanada (62 posts) Sep 21, 2009; 04:19pm Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

re: In response to prevalence of cancer today caused by progesterone birth control in water supply due to pee of women on birth controls- affects men & women not ever having taken birth control pills injection etcetra ...U.S. Pat. No. 6,121,435, or homologs thereof), or an LDL cholesterol reducing factor (e.g., a bile acid sequestrant, such as cho-

lestyramine, colestipol, and nicotinic acid (niacin), a statin (HMG CoA reductase inhibitor), such as, lovastatin, pravastatin, simvastatin, and atorvastatin (Lipitor), rosuvastatin calcium (Crestor), an endothelin agonist (e.g., tezosentan), a gemfibrozil, a probucol, or a clofibrate) also is contemplated. Administration of the fusion protein, polynucleotide, or vector can be in conjunction with a surgical method where an occlusion is removed, or where lipids (e.g., LDL cholesterol) are removed from cells which then are re-administered (i.e., an autotransplant). p.s.: translation: aspirin has anti-vegf cancer killing applications, but stop taking it once you feel better or you will get memory loss & Alzheimer's disease. (plants like it too- but remember to STOP taking your medications ONCE you feel better or Statins Will Cause Pain!!!!)knee pain, back pain...overdosing on aspirin eats away at healthy cartilage if you don't have cancers.(in the heart too!)



GroveCanada (62 posts) Sep 21, 2009; 04:23pm Re: In Summation, Seize Illegally Obtained Property ...

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(This post was updated on Sep 21, 2009; 08:51pm)

In reply to [this post](#) by GroveCanada

re: yes, the question was sort of rhetorical, ...hey, Patricia, yes, I think , yes...(to your comment at artbizblog just now-I didn't want to clog up the comments there...) Yes. I think what we are seeing today is people doing & saying things in order to teach us a lesson, & yes, our reaction is important.I think what is happening is people are trying to sway power & are using this underhanded , so to speak strategy...Like in politics-Gore is definitely an environmentalist- so, you would think the rest of the government is too a bit...I have been thinking for a while that all of this supposed terrorist stuff has been government sponsored to get us to stop flying airplanes & stuff like that. Sort of like Hugh putting the quote there to provoke, but already having expected our answer, our reaction...Yes.I think you have hit the nail on the head here. The pedagogy (I have never used that word before), of today's Zeitgeist is putting stuff forward in order to get us to react in a specific manner...It is across the board I think, from art, writing, ad agency guys, to sports, government, politics & city life. I hope you

don't mind my drawing in what you said & expanding it to the world today- but I have been seeing this kind of psychological manipulation for the past eight years & wondering. Pedagogy. I'm going to go look it up. I have been using Faith Popcorn's terminology "paradigm shift" for too long- yes, pedagogical shift. There is a book called Subliminal Seduction about how they put naked people images in melting ice cubes in alcohol ads. I think this ad strategy has become the political norm. Thanks for troubling yourself to argue. I really appreciate that kind of thing.



GroveCanada (62 posts) Sep 21, 2009; 04:25pm Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

9 million lowball offer for property, 60 million high ball offer for property...they got 22 million maybe? 30 would have been half price of good. Government bought? Why less than wholesale selling price?



GroveCanada (62 posts) Sep 21, 2009; 08:36pm Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

* A CONDO IS NOT AN APARTMENT, APARTMENT NEIGHBOURHOODS IS NOT THE EQUIVALENT OF CONDO NEIGHBOURHOODS, RESIDENTIAL IS NOT COMMERCIAL ZONING...Condo sales centres should not be allowed to be put in apartment neighbourhoods without a bylaw change...



GroveCanada (62 posts) Sep 21, 2009; 08:48pm Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

Correlations between zoning density amendments to a higher density in an already high density zone, correlations between that fact & casualties, accidents, pet deaths, & pet accidents, fights, confrontations, may or may not be directly related, but insofar as the fact that one event occurred prior to the other & would definitely Not have occurred without the prior event, must cause a correlative responsibility, meaning that those who have increased zoning densities in an already high density zone must accept & pay for damages incurred as a result of this decision...Property taxes on properties that previously existed in a lower density zone than the present amended density should drop. as per the reason that the property is no longer worth as much since densities have increased, thus more people are sharing the same land...



[GroveCanada](#) (62 posts) Sep 21, 2009; 08:57pm Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

Comments in both articles have been collated by GroveCanada but are not necessarily the opinion of GroveCanada...



[GroveCanada](#) (62 posts) Sep 21, 2009; 09:29pm Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

Hello,

You may want to take a look at the first two articles, on the page titled Newspaper, at the website [www dot grovecanada dot biz](http://www.grovecanada.biz) before

appearing before the Ontario Municipal Board on September 28 regarding 32 Davenport road & 12-22 McMurrich street...

Bousfields has been notified via this email... I assume that the owners of the property who have hired Bousfields to build the condo sales centre on the property will also be notified via Bousfields informing them...

As previous attempts to reach the supposed owners have failed, this will be the only notification that Bousfields or the supposed owners gets of some of the events surrounding the supposed purchase of the property...

Any cooperation with supposed new owners of the property may be construed or misconstrued as acting as accomplice to crimes...

This email is to notify Bousfields that any act that Bousfields engages in as employee or hired agent of supposed owners of 32 Davenport road & 12-22 McMurrich can be construed as acting as accomplice to said crimes that have been reported already to the police & other relevant parties...

Any act towards developing said property, which is now in question as to its true ownership, which may be actually construed as stolen property, will be held against Bousfields as well, particularly as they are acting as agents for purported owners of possible stolen property...

On September 28, in front of OMB Ontario Municipal Board, any act on Bousfields' part to discuss this property, which is said to be actually stolen property, will construe an act of compliance with criminals...

Further information can be seen as well at [www dot grovecanada dot ca](http://www.grovecanada.ca) by clicking link to nabble newspaper...

Ignorance of issues will therefore not be an acceptable excuse if Bousfields arrives unprepared on the 28 to defend itself...

Notice has been given, GroveCanada...



GroveCanada (62 posts) Sep 21, 2009; 11:23pm Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

http://translate.google.com/translate?js=y&prev=_t&hl=en&ie=UTF-8&u=http%3A%2F%2Fn2.nabble.com%2FIn-Summation-Seize-Illegally-Obtained-Property-td3602807.html%23a3602807&sl=en&tl=fr&history_state0= En Francais...traduction...



GroveCanada (62 posts) Sep 22, 2009; 05:23am Re: In Summation, Seize Illegally Obtained Property ...

[Reply Threaded More](#) ▼



In reply to [this post](#) by GroveCanada

If Alwaleed had 10 mill, and 2.5 went to Yonge Dundas, 2.5 went to Yonge Bloor, 2.5 mill went to Bay Scollard, then 2.5 million was paid to Moriyama ...means the whole development is going to be built on speculation, meaning no money to build until people start buying units...What proof exists that those units will sell? If zoning density has increased from 2.0 to 11.9 then commensurate property taxes should drop from existing rates to approximately 1.0 to 5.95, meaning divide current rates by 5.95 and then multiply by 2...To make it easier and to compensate for sundries lost by the zoning density increase, let's just say 1.0 to 6.0, meaning divide current rates by 6 and multiply by 2, for simplicity sake, and also to expect that the .1 or point one difference will be used to in the zoning density increase...benefit of the doubt that 0.1 extra will get used anyway- as it is they have tried my patience with this bullshit.

So, with zoning density increase from 2 to 12, property taxes should diminish by a factor of 6, ignore previous calculations...

If property taxes are 600 dollars a month(in a 2.0 zone) then under new zoning proposed, taxes will be 100 dollars per month under a 12.0 zone(divide by 6)...(with the understanding that 6 new families will be

moving in one on top of another...)(each paying 100 dollars a month...) Unless the government wants to raise property taxes per square foot of land- but I think that requires a change of law...(like changing GST or PST rates...)



GroveCanada (62 posts) Sep 22, 2009; 05:55am Re: In Summation, Seize Illegally Obtained Property ...
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In reply to [this post](#) by GroveCanada

7.5 grand a year...property taxes...speculative...If property taxes are 7,500.00 dollars a year for the property in question then, at a 2.0 zoning density increased to 12.0 zoning density, the government thinks it will get 6 times the property taxes...so $7.5 \times 6 = 45$ grand a year. BUT, if calculated correctly, property taxes should actually be divided by 6, because you are now sharing the same piece of horizontal land as before, & land is not calculated on a vertical plane. So, actual rates should be also amended to 7.5 divided by 6 = \$1,205.00 or one thousand two hundred and five dollars a year...(so each of the 6 new owners pay that to total 7.5 thousand again...) why should revenue increase? It's the same piece of land, just 6 new families will be sharing...If the Ontario Municipal Board wants to increase the amount of taxes they get for the same piece of land, then how exactly do they justify an increase of 6 factor??? 7.5 thousand year is 7.5 thousand a year, same property, same land, the land doesn't change whether you build on it or not, it is still the same piece of land- unless the Ontario Municipal Board is selling pieces of sky now? Then land is not a horizontal question, now it is a vertical question...If so, then taller people should pay more taxes than shorter people, because they take up more vertical space...

Living in a high rise is not the equivalent of living in a house. Property taxes may not be multiplied based on height, because commensurate loss of quality of life caused by sharing the same oxygen and sunlight should cause property taxes to decrease per unit owner... Isn't that the point of sharing? So, property taxes remain a constant from a house to a high rise, just many owners share the cost instead of just one owner...Otherwise it is just usury...



GroveCanada (62 posts) Sep 22, 2009; 06:41am Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

Dear Ontario Municipal Board (OMB),

Regarding property taxes at 32 Davenport road & 12-22 McMurrich street...

It appears that the zoning density on the above mentioned property has been increased from 2.0 to 12.0 ...It appears also that the OMB plans to receive also 6 times the property taxes, as commensurate with this zoning increase...Since the same piece of land is merely being cut into pieces, I see no reason for property tax revenues to increase by a factor of six...The units on the same piece of land will be worth LESS by a factor of 6 due to the fact that the OMB will now be crowding 12 families, so to speak, on a piece of land that once held 2 families. This horizontal piece of land has not changed in size, unless the OMB is now ascertaining property taxes based on height...But still, with a commensurate loss of sunlight and oxygen, the units in the vertical will be 6 times less valuable...

I will be arguing this usury by the Ontario Municipal Board at a publicly appointed location, at which time the OMB will have opportunity to defend this increase by a factor of 6 property tax revenues to its department... On September 28, at Urbana Cafe located at the corner of Scollard & Yonge street, residents of the neighbourhood will be allowed to voice their opinions of the OMB increasing tax revenue on the land in question by a factor of 6...The OMB will be given the entire afternoon at Urbana Cafe to defend its position...In the absence of an OMB representative, on Sept. 28, 2009, at Urbana Cafe, a decision will be made anyway...

Translation: If the OMB does not cease and desist its usurious pursuit of increased property tax revenue by maliciously increasing property tax rates on land that has not changed horizontally in size, the United

Nations will have to step in and issue an International Boycott of Canadian Goods based on the fact that the government has obviously been corrupted by foreign monies coming directly from enemies to the country, namely the Taliban, Saudi Arabia, Kazakhstan, Pakistan, & Palestinian terrorist & Tamil insurgents...

Signed GroveCanada, International Representative for United Nations Interests in Canada honorary position self-appointed, but still legal...(in the absence of a legal representative, citizens may act in defence of their country by appealing to the United Nations for help...)

High treason is acting against Canada's interest in a time of war, including aiding or abetting the enemy of the state...Imprisonment is for life...Accepting property tax monies from Prince Alwaleed of Saudi Arabia who has purchased the property in question illegally constitutes an acceptance of such purpose by foreign monies, which constitutes a violation of election law insofar as foreign donations into Canada are not legal for election purposes...(the correlation is obvious, as is the timing, Post Hoc Ergo Proctor Hoc does hold true here actually, & as a member of the Media, I find this fascinating...

re: above comment: 7.5 grand a year...property taxes...speculative...If property taxes are 7,500.00 dollars a year for the property in question then, at a 2.0 zoning density increased to 12.0 zoning density, the government thinks it will get 6 times the property taxes...so $7.5 \times 6 = 45$ grand a year. BUT, if calculated correctly, property taxes should actually be divided by 6, because you are now sharing the same piece of horizontal land as before, & land is not calculated on a vertical plane. So, actual rates should be also amended to 7.5 divided by 6 = \$1,205.00 or one thousand two hundred and five dollars a year...(so each of the 6 new owners pay that to total 7.5 thousand again...) why should revenue increase? It's the same piece of land, just 6 new families will be sharing...If the Ontario Municipal Board wants to increase the amount of taxes they get for the same piece of land, then how exactly do they justify an increase of 6 factor??? 7.5 thousand year is 7.5 thousand a year, same property, same land, the land doesn't change whether you build on it or not, it is still the same piece of land- unless the Ontario Municipal Board is selling pieces of sky now? Then land is not a horizontal question, now it is a vertical question...If so, then

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25 comments



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[GroveCanada](#) (62 posts) Sep 22, 2009; 07:01am Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

Hello PCs!,

I have done work for Barbara McDougall helping her to get elected...Also, a few others...I have been a PC since graduating from McGill in 1989...Here is a copy of a fax I sent this morning regarding a piece of land which has been purchased with foreign monies. I am concerned that Stephen Harper is accepting economic stimulation from foreigners illegally in order to garner votes...Foreign money is not allowed as donation to election costs, as you know...The fact that the land was allowed to transfer hands from a Canadian to a foreigner, via laundered hands, is shocking to me...If you want my continued support as a Progressive Conservative, you should look into this matter...If not, I shall alert the United Nations of internal corruption in our

country...Sorry, I don't play this game this way...Neither should you...High treason is a serious charge...I am guessing the Liberals may also be a part of this, & the NDP not far behind...I expect the land to be returned to the previous owner before the sale was made. Since acceptance of foreign monies to increase property taxes will unavoidably help to defray election costs...Please stop calling me for donations also. I will absolutely not donate to a party who may be complicit in high treason...My regards to the Prime Minister...(I still think Trudeau makes the PCs look like idiots however...)

Dear Ontario Municipal Board (OMB),

Regarding property taxes at 32 Davenport road & 12-22 McMurrich street...

It appears that the zoning density on the above mentioned property has been increased from 2.0 to 12.0 ...It appears also that the OMB plans to receive also 6 times the property taxes, as commensurate with this zoning increase...Since the same piece of land is merely being cut into pieces, I see no reason for property tax revenues to increase by a factor of six...The units on the same piece of land will be worth LESS by a factor of 6 due to the fact that the OMB will now be crowding 12 families, so to speak, on a piece of land that once held 2 families. This horizontal piece of land has not changed in size, unless the OMB is now ascertaining property taxes based on height...But still, with a commensurate loss of sunlight and oxygen, the units in the vertical will be 6 times less valuable...

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GroveCanada (62 posts) Sep 22, 2009; 09:51pm Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

So, I was in Stone Church one day & I felt the earth move...The last time I was in an earthquake was in a huge drugstore in Montreal, it was pretty mild, but it was actually my first real earthquake & that time I felt a little scared...Now when I feel the earth move beneath me I don't feel so scared anymore...When it happened at Stone Church, which is across the street from 32 Davenport road & 12-22 McMurrich street, where development is going on right next door, when it happened I remember thinking that all of the construction at Yonge & Bloor including the subway, must have destabilized the ground...A certain amount of ground is needed to keep things like gravity & other basic needs stable...When you dig too often & too deep & too close together you can destabilize the ground & get earthquakes where earthquakes shouldn't happen...

So, today I felt really weird-dizzy & headachy & unable to function properly...Again, that odd feeling I get when I am near to an earthquake...Later this afternoon, my husband said that an elderly lady in our building had passed out & was rushed by ambulance to hospital...Confirmed...I, myself, had slept in & out, most of the day...I get really wonky during earthquakes...So do most people...The Florian development across the street dug really deep into already unstable

ground...The Four Seasons residences at Bay & Scollard dug real deep too. The Shiu Pong condos at Scollard & Yonge dug deep too...Yonge & Bloor was deep. as was the more further away Yonge Dundas development...All of this digging was actually After I first felt the ground shake at Stone Church...Why in the name of G-d would anybody dig more into this already plundered territory? Already dug in by the TTC ? The subway runs under all of Yonge street...Why dance where angels fear to tread? & Why in the name of G-d would they want to dig again right across the street from me to build another high rise condo thingy? I realised why when I re-looked at the plans in my head...The Pain Quotidien building (condos) would form one leg of a mock-up of the Twin Towers, while the new proposal would form the other leg...Someone was trying to recreate a mini Twin Tower mock-up on Toronto soil? Idiotic? Yes. Dangerous? Yes. Stupid? Yes. I realised then why the proposal was almost a done deal in the minds of the Ontario Municipal Board- they want a mini Twin Towers thing so they can get increased tourism revenue to our city...What they don't realise is that they have overdug the land & earthquakes are now occurring...Of course not...They don't live here...Not sure if they even know earthquakes have been happening here...Well, now you do...Today is Tuesday September 22, 2009 , and all day long there was an earthquake at McMurrich & Davenport, & I am guessing in radius around...So if you felt sick & dizzy today that is why...Overdigging land causes earthquakes...go figure...Richter scale? Probably negligible so it doesn't get reported. Just enough to fuck you up royally though. Thought you should know. reasons to protest any further development in Rosedale Yorkville Yonge Dundas corridor.



GroveCanada (62 posts) Sep 23, 2009; 11:24am Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

<http://www.natureconservancy.ca/site/PageServer> Nature Conservancy of Canada, why common species are important...Saving a raccoon, or bullrushes, or a swamp, or a cat or dog, or feeding pigeons or squir-

rels, or saving a tree, takes the pressure of competition off of endangered species...



GroveCanada (62 posts) Sep 23, 2009; 04:36pm Re: In Summation, Seize Illegally Obtained Property ...

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In reply to [this post](#) by GroveCanada

Roots of trees & plants & green things provide added ground stability where ground has been de-stabilized by over-construction, over-digging, too deep digging...This is why green parks are essential to already high zone areas...Any old trees in existing cement areas should be preserved for their root system which may be preventing an earthquake...The Rosedale area is already experiencing de-stabilizing ground tremors which is why all construction should be halted...Re-forestation high density downtown areas should be a first priority to prevent current structures from collapsing...Wind is not the only predator in causing building collapses...Lack of ground stability is a huge problem in downtown Toronto...High humidity levels, gassy sulfurous air, headaches due to gravity loss in over-dug areas, these are all common phenomenons of over-construction...Foundations have to dig so deep for high rise buildings, surrounding radiuses all de-stabilize...Which is why McMurrich should not be dug any further...The Florian on the other side of McMurrich has already caused tremors...Be forewarned...Earthquakes can happen on the east coast too...I was in Italy in the Cinqueterre where locals plant greens alongside of steep hills to prevent avalanches...The roots provide steep slopes some stability...I was in San Francisco where earth tremors are common due to overconstruction of the downtown core- sulfuric acid air, high humidity levels, dark sootlike appearance everywhere- these are the side effects of too much deep digging...Do you need a geologist to warn you? C'mon! Digging deep too many times in a small area screws up the ground stability...Do we need another building to collapse to inform you? Isn't that weird headache enough to tell you that lack of gravitational pull has occurred already on Toronto's downtown core?



GroveCanada (62 posts)  Sep 23, 2009; 08:32pm Re: In Summation, Seize Illegally Obtained Property ...

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After message action, go to

4 attached PDF files, written comments about 32 Davenport road & 12-22 McMurrich street

From:

"Grove Canada" <grovecanada@fastmail.fm>

To:

teycc@toronto.ca, grovecanada@gmail.com

Date:

Wed, 23 Sep 2009 8:28 PM (< 1 min ago)

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"Where there is no resistance, there is no harm." Chris Griscom

For the attention of: Rosalind Dyers, City Clerk,

Toronto & East York Community Council, teycc@toronto.ca

Hello,

I sent 4 faxes with these PDF files earlier today, but I thought perhaps it might be easier to forward them or read them online digitally...

These 4 PDF files are the result of cumulative gathering of objections from various sources in this neighbourhood...The opinions expressed within are not necessarily my own, but have been put in the first person narrative for clarity...

Due to Comments at the bottom of each article, material in two PDFs are duplicates- just skim down & only bother with the Comments section...

Language & format have not really been edited, as time constraints as well as a desire not to alter strong opinion was considered...(a few swear words, please ignore if this is a problem...)

Please notify me at this email address of results of the decision on October 13, 2009...

My name is Sari Grove...

Also, should I deem it necessary, I may decide to speak on October 13, 2009, if my schedule allows me to appear in person...If I can attend the meeting, & if I see fit to speak, I would like to be put on the list of potential speakers...

Of course, if all seems to be going as desired (the entire thing is refused & the proposal gets a no, & the property becomes Heritage designated with a stop destruction bylaw, then it will not be

necessary for me to speak...)

If I attend on October 13, 2009 & I sense corruption on the part of the Toronto & East York Community Council, the city clerks or the city planners, or the lawyers or other parties involved, then I will opt to speak at the meeting...

So, in any case, please put me on the list of possible speakers on that day in order for me to have the option of speaking out if necessary...I will not speak on that day if the other people who object are given fair hearing...

Thank you, Sari Grove
416 924-9725

Attachments Documents

* 5Nabble - GroveCanada - In Summation, Seize Illegally Obtained Propertypdf(396k) View Download

* 6Nabble - GroveCanada - In Summation, Seize Illegally Obtained Property ... _ page 2.pdf(295k) View Download

* 7Nabble - GroveCanada - Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act.pdf(12.1M) View Download

* 8Nabble - GroveCanada - Notice of Intention to Designate 32 Davenport road, 12-22 McMurrich street Heritage Property Pursuant to Section 29 Ontario Heritage Act _ page 2.pdf(11.9M) View Download

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(#3/of4)Speech for October 13, 2009 10:00 am City Hall...

Date: Sep 25, 2009; 11:50pm

Author: GroveCanada

GroveCanada (<http://grovecanada.2960479.n2.nabble.com/>)

<http://n2.nabble.com/Speech-for-October-13-2009-10-00-am-City-Hall-td3716189ef2960479.html> CLICK FOR FULL PAGE VIEW

preamble: Context for artists- the tenant in question who is being kicked out of her home falls under the category of gardening arts, landscape architecture arts, Greening initiatives arts, Japanese Feng Shui flow arts (space, gaps, movement, kinetics of growth of trees, plants , flora & fauna)art, endangered species art, contracting interior design arts. As such these articles have appropriate context to my arts practice & are of concern to others in the arts professions planet wide...Thank you for listening...S.G.

Last but not least,

Ask Moriyama & Teshima to consult on the proposed development...It's the least you can do after insulting them by not granting heritage designation...

Those are the last two Victorian houses, on the oldest street in the country, one hundred years old each & your heritage preservation services dismissed them to build a bullsh-t slab condo high rise to exploit the city & profit from the extra property taxes...The nerve of you all.

At the very least, ask that the developers consult with Moriyama & Teshima on the new property, & the current property.

Do you know how Moriyama & Teshima deal with existing trees on sites??? Do you know...I will tell you, for free, by the way.

They build their projects AROUND existing trees, instead of killing them. & THAT IS HOW GREEN INITIATIVES ARE DONE.

Jes-s! are you all d-mb over there?

It's Moriyama & Teshima's">Teshima's property, they are architects, THEY should be the architects for the new development, not Wallman, I mean, Wall-who???

Rudy Wallman, what? Like he's going to know more about the Moriyama & Teshima land than Moriyama & Teshima?

I feel like I am taking crazy pills.here.

Get Moriyama Teshima to consult at least on the proposed development...Your final report won't go through.It's terrible, the project is terrible, the community benefits are not enough, & there is money missing, the planning is bad, you ignored the tenant, you insulted the most important architect in the country by not nominating heritage & your heritage people didn't even ENTER the buildings...

What is this kindergarden for planners?

tearing down a daycare? an urban forest? heritage homes? a celebrity studio? with history?

Liebeskind, Safdie, Gehry- Erickson died, sorry, but Raymond Moriyama is the best dam- architect in the country right now, & you didn't even ask him to work on this project???

He's Japanese-Canadian, don't you think he feels hurt?

Like have you no souls???

Ask the Moriyama & teshima people to step in on this job, make it a requirement. & burn those bloody plans. seriously. The last thing this city needs is another cra-py high rise condo with no imagination & no soul & no respect for wabi-sabi">wabi-sabi aesthetics...

wabi sabi: impermanence, transience, rust...aesthetics of temporality, look it up. it's in wikipedia. (Tell Rudy Wallman he works with Moriyama Teshima or it's a no.)

THANK YOU!

Sari Grove

p.s. my husband Joseph Grove will be speaking Tuesday morning in my spot...He's allowed, we are one flesh, the Bible says, I'd better not get any flack about switching up with him...Let's see if the lawyers can beat up a man like they beat up the tenant at The Ontario Municipal Board meeting...I'm watching, & I have eyes everywhere. Those lawyers beat up the tenant, & her paralegal who is half deaf too...Great example of their treatment of disabled people , just great. (Christopher Hume & Christie Blatchford will think this is all great...I am keeping them posted...)

<http://www.gbca.org.au/media-centre/media-releases/green-building-industry-welcomes-safe-climate-bill/2547.htm?source=rss> Green Building Laws In Australia Brand New & Shiny!

Thanks for your online message.

I often say that Ontario works best when we work together, so hearing from you is important to me.

Every letter and message I receive is read and reviewed carefully. If your message requires an answer, we'll do our best to get back to you as quickly as we can.

Given the volume of online messages and letters I receive, and the fact that I may need to share your message with one of my cabinet ministers or the appropriate government officials for more information, a response may take several business days.

Thanks again for taking the time to write me.

Premier Dalton McGuinty
Government of Ontario
Whitney Block, Room 4620
99 Wellesley St. W.
Toronto, ON M7A 1A1
Fax: (416) 325-3745
Telephone: (416) 325-3777

Dear (the tenant),

I will take your name out of everything...immediately.

The reason I had to say low low income is because the residential tenancies act & section 37 of the planning act ONLY protects LOW income rental tenants...

Everyone thinks you are rich...Gee Chung who fights like a bulldog assumed you were wealthy, because you rent a whole house...I did not tell her anything about what you pay, because you are very private, but I tried to set our little bulldog straight so she could fight For you too...

The law is very specific about Only protecting Low income rental tenants, low income rental properties, rebuilding them or preserving or relocating the tenants...Subsidized housing people etcetera are High priorities to the law...I know this is difficult...But it is very very important that the people in charge of making decisions know how much you have been paying for 30 years- they don't know & think you are rich...That is why they are all so mean.

I agree with you about renovation costs to be reimbursed.But the law is stronger on the low income thing so I was trying to play my cards right...

here is another letter I sent a minute ago...

Community benefits...re: meeting at City hall October 13, 2009, 2nd floor, room 1...final report amended version given late Friday, 32 Davenport, 12-22 McMurrich st.

From:

"Grove Canada" <grovecanada@fastmail.fm>

To:

grovecanada@fastmail.fm

Bcc:

"Rosalind Dyers" <rdyers@toronto.ca>, "Oren Tamir" <otamir@toronto.ca>, "Kyle Rae" <councillor_rae@toronto.ca>, "Christie Blatchford" <cblatchford@globeandmail.com>, "Christopher Hume" <chume@thestar.ca>, "David Miller" <mayor_miller@toronto.ca>, "Stephen Harper" <pm@pm.gc.ca>

Date:

Sun, 11 Oct 2009 6:38 PM (5 mins 57 secs ago)

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Hello,

I would like the tenant at 22 McMurrich street, first name (The tenant), to be hired as administrator of greening initiatives in this city...

As (the tenant) is a professional gardener & also has excellent references for her contracting work, she is fully qualified to green Toronto...

(The tenant) also grew up near Maple Leaf Gardens, in Irishtown, & has lived for over 30 years at 22 McMurrich, as well as learning about Japanese

landscape architecture & Feng Shui Flow in Japan...

Since 580,000.00 is missing from the community benefits offered by developers under Section 37, since relocation of the low income rental tenant

was missing from the final report, since no mention of restitution to 15 McMurrich for damages incurred during said proposed construction &

disruption of our building through, noise vibration, truck traffic, displacement of natural wildlife like squirrels & raccoons, & psychological

trauma due to demolishing our favorite friends' studio, daycare & 100 year old homes who all have spirit unto themselves, since that money has not

been offered at all, then I think we, at 15 McMurrich have some bargaining power in this game, not to mention the fact that since the new owners

took over ownership of the property, several interesting events have occurred, such as not allowing their tenants "reasonable enjoyment" of their

continued tenancy...Since the City Planners, the City Councillor & the Mayor David Miller are responsible for controlling illegal behaviours where

it concerns city issues, & have been lax in that area, we do not trust that the monies stated in the final report will be disbursed without

embezzlement...Seeing as 20% was offered as Community benefit instead of 30% which is in Section 37 of the Planning Act...

So, the Community would like a community representative appointed to oversee the disbursement of the community benefits in this final report for

Parks & all greening initiatives & library, & when that job is done, to have that person continue in that manner on other initiatives in the city,

perhaps province or country...A \$70,000.00 fee will be given to that appointee in order to administer the greening initiatives & all other community

benefits in this final report...(The tenant), at 22 McMurrich street is our nominee for this position...

This will also take care of (The tenant)'s relocation expenses & ensure that the developer's monies are not embezzled by greedy underlings acting as

middlemen...

Please address this on Tuesday October 13, 2009...Due to the fact that Community benefits are over one million dollars, a community member in good

standing of needs must be appointed to oversee developers & politicians are not in cahoots with each other...A WATCHDOG of sorts...

I am seeing patterns reminiscent of eight men out, the baseball players throwing their own game- it was my grandfather & great uncle who

photographed those dirty players in 1919-20...I promise I will do the same for any crooked politician or developer that I find...

Good Day you all.

Mrs. Sari Grove

p.s. I expect (The tenant) to be offered this job directly...Not through me. I expect an advance on her salary to be given before she starts. Before she has to move. I expect you understand that I have gone to the police already & reported embezzlement issues concerning \$580,000.00 missing from your Final report with Mayor David Miller's name at the end of it...

<http://www.kt.kz/index.php?lang=eng&uin=1133435583&chapter=1153441869> Most polluted cities in the world, and why...Calgary is cleanest, Alberta, Canada

<http://greengardeners.ca/> <<http://www.batashoemuseum.ca/>> Bata Shoe Museum educator Sheila Knox's mother met me while running in the dog park Sunday Thanksgiving...Someone asked me where Our Lady of perpetual Help was...(sarcasm aside)(me?), & Bloor street at Mt. Pleasant was another question...I met Bessie the pug who runs free...Ran for two hours slower than the turtle...Met the Indian owner who is moving his Saree business up to maybe Yonge Lawrence...(His building was bought by a hairdresser-just what we need in Bloor Yorkville, another hair salon...sigh)Apparently either Sunday or Monday is Thanksgiving, not sure,. & Wilson the little whitish dog wins for best runner today...Anyone hear the joke about the guy who loses his p-nis & the doctor tells the wife it costs 2 grand an inch to put a new one on? She says she'd rather have granite countertops...for her here is a picture...



DSC00103.JPG

<http://www.kodakgallery.ca/ViewSlideshow.action?&collidparam=64662210515.469369462115.1255277191387>

<http://greengardeners.ca/The> Home Renovation Tax Credit for Landscaping Projects

ontario native flowerWhen you file your taxes next season (2009) you can claim 15% on a landscaping project whose expenditures exceed \$1,000 but is no more than \$10,000. This would allow for a maximum tax credit of \$1,350.

Projects which include the following are eligible:

New sod, Trees, Shrubs, Perennials, Interlocking driveways, Decks, Retaining walls, Pathways, Irrigation and lighting systems, Ponds and waterfalls, Garden sheds, Professional landscape design services and Professional landscape contractor services

Check out these links for further information:

Canada Revenue Agency Website

Landscape Ontario

SLIDESHOW KODAK OF PROPERTIES IN QUESTION, THESE ARE WHAT SHOULD BE PRESERVED AND

RESTORED FOR POSTERITY, VENERATION , EDUCATION, DECORATION...

<http://www.flickr.com/photos/grovecanada/sets/72157621580014519/> Here is the slideshow of what happened, the Saturday night, after we spoke to Christine at M&Teshima who said "things could get ugly if the tenant (The tenant) doesn't move out"...This threat was uttered in person to the author of this article, two days later in person to the author's husband, & once to the tenant in question...That Saturday night, after the threat was uttered, we found a cat on our regular jogging path...We also found evidence of a trail from the people who arranged this cat to be there, a can of Bavarian Beer on the road towards the cat (significant because the business manager is Austrian-German, as is her son the janitor, who is also part Algerian (hence the smell of burnt hashish we found on the cat, presumably from the vehicle of the perpetrator, which may tie in to the fact that the perpetrator was also a drug dealer(hashish is an Algerian favorite, & to have smell coming off the grill of a car, quantity must be sufficient & ubiquitous-translation drug dealer not just casual user)...A sign placed by a window washer marking the spot where the cat should be placed on our path. More at police report.

<http://www.flickr.com/photos/grovecanada/sets/72157621562170622/> Here is a slideshow of what people want to tear down...(I mean, why?)

The Numbers in the Final report for Oct. 13, 2009 meeting Tuesday morning.

From:
"Grove Canada" <grovecanada@fastmail.fm>
To:
grove@sent.com
Bcc:
"Oren Tamir" <otamir@toronto.ca>, "Rosalind Dyers" <rdyers@toronto.ca>, "Kyle Rae" <councillor_rae@toronto.ca>, "David Miller" <mayor_miller@toronto.ca>
Date:
Sat, 10 Oct 2009 10:48 PM (< 1 min ago)
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Dear people who are meeting on Tuesday October 13, 2009, here are the real numbers...

Numbers: They are offering \$1,131,110.00 in community.benefits.
This represents 30 % of total increase in land value.
Working Backwards, 1131110 divided by 3 =377,036.66 dollars which is 10% of what they offered in final report.
Multiply that by 10 to get the 100% value, which is \$ 3, 770,366.66 dollars total increase in land value.
Which means, given the assumption that one unit of zoning density equals one million dollars of value 1.0=1 Million.
Then, increasing zoning density by 3.77 factor (3.77 million dollars is final increase number, which represents a zoning density increase of 3.77) so, if..
If zone density stands now at 2.0, then increase by a factor of 3.77, will get you a zone density of 7.54

So a zone density of 7.54 is what they are looking for at the bargaining table...Which translates to how many storeys?

Well, take 7.54 zone density desired, multiply by 3= 22.62 storeys, now subtract by 5.6 (which is the formula they used for the 11.2 density equals 28 storeys so I am just copying, by multiplying 11.2 by 3 then subtracting 5.6 you get 28 storeys...

So, in conclusion, they are looking for 22.62 storeys minus 5.6 (their formula) which then equals 17.02

Here's my answer to that...17 storeys with a density of 7.54 in return for the community benefits on the final report is still a no...

Community wants: Tenant Dora relocated properly, or cash in lieu given. A Big enough chunk for the rest of her life...(since they are taking her home)...

Budd Sugarman park is a joke...Community wants new parkland built instead of cash in lieu of parkland.

Monies to GYRA for greening is nice but not specific enough, hire Dora the gardener to oversee that spending of money, with income to her as stipend for overseeing greening of Yorkville.

Tall building shadowing is ridiculous: there will be no sun anywhere on street with this tall building. Fails good planning tests.

Separation between Florian & proposed development is insufficient & dangerous, regardless of bylaw being silent on this gap minimum, 11 metres to 25 metres is not enough for safety & hammering avoidance...Redraw...with proper separation, architecture is not about flouting the law it is about good architecture, Wallman Architects you should be ashamed!!!

Community would like a complete re-proposal with something original & nice...This bloody building is a slab photocopy of your other plans in the city, this is the best darn property in the country, you think Rudy Wallman could draw something original for this space instead of sending us photocopies of boring old designs...There is NOTHING here to get excited about...

The proposed development represents Nothing innovative from an architectural perspective at all...I recommend to keep the beautiful buildings that are there standing, instead of ruining the street with this crackerjack formulaic piece of cr-p...(excuse my french I lived in Montreal for 3 years.)

I suggest developers beg Moriyama & Teshima to take on the project & fire Wallman for being unoriginal.

Let's do something great if you must do something...C'mon people.

This is real. You can't just churn out potato chips here & think nobody will notice...I mean really.

Sari Grove

So, My conclusion is their offer is asking for a zone density of 7.54, which represents 17.0 storeys...

& that would equal the amount of community benefits they offered in the final report (30% of increase of land value in exchange for zone density increases...)

So they are looking for a 17 storey building, of density 7.54

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So they are looking for a 17 storey building, of density 7.54

Spell checked copy of first email, with attachment again for those who lost first copy...(all this online too on my website grovecanada.biz)

From:

"Grove Canada" <grovecanada@fastmail.fm>

To:

grove@sent.com

Bcc:

"Rosalind Dyers" <rdyers@toronto.ca>, "Kyle Rae" <councillor_rae@toronto.ca>, "David Miller" <mayor_miller@toronto.ca>

Date:

Sat, 10 Oct 2009 1:02 PM (< 1 min ago)

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attached PDF response to Final report delivered late on October 9, 2009 (which says this pdf response should be accepted because that is not enough time to respond, Oct.9?)

From:

"Grove Canada" <grovecanada@fastmail.fm>

To:

grove@sent.com

Bcc:

"Rosalind Dyers" <rdyers@toronto.ca>, "Kyle Rae" <councillor_rae@toronto.ca>, "David Miller" <mayor_miller@toronto.ca>

Date:

Sat, 10 Oct 2009 12:56 PM (< 1 min ago)

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Written Response to final report: re: 32 davenport, 12-22 mcMurrich. Attached PDF (also I notice no mention in proposal that buildings to be torn down are 1)heritage of interest 2)a childcare facility that was occupied until sale of property 2)2 hundred year old Victorian brick homes with 4 LOW INCOME RENTAL UNITS including a real life tenant of 30 years-plus the fact that the residential tenant protection law recently written has an Exemption for low income rental units under 6...Whoever

wrote this arbitrary number of six should be corrected...This property has 4 low income rental units...4, not 6...Should that make it exempt from protection under new residential tenancies act? NO. I am asking for a residential tenancies act bylaw amendment to include 4 low income rental units instead of 6... Considering all of the leeway you have amended to developers on this property, I think it is not too much to ask...

Then the 4 low income rental units will be protected under the residential tenancies act...& Owners must act accordingly...

In exchange for this allowance of 4 instead of 6, I will give a community benefit...How about a nice oil painting? (24x36inch oils on linen original by me...)

see attached pdf response to final report.

Considering Final report was delivered late on October 9, this response should be accepted, even though it is after October 9, it is impossible to respond in writing correctly on October 9 to something delivered late on October 9...

& 5 minutes is not enough to say a response on October 13...

So this process is already not fair.

Sari Grove

p.s. I have no time to edit, how could you expect one person to edit a response so quickly? Unbelievable how things are pushed forward with no real attempt at democracy.

Shocking actually, no to mention, who exactly can get to a meeting at 9"30 am on a workday Tuesday after Thanksgiving??? Except for lawyers.

Attachments
Attachments
Documents

* XNabble - GroveCanada - Speech for October 13, 2009 10_00 am City Hall....pdf(1.9M) View
Download

Select all - Deselect all

Building material should be brick not concrete blocks, in keeping with character of the street, & previous brick buildings...Concrete blocks are used because they are cheaper, but less longevity & drilling to fix them could kill you with the noise, concrete dust, & did I say noise? (drilling concrete balconies next door to fix cracks is what is happening my Thanskiving weekend...& for those poor shlobs who have to work...Atco construction...)(like does anyone FEEL for construction workers with all of the ridiculous demans high rise concrete buildings demand? Anyone?)

Response to final report: In the vicinity are: proposed development- 11.2 density McMurrich st.(28 storeys)
13.0 density at 8 Scollard (LOtus)
11.4 density at 40 Scollard (residential)
7.0 density at 76 Davenport (22 storeys)
815 Church (37 storeys)(God only knows the density of 37 storeys.)(12 ???)

If you are asking for 11.2 zoning, by saying you have already given 13.0, 11.4, 7.0, & 12, then, it might stand to reason that the city has already given out too many zone density intensifications in the nearby Bloor Yorkville area, & that this proposal for density increase should be refused based on the fact that they are late to the party...Adding them up, You have 43.4 density in the area of proposed development, surely there is a cap on density at this point in time??? previous density was what a grand total of 8 ? & now you are asking to increase the total in one small area from 43.4 total to (add 11.2) 54.6 density total??? Are you absolutely nuts? This is a protected area, & you are asking the neighbourhood to bear a total of a 7 times 8 to equal 56 total density increase across the board? meaning you are intensifying the whole of Bloor Yorkville by a factor of 7 times? That is 7 times total more dense than it was before amendments were given...Again, are you crazy?

Why would you continue to ask & approve zoning density amendments when already this protected area has been intensified beyond capacity? Like, has anyone heard of Mississauga?

Also, given a spatial seperation of between 11 to 25 metres between proposed development and The Florian right beside it, & given current separation for walls within the same building be 11 metres, it only stands to reason that separation between two buildings on different lots should be MORE than the 11 metres designed for walls on the same lot...Thus making the proposal abhorrent based on the lack of separation between the Florian on Davenport & the proposed development on McMurrich...

<http://www.bwint.org/default.asp?index=323> Dangers of Construction Sites...

1)Concrete cracks...Takes about 30 years to get bad enough that you have to fix it.Brick lasts longer, & is much less painful to fix.Concrete requires loud, horrible, painful, dust filled drilling-the noise alone will kill you...If you think that buying into a concrete condo building is a good investment, go buy a drill & drill into some concrete ...Record the noise, & the dust on videotape...Everytime you think of buying into a concrete conco development, play the tape.really.a)why do people use concrete over brick? Because it is cheaper. Not better. Not lasts longer, cheaper.You should ask for brick in your condo

building materials, it's worth it in the long run...

2) So they are tearing down 16 trees, not putting back the 48 they are supposed, instead paying a fee, & something about 12 trees somewhere down McMurrich? Wow! That's really green. They are supposed to put in parkland, but don't have space. Instead they are going to put money into a postage stamp piece of lawn called Budd Sugarman park that noone uses because it is right beside a busy Rosdale subway station...Green?

3) 11 metres between two buildings on different properties??? Because there is no specific bylaw, they are going with the bylaw for walls within the same building??? 11 metres at its thinnest? Gee, hasn't anyone in planning or architecture heard about hammering? Buildings vibrate at different frequencies, putting them close together causes structural cracks in both, especially concrete buildings... This just bad planning.

4) Examples given of other high density buildings that have gone up nearby... Apparently there is no limit to how many zoning density amendments you can make in a small zone. You would think that if everyone orders the chicken, someone might be kind enough to take the fish.... What is the maximum zoning density for this Ward 27??? Does anyone know? Or we jus fooling around here with our lives? Ridiculous.

5)

Cell connections...

Christine Ouyed, the business manager (new hire 2-1/2 years ago) had foreknowledge of the outcome of the proposed development... Her son, Sammy Ouyed, the janitor there, was kicked out of high school from dealing drugs, never got a diploma, & I believe does some of the "dirty" work, read Not janitorial, for the cell group in town... The father is Algerian, studied in Paris, has a law degree, can't practice in Ontario... The son, Sammy, has a Berber tattoo on his forearm right inside, & is a skinhead.

The foreknowledge was this: Christine Ouyed told me that Dora at 22 McMurrich st, that her house would be torn down this November 2009. & that the Moriyama Teshima building would be torn down in June of next year 2010... How could she possibly know this for certainty before all of the meetings, public objections & redesigns were heard?

Because she is part of the cell group working with Oren Tamir the City Planner, has insider information, & all of these meetings are just for show & the schedule is already set...

Foreknowledge... In a democracy, one doesn't have foreknowledge of an outcome of an election, for instance, before the election happens, unless you are rigging it yourselves...

Christine Ouyed, working at Moriyama Teshima (sorry, insider terrorists infiltrating companies make this difficult-use discernment, she is evil, the others not...) her son Sammy Ouyed does hit jobs (like killing the cat & placing it on our jogging path where we would see it which I reported here a while ago- which happened days after I met with Christine for the first time...)

Also, the same week I met with this Christine Ouyed, (she talked for 5-1/2 hours), our concierge Mike Pace was rear-ended by a Portuguese restaurant owner in a pick-up truck who claims he didn't realise everyone was stopped at a red light... Our young concierge, whose wife was driving, was in the passenger side, got severe whiplash & just returned to work after 3 months injury leave... This rear-ending was totally on purpose & happened two days after I walked over to deliver a letter to Moriyama Teshima, & she made me stay to talk for so long, pretending to be friendly...

This lady is part of the cell group with the City Planner Oren Tamir, & her son & her husband... for sure...

Also, a lady in our building died named Pat Fleisher, of some weird complication at Princess Margaret Hospital- she wasn't supposed to die of what they were doing... Another man, Earl, here, fell on his head, while contractors were making a huge amount of drilling noise, here, supposedly to renovate a kitchen... Before that, they drilled into our parking lot, making huge noise for months on end, which tortured everyone here, & many people sold & moved out... This is all terrorist pattern behaviour... I guess you know what I am talking about...
Bye for now.

<http://en.wikipedia.org/wiki/Wabi-sabi> Wabi Sabi, Impermanence & Rust, Japanese principles which explain why Moriyama & Teshima did not go out of their way to "fix up" the 100 year old Victorian homes, the daycare schoolhouse, the studio- because impermanence & transience are very Japanese aesthetics- allowing things to drift away naturally is part of their ethic... This is why a shiny new coat of paint, a reno job, a new kitchen is not always a good idea... Not to mention, the noise & dust & dismay construction causes... Wabi Sabi, impermanence, transience rust, is why one SHOULD NOT BUILD ON THE MORIYAMA TESHIMA SITE... WABI SABI. leave it be. wabi sabi. allow for impermanence, allow for rust, allow for transience. read the wikipedia listing above. wabi sabi...

Tipster Entered: 10/10/2009 2:34:00 AM

The original tip _____ was successfully submitted on 10/10/2009 2:34:00 AM.

Add follow-up information to the left anytime. If this is an urgent matter call 911 or 416-222-8477.

The agency will respond as soon as possible -- normally within 72 hours -- if more information is needed. Their questions and feedback will appear below. Any new information that you provide will also appear in this chat area.

Tipster Entered: 10/10/2009 5:18:00 AM

here are the Numbers: 2.0 to 11.2 is zone density request by developers.

5.6 million is the increased land value after those amendments in density.

11.2 divided by 2.0 is 5.6, which is the factor of increase of density.

5.6 increase represents 5.6 million in increased revenue.

30 percent of that land increase value is due to the city as "Community Benefits-C.B."

that number is \$1,680,000.00 ...(total due to city as C.B.)

Final report offers only a total of \$1,131,110.00 in C.B.s

This represents a difference of missing money of \$548,890.00

Which, if you look at the numbers, starting from 5.6 million, you will see that is about 10 percent skim.

The number they are offering is around \$1,120,000.00 which is 20 percent...In fact, when you subtract the number above from \$1,131,110.00, you get a weird number \$11,110.00 (or 11-11)...

If you notice, their number is also weird 1131110 ...notice the digits are weirdly symmetrical...

This kind of weird symmetry in numbers was documented in a recent episode of "Numbers" tv show.

What it means is that someone in particular likes those numbers, & is cooking the books...

When you get strange repeating numbers it is because the thief favours certain digits & patterns, real numbers do not form patterns like this ...The scrambling of the 10 percent skim by adding 11-110 is troubling...Digits close to your desired skim 10 % are altered by a fixed code number in order to throw

off investigators...In this case, 11110 was added to the 20 percent given to the city in order to hide that

obvious mistake that 10 percent was missing...troubling because 11-110 relates to 9-11, meaning, the thief is related to terrorist cell groups...or perhaps 11-110 refers to November 11, Remembrance Day in Canada, which might imply the thief feels justified in stealing because they feel the country owes them

something because they are government workers, or some rationale ...Half a million dollars is hard to hide, so I am guessing they are taking a barter from the developer in the order of one free half a mill. condo unit in every new building in the city, with 20% going to C.B. & the other 10 % being skimmed into free luxury condos for civil servants with Taliban terrorist sympathies- I'm going to go with my first instinct on the 11-110 number, cause your gut is usually right...

Problem is half a million is missing on every new development in the city, which is why as buildings are

going up, we are not seeing the green parks, trees, daycares, urban forests, low income housing that we

should be getting as C.B. Community benefits, as described in Section 37 of the planning act...

I'm guessing Oren Tamir the city planner is going to half a half a mill. condo in a relative's name pretty soon...

Tipster Entered: 10/10/2009 6:01:00 AM

Hello,

Couldn't sleep, so I looked up genealogy of the City Planner Oren Tamir to see if there is a Taliban connection.

Mother's maiden name is Nefoussi, which is Egypt.

Looked up relatives in maiden name, found nefoussi, Jacob, at 1732 Ocean Pkwy, Brooklyn, NY, 11223-2011 ph 718 375 4679.

Saw his business was had tags religious stuff...Searched neighbourhood on Google maps for possible links. fishy stuff.

Turns out this Egyptian guy is living in a very very religious Jewish neighbourhood...Looked under search term "religious" for things nearby...First weird link a block away from where nefoussi lives is "Thayba Islamic Centre"...weird? Even weirder is the web address given is www.jewishhumanities.com ...So, I go to the Islamic Centre listing, on a site with a Jewish address, & guess what, they are asking you to donate your Cars, & other vehicles...(pretending to be kosher or something, but this is obviously a money grubbing scam...)

So, I'm pretty sure this Thayba islamic centre in Brooklyn is a terrorist cell group locale in Brooklyn, & our guy, Oren Tamir is this guy Jacob nefoussi's cousin or something, & Oren Tamir the City Planner skimming half a million of this & probably other developments in Toronto & elsewhere is a terrorist cell sympathiser, maybe dormant for 20 years, but now active...

p.s. The Pakistan arm of the taliban has a little cell group in unit 703 of our building at 15 McMurrich, they all moved in & are supposedly attending Uof T in economics department...I'll bet...How to steal half a million...

Thought you all should know, don't know where else to report this...Thanks for being there for me...Too scared maybe to go to Cyt hall on Tuesday to speak out if the City Planner is Taliban...The meeting is at 9:30 am, or 10:00 am really it actually starts, October 13, 2nd floor, UFO building City Hall, not the other one, Room number 1...meeting about proposed development at 32 davenport road & 12-22 mcMurrich street.

These guys are evil...Like on television evil...You should contact CSIS...this is bad. Thanks,

Here is how they get you to sell your property...Someone sues you in the neighbourhood, one of your new neighbours, some ridiculous lawsuit for millions of dollars, they could never win...You win the case 'cause it was ridiculous...3 months later, you get a form letter from a real estate agent saying they could tell you how much your property is worth, if you are curious...You take the bait & let the real estate guy, Boris Kholodov of Daniels or something or other (notice the name Boris- a favorite among scammers), get you an estimate, you know, just cause you're curious...3 months later, Boris comes back with an offer...Cold...He found a guy who wants to buy your property...But you only asked for an estimate? Well, it just so happened, Boris found you a buyer...So, you ask, what's the offer? 3 months later, you sold the property because you are so annoyed with your bloody neighbours for suing you for something that didn't happen, & you really hate your new neighbours, & their new townhouse buildings, & it serves them right, you are selling...Ha! What you didn't see is that the new neighbour, Boris, the buyer, were all working together to harass you into selling your property...If you knew they were together that would constitute criminal harassment, stalking to find out your patterns, your weaknesses, & an element of fear for your life if even in your subconscious you knew this was organised crime trying to take over Toronto...a cell group. Say the Pakistan arm of the Taliban...

So you sell...they demolish your property.build a high rise condo building. skim half a million for themselves from city due monies. screw the neighbours who were honest. & fuck up your country with their creepy Taliban cult religiosity. Now...you know...what are you going to do to defend Canada? from this? what?

below is the skin math:

here are the Numbers: 2.0 to 11.2 is zone density request by developers.

5.6 million is the increased land value after those amendments in density.

11.2 divided by 2.0 is 5.6, which is the factor of increase of density.

5.6 increase represents 5.6 million in increased revenue.

30 percent of that land increase value is due to the city as "Community Benefits-C.B."

that number is \$1,680,000.00 ...(total due to city as C.B.)

Final report offers only a total of \$1,131,110.00 in C.B.s

This represents a difference of missing money of \$548,890.00

Which, if you look at the numbers, starting from 5.6 million, you will see that is about 10 percent skim.

The number they are offering is around \$1,120,000.00 which is 20 percent...In fact, when you subtract

the number above from \$1,131,110.00, you get a weird number \$11,110.00 (or 11-11)...

If you notice, their number is also weird 1131110 ...notice the digits are weirdly symmetrical...

This kind of weird symmetry in numbers was documented in a recent episode of "Numbers" tv show.

What it means is that someone in particular likes those numbers, & is cooking the books...

When you get strange repeating numbers it is because the thief favours certain digits & patterns,

real numbers do not form patterns like this ...The scrambling of the 10 percent skim by adding 11-110

is troubling...Digits close to your desired skim 10 % are altered by a fixed code number in order to throw

off investigators...In this case, 11110 was added to the 20 percent given to the city in order to hide that

obvious mistake that 10 percent was missing...troubling because 11-110 relates to 9-11, meaning, the

thief is related to terrorist cell groups...or perhaps 11-110 refers to November 11, Remembrance Day

in Canada, which might imply the thief feels justified in stealing because they feel the country owes them

something because they are government workers, or some rationale ...Half a million dollars is hard to hide, so I am guessing they are taking a barter from the developer in the order of one free half a mill. condo unit in every new building in the city, with 20% going to C.B. & the other 10 % being skimmed into free luxury condos for civil servants with Taliban terrorist sympathies- I'm going to go with my first instinct on the 11-110 number, cause your gut is usually right...

Problem is half a million is missing on every new development in the city, which is why as buildings are

going up, we are not seeing the green parks, trees, daycares, urban forests, low income housing that we

should be getting as C.B. Community benefits, as described in Section 37 of the planning act...

I'm guessing oren Tamir the city planner is going to half a half a mill. condo in a relative's name pretty

soon...

Dear Dalton McGuinty, Mr. Premier,

Councillor Kyle rae, City Planner Oren Tamir & Mayor David Miller, have signed off on a final report for a proposed development at 32 Davenport & 12-22 McMurrich in Toronto. Meeting on Tuesday morn. Oct.13, 2009.

The increased property value with zoning density bylaw amendments is \$5.6 million dollars. Community benefits they have reported are 20percent of that...

All fine & Dandy, but Community benefits are supposed to be 30 percent of increased property value...

Which means the City Councillor, the Mayor & the Planners are skimming off 10 percent of the Community benefit for themselves...

The proposed project is short \$560,000.00 in deserved Community benefits...(they skewed the numbers to make it look not so obvious with a reported \$1,131,110.00 being paid to Community benefits- a made up number if I have ever seen cooking of the books, sir...)(It makes the shortfall exactly \$548,890.00 according to their cooked up number, but really, it's a ten (10) percent skim...

To boot, that 560 Grand should be going to the low income tenant they are evicting & demolishing her home after a 30 year stay...They are also demolishing a daycare...They are also demolishing The Moriyama & Teshima (should have been designated heritage building but they somehow stymied the nomination) architectural studio...They are demolishing 16 trees, not putting in parkland, not putting in the 48 required trees, trying to put a Tall building, shadowing the street while saying it is fine...But worse, they are skimming 10 percent of Community benefits off of the Community, especially when they could give it at least to the one tenant who doesn't want to move, who cannot move, who they have been harassing non-stop for 3 years...Her name is Dora...

Please intervene with forensic accountants & internal affairs investigators, corruption at City level needs to be nipped in the bud...

\$560,000.00 is missing...Section 37 of the Planning Act spells out the numbers...They can't just take 10 percent away from the person who they are throwing out, not give her a dime, & pocket the money themselves...Not on Thanksgiving...

Please poke your nose into this one...I have recorded all activity on my website at www dot grovecanada dot biz (the dots are periods) on the page titled Newspaper ...I have also reported criminal activity to CrimeStoppers online...Now I am reporting to you, the Premier of Ontario...

Thank you sir, & Happy Thanksgiving...

Mrs. Sari Grove

p.s. I am writing this late because they only dropped this final report at the front desk late this evening, so I had to read it, then respond, after calculating the numbers...They are skimming 10 percent off the section 37 30 percent...Giving only 20 to Community & pocketing 10...that is illegal...Sari

[backgroundfile-23834.pdf](#) HERE IS THE FINAL REPORT FILE YOU NEED TO READ BEFORE SHOWING UP TO CITY HALL ON TUESDAY OCTOBER 13, 2ND FLOOR, ROOM 1...

So... the other night it was raining, & lo & behold, sparks were flying from some weird possibly shorted out electrical wire possibly bouncing off one of the balustrades or balconies of the garden side which our building shares with the subsidized apartments next door...Workers from a company called Atco, nice Italian construction workers, either screwed up on purpose to set fire to the place, screwed up on purpose to scare the shit out of our neighbours, targeted our neighbours because they were seen talking to us as we are in the process of writing this report, or just screwed up 'cause they are idiots...Anyways, our neighbour, across our garden, (called a podium, God knows why), she phoned her downstairs neighbour to tell him, who phoned the security company for the building, who phoned the fire department, who arrived, & by the time the fire department arrived, the electric light show had ended, with no clues...Personally I think someone turned off a breaker, or pulled out a fuse, seeing as the fire department was on its way...How perfectly convenient for the evidence to disappear when authorities arrive...Just enough to scare all the disabled & old & poor tenants in the subsidized building

beside us...Can you spell terrorism folks??? That would be terrorism...Scare people then go away & hide...

Shortfall of community benefits????

From:
"Grove Canada" <grovecanada@fastmail.fm>
To:
grove@sent.com
Bcc:
"Rosalind Dyers" <rdyers@toronto.ca>, "Kyle Rae" <councillor_rae@toronto.ca>, "Oren Tamir" <otamir@toronto.ca>, "Christine Ouyed" <christine@mtarch.com>, "Christopher Hume" <chume@thestar.ca>, "David Miller" <mayor_miller@toronto.ca>,
Date:
Fri, 9 Oct 2009 10:14 PM (2 mins 54 secs ago)
View as text - Show original
Show full header

Final report Comments:

32 Davenport, 12-22 McMurrich.

(October 9, 2009 is deadline, so this should still go through...)

The zoning density request is from 2.0 to 11.9, a difference of a factor of 5.95...

Assuming that 5.95 factor change in density will bring an increased property value of \$5,950,000.00 dollars to owners...

Community benefits under Section 37 are around 30 percent of increase in property value...

Thus Community benefits SHOULD be around \$1,785,000.00

(Approximate: The FINAL Report accounts for only around \$1,131,110.00 , which represents a shortfall of around \$653,890.00...ignore this actually...)

Back to the original number, of \$1,785,000.00 which is about 30 percent of 5,950,000.00 dollars...

The numbers in the final report are short by 650 thousand to 700 thousand dollars, for Community benefits...

This shortfall needs to be rectified before the community can consider any proposal...

Where is the 650 thousand dollar differential????

Also, there is No mention of relocation of the low income rental tenant still living after 30 years at 22 McMurrich street, her low income rent qualifies her for Community benefits under Section 37 relocating, preserving or rebuilding low income rental units...

There is 650 thousand dollars, at least, missing from this proposal...

A house could be bought for Dora to live in, & continue at her current rental rate(including 3 out 4 utilities paid for by the landlord)...Nothing changes for her life...

Please confidentially ask Dora what her current rental rate is to inform yourselves Confidentially of what she is paying...She is very private about this, & will take legal action if this information is disclosed publicly...Which is why I can only say, she definitely qualifies as a low income rental tenant...Definitely...(please inform yourselves directly...)

Since Dora is a gardener, & contributes so much to the community, she also could be hired by the city as head of the Greening initiatives for GYRA, the Budd Sugarman Park, the Ramsden park, the podium , the parkland, the tree planting, etcetera...

So, not only will she have a house to live in, but she will have a job, & can take care of the land she loves...This will serve as restitution for the abuse she has received from the mean lawyers, & cruel lawsuits & various other harassments...

I am asking for the new owners to do this for Dora the gardener...Do this & God will be happy & bless their project...Ignore the gardener lady & God will curse everyone, the city, the planners, the developers, the neighbours...I beg of you, this lady's father was a veteran, he died in a fire at Sunnybrook hospital in the veterans ward...She has nobody to take care of her but this community...She is green...She is wonderful...I beg for the owners, the city, the people to take care of this lady the way they are supposed to, with an apology, a job heading up green initiatives in the city, & a home...Please...for Thanksgiving...please...

I am only her neighbour, Sari Grove
416 924-9725

RE: Comment: Toronto

From:
"Grove Canada" <grove@sent.com>
To:
"Halchuk, Stephen" <Stephen.Halchuk@NRCan-RNCan.gc.ca>
Date:

Fri, 9 Oct 2009 1:37 PM (< 1 min ago)
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Thank you...

I guess I am more referring to microseismicity, caused by excessive construction in Toronto...

Not an earthquake, but still dangerous in the longer term, as it causes cracks in concrete structures, roads, high rises...Also, health problems, such as headaches, migraines...pedestrian, bicycle collisions, car accidents...etcetera...

I think the deep deep digging for all of these high rise buildings, near to the subway line, near to the Cn Tower, near to the Lake, can cause vibrations that resonate to those deeper levels, & can cause rebound earth effect reactions...

Like someone playing poundingly loud music down the street from where you live...No you won't go deaf, but the vibrations, if continuous may cause your windows to vibrate, eventually leading to structural wear & maybe cracks...Ok, not an accurate metaphor, but I don't think you have to literally dig down 5 km in order to be causing vibrations at that level, which may be causing a rebound effect...

I am certain this is happening as we speak in Toronto...Perhaps someone should take a visit from Ottawa? A visual of what kind of construction is going on is worth a thousand words...

So would be a written article about microseismicity as affected by construction in already high density cities...

There are already direct correlations between very tall building construction & seismic activity...

Just more sensitive readings need to be taken on mid size or lower developments...

Again, I am sure this is what is happening here in Toronto...I am not only asking, I am telling...(as a professional artist, I do alot of sitting around outside in stillness to paint- the ground moving is pretty obvious to me- & I know the difference between under earth shaking & temporary movement from in the moment digging...)

But thank you for writing, it's nice to know you all are hard at work over there, Happy Thanksgiving, sorry you didn't have more for me on what I needed for the meeting Tuesday...Sari Grove

www.grovecanada.biz

TSL-12596

06/04/2009

- s. 50 - notice - demolition, conversion or repairs - s. 73 - demolition, conversion or repairs - s. 83 - power of Board, eviction - Ontario Human Rights Code - s. 17 - disability, accommodation

The Landlord intended to convert the rental unit to a non-residential use. The residential complex was a house in the High Park area of Toronto and part of a parcel of land the Landlord had assembled for redevelopment on which 12 vacant homes plus the subject property are situated. At the time of the Landlord's application to the Board, the issue of a demolition permit from the City of Toronto was the subject of not yet concluded proceedings at the Ontario Municipal Board (the "OMB"). Pending a determination by the OMB of the demolition issue, the Landlord wanted to convert the Tenant's home to a non-residential use, namely vacant property.

The Member found that the principal issues in the application were:

1. whether the Landlord's plan to render the residential complex vacant is permitted under the RTA;
 2. whether the Landlord had made reasonable efforts to accommodate the Tenant's disability;
- and
3. whether the eviction should be delayed or denied.

The Member found that the RTA does not require that a residential complex be decrepit in order to justify converting it to a vacant closed property. The Member also found that, while a landlord may make a business decision to convert a property to non-use, the circumstances of the conversion are relevant in a determination by the Board of its discretion to delay or deny an eviction.

The Member applied section 73 of the RTA that outlines two preconditions for making an order for termination under section 50 of the RTA, namely, that the Landlord must in good faith intend to convert to a use other than residential premises and that the Landlord must obtain all necessary permits or authority required to carry out the activity on which the notice of termination is based. The Member found that demolition and conversion are separate options available to the Landlord, and, while demolition requires a permit, conversion to a non-residential use does not.

The Tenant suffered from Multiple Chemical Sensitivities, a disability as defined in the Ontario Human Rights Code. The Landlord acknowledged that pursuant to the Code, it had a duty to accommodate the Tenant's disability, but noted that "accommodation is a two-way street and the Tenant had not fully

participated in the Landlord's efforts to find her suitable alternative living accommodation". The Member found that a useful starting point in determining whether the Landlord had made reasonable efforts to accommodate the Tenant is the nature of the Tenant's disability. In this case, the Tenant had great sensitivity to chemicals found in building materials. The Landlord had previously been ordered by the City of Toronto to effect repairs to the walls and roof of the residential complex and in making those repairs in a manner that would accommodate the Tenant's sensitivities to chemicals, the Landlord became familiar with the parameters for accommodating the Tenant. In order to accommodate the Tenant, the Landlord was prepared to spend up to \$200,000 (including remediation cost) to buy a house somewhere in Ontario (the Tenant wanted a small house "off the beaten track"), adapt the house to suit the Tenant, and, rent that house to her.

The Member found that the steps taken by the Landlord to accommodate the Tenant's disability constituted reasonable accommodation and that, given the difficulty in finding a suitable home, more time was required to permit the Landlord to find alternate living accommodation for the Tenant. The Member found that delaying the eviction would serve the Tenant's needs better than denying the eviction, since the residential complex is on an arterial road, required extensive renovations and the Tenant could neither stay in the complex while it was being renovated nor could she afford the rent for the entire (two-storey) complex. The Member delayed the eviction for one year to permit the Landlord to find her alternate accommodation.
full-text (eng)

Dear Premier Dalton McGuinty,

October 13, 10:00 Am at City hall there is a meeting to discuss a proposed high rise condo development...But there is a low income rental tenant still living on the property at 22 McMurrich st., & has been for over 30 years...

Community Benefits under Section 37 of the Planning Act are supposed to be negotiated by the City Councillor Kyle Rae Ward 28, & the City Planner, Oren Tamir...

Relocation of low income renters is a priority in Community benefits negotiations...

No such negotiations have happened, though zoning variances have already been given for the on story condo sales centre to be placed on a Residential zone, & for it to be built to edge of property line instead of bylaw requirement of 7 metres from line...

The tenant stands to be thrown out without any concern or regard for the law...

It appears that the Councillor & City Planner are approving all zoning amendments without asking for Community Benefits, which can be 30 percent of increased land value with changes...

That 30 percent could go to helping the one tenant to relocate instead of ending up homeless on the street with her 5 cats & pushing a shopping cart...

Please intervene...The situation is unfair, illegal, & cruel...

Thank you,

Rosalind Dyers is the City Clerk who is handling written comments...You may submit in writing your opinion before the meeting on Tuesday...happy Thanksgiving, let's make it real for those less fortunate!

Sari Grove
As Background to trying to resolve objections...

From: "Grove Canada" <grovecanada@fastmail.fm>
To: grove@sent.com
Bcc: "Rosalind Dyers" <rdyers@toronto.ca>, "Oren Tamir" <otamir@toronto.ca>, "David Miller" <mayor_miller@toronto.ca>, "Kyle Rae" <councillor_rae@toronto.ca>,
Date: Fri, 9 Oct 2009 10:07 AM (< 1 min ago)
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Hello,

There is some background that is relevant to trying to resolve objections to said proposed developemnt, Davenport, McMurrich.

This summer, I, had a conversation with the business manager at Moriyama & Teshima, who, had written into the contract of sale, that They, not the new owners, would Handle the tenat situation, unlike regular contract law, where the new owners became the new landlord...This, in itself, is a mistake of the law again, & has caused much confusion...Why? Because you cannot negotiate or ask for community benefits to relocate from your previous landlord, you can only negotiate with the new owner...However...

This summer, after learning that a fund had been set aside for legal fees to cause the tenat to move out after the sale of the property, which again, I may comment, was another mistake of the law, insofar, as properties generally should Not be sold witha tenant still residing...It is highly irregular for the sale of a property to go through with a tenant still living on property...Big law mistake!

Anyways, sigh...I found out, that though two thirds of the legal fund set aside by the Moriyama Teshima group, in the past 3 years, had been spent already on lawyers, I found out that one third remained...So I suggested, that instead of spending that money on lawyers, why not just give the chunk to the tenant?

Two days later, the business manager told me that she had spoken to her lawyers, & that they informed her "that it could be constituted as harassment" to offer \$25,000.00 to the tenant at 22 McMurrich street, with agreement that she move out...Harassment???

After that bad piece of legal advice was given, & apparently the business manager decided to take that advice, it was impossible to talk further...Obviously the Moriyama Teshima group had lawyers who were acting in "bad faith", because they could have settled their issues easily, but instead chose to take the money themselves...

I am pointing my legal fingers at the Moriyama Teshima lawyers who refused to take the correct route in helping the tenant to relocate...I am also pointing my legal finger at the business manager who has been "handling" Dora, for being either too stupid to give the entire fund at the beginning of this fiasco 3 years ago (\$75,000.00), or too greedy- seeing as she was hired just after the property was sold, & her entire job was probably dependent on prolonging this "fight"...

"Bad Faith" on the part of the lawyers for not buying out the tenant...bad law in that the previous landlord really has no legal jurisdiction to negotiate with previous tenant, nor the ability to trade community benefits for zoning variances...& greed all around, to kick out a low income rental tenant, to build a high priced condo building high rise & not offer a dime to that tenant...

Thought you all should know, the tenant has been the main objection for us all in the neighbourhood...The main objection to the new development...Had they, & if they settle with the tenant correctly, many objections will fall away...

The neighbour, Sari Grove

mistakes of the law...

From:

"Grove Canada" <grovecanada@fastmail.fm>

To:

"Rosalind Dyers" <rdyers@toronto.ca>, "Oren Tamir" <otamir@toronto.ca>, "Kyle Rae" <councillor_rae@toronto.ca>, "David Miller" <mayor_miller@toronto.ca>

Date:

Fri, 9 Oct 2009 4:31 AM (< 1 min ago)

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Regarding 32 Davenport road, 12-22 McMurrich st. meeting October 13, 10:00 am...

Mistakes of the law:

1)Approval was given for a commercial condo sales centre, before approval has been given for the proposed development...This is not customary...Approvals are given for developments prior to any permits for structures to sell units in said developemnt...Someone put the cart before the horse...There is no need to build a sales centre to sell units if a property proposal doesn't get approved...This is jumping the gun, & was used as a tactic to dismat heritage preservation services from designating any part of the property heritage, because "the project was too far along" in permits & such- in fact, the only permits that have been given were for those more easily obtained, which a one-story sales centre is easier to obtain permits for...Which, on paper, makes it look like permits are far along in the process, but really, it's like buying make-up before the guy asks you out on a date, wishful thinking...It's also a mistake of the law...

2)because this cart before the horse thing happened, approving a one story commercial condo unit sales centre, Zoning variances were discussed & given...Again, the fact that this happened Before the proposed high rise development was approved is a mistake of the law, however, since zoning variances were granted, it comes to two more mistakes of the law...

a)for the zoning variance of building a Commercial sales centre on a Residential apartment neighbourhood designation and,

b) for the zoning variance of building this thing to the edge of the property, instead of the requisite 7 metres gap around the edge of the building,

WHY WERE COMMUNITY BENEFITS NOT RECEIVED???. Why were community benefits under Section 37 of the planning Act not received in exchange for these variances? In particular, since there is a very low-income rental tenant who has resided at 22 McMurrich street for 30 years now, why wasn't relocation offered to that person as a Community benefit? Please check

with the Moriyama & Teshima people as to how much this very low income rental tenant has been paying in rent...It is very very low & it includes 3 out of 4 utilities too...That is all that I can say...But, since you are making a decision, you should have the right to know this & act accordingly, since Canadian law protects low income rental tenants explicitly...

In New York, the law states that a minimum of \$60,000.00 U.S. currency, be given to tenants in low income rental situations in order to relocate...

This translates to about \$75,000.00 Canadian currency here...Which is a starting figure for a community benefit to help this tenant to relocate...

Since most of the objections to said proposed development stem from the fact that everyone knows this tenant, & feels she is being wronged to have to leave her home, giving her a relocation help as a Community benefit under Section 37 of the Planning Act, is in the best interest of the new landlord & the tenant & the City...

Not giving Community benefit of relocation help to the tenant in question, (Dora), will only cause further rift against the city, against the developers & against proposed project...

I suggest if the new landlord wants goodwill for his proposed development, this is the only way to get it...

If Dora is thrown out on the street without so much as a handshake, the bad karma alone could devastate this Lifetime urban development group, Halcyon investments from Boston, Four Seasons management company, Menkes construction & Prince Alwaleed of Saudi Arabia- though I'm not sure that this group cares about karma, for lack of a better word, I'm sure the City does...Councillor Kyle Rae too, has made it a point to try to please Ward 28, by listening to those in his Ward & going with That flow...I'm guessing the Councillor won't benefit from us in Rosedale watching a single woman on low income wages, be thrown out of her home of 30 years, by a sheriff, with her 5 cats...

In New York, buying -out the tenant is the norm...Why on earth the 5 principals, with all of their accrued knowledge, didn't do this in the first place, 3 years ago when they started with lawyers, is, well, beyond me...Instead, 75,000.00 later, the lawyers are fat, & Dora is thinner...Not too swift here...

So...In conclusion, I ask that the City Planner, Oren Tamir & Councillor Kyle Rae, ask for & Get, Community benefits in the order of relocation help, for the low income renter named Dora at 22 McMurrich st., in exchange for zoning variances already given by the city...& I suggest blocking any new permits or approvals or variances UNTIL SUCH RELOCATION MONIES ARE GIVEN...(with the implication given to developers that any new requests will be held up for the same reason, to give it force...

Sincerely,

Sari Grove
416 924-9725

p.s. Seismic activity has been correlated to very high rise buildings being dug, & to oil wells, drilling & other new instances of deep digging...Lake Ontario is a hotbed for microseismic activity...A rare, large, earthquake has been predicted for Toronto by seismologists, as, for many cities...Increasing zoning densities in proximity to subway line, Cn Tower & the Lake, is a recipe for encouraging minor earth events which are not big enough to register as earthquakes on the Richter scale, but cause enough shift to disturb traffic, give residents migraines, & wreak havoc on construction sites...This is my expert opinion as a professional artist, University educated at McGill, Sarah Lawrence, York, Ryerson, Humber, U. of T., & Harvard...Member of C.A.R.F.A.C & active in the business professionally for over 16 years...Explanation: artists tend to sit outside & paint, needing stillness to work: observing ground trembling or shifts, or seismic events is something that an artist may notice before any others in other professions...Even a seismologist relies on machines for observation, while an artist uses his or her senses & is present, in nature, in the moment, when those earth shifts happen...warning: I have observed & reported to Natural Resources Canada, earthquake centre, increased observed micro-seismic activity in Toronto, due to heavy construction, increased zoning density, construction sites too close to each other, & digging deep near subway lines...

Building a development right beside The Florian is just bad planning...That means 3 high rises on the same tiny block bordered by McMurrich, McAlpine & Davenport...I also think this heavy digging, in

proximity to so many other sites being built now, is a good prognosticator for an earthquake...At the very least, tiny shifts in the ground that I have observed while painting outside in the area will be enough to cause cracks in concrete building structures, as well as structural damage cracks in other types of building materials...

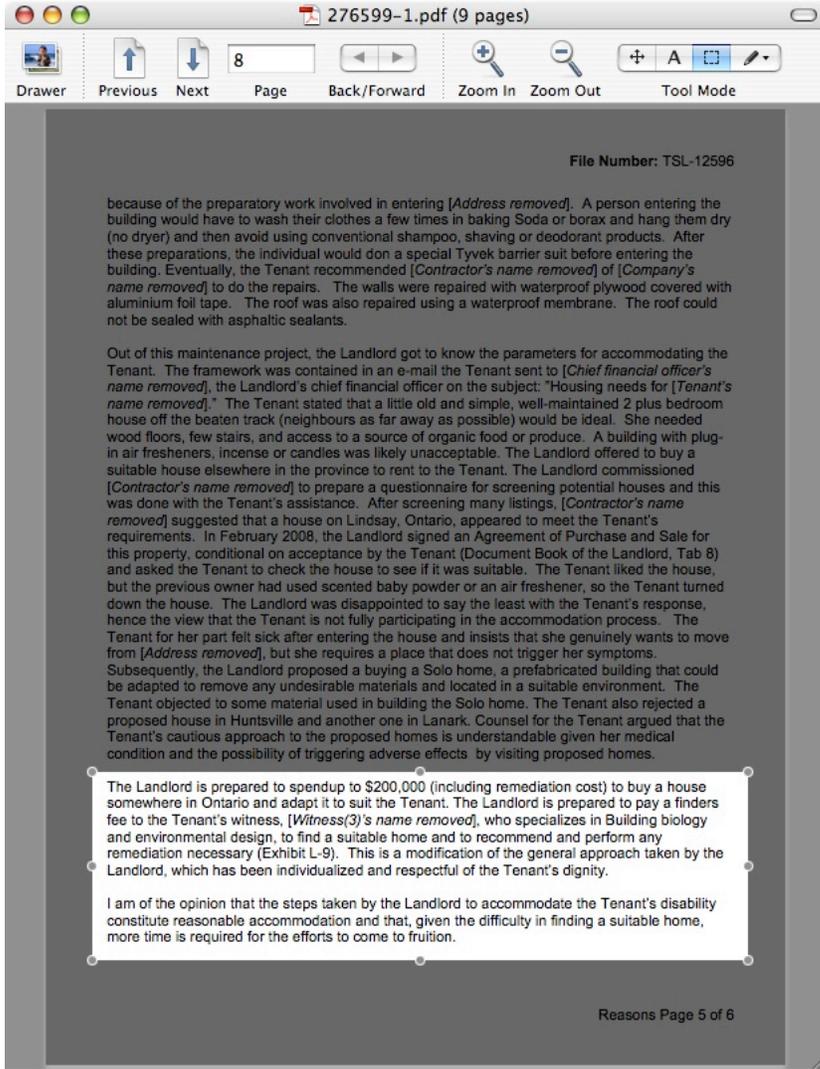
I recommend as a professional artist, from my observation of Rosedale in the past decade, that ALL zoning density amendments be BLOCKED, & a study of microseismicity as it is affected by zoning density, digging deep for high rises, & digging too close together, - that a study be made immediately of that definitive correlation...

Yes, an earthquake needs to be stimulated by deeper digging, such as 5 km down...BUT, micro-seismicity caused by overburdening the Toronto crust can cause serious damage to buildings, car, bicycle accidents, general health malaise & headaches, & other health & well-being issues that can interfere with reasonable enjoyment of the city, & can lead to tourism declines & economic losses...

Again, in my expert opinion, zoning density amendments, such as the one proposed here, (& any others currently up for grabs now) should be declined, based on the need for a study of microseismicity as related to construction ...

Thank you for your time, Sari (p.p.s. it would be another mistake of the law to allow any more zoning density amendments without a microseismicity study of the city as it stands now...)(be forewarned-microseismicity can be more dangerous to a city than an earthquake...)

10 years ago, I was in Stone Church across the street, during an earthquake...May 23, was it 2000? So...There have already been earthquakes in this neighbourhood...This is precedent...I am feeling the ground shifting in the same way that it did 10 years ago- in the past 3 weeks...coincidentally...No, it is not just from temporary construction-but I think it may have Caused the earth to quake...Seriously...I am not making this up...Construction here is Causing earth tremors...I spoke to Natural resources today about it, this is no joke...(I was in an earthquake in Montreal, & an avalanche in Colorado-so I know what I am talking about- as I said before, professional artists have to be keen observers, ear to the ground...)



<http://www.ltb.gov.on.ca/en/Law/272884.html> Precedent decisions...[276599.pdf](#) Here is a neat decision for precedent for tenant...

<http://www.ontariotenants.ca/law/law.phtml> tenant being abused phone numbers...

<http://nymag.com/nymetro/realstate/features/755/index4.html> Tenant Buyout

RE: Comment: Toronto

From: "Halchuk, Stephen" <Stephen.Halchuk@NRCan-RNCan.gc.ca> [Add]

To: grove@sent.com, "NRCan Questions / Questions RNCan" <questions@nrca.gc.ca>, info@seismo.nrca.gc.ca [Add]

Date: Thu, 8 Oct 2009 2:54 PM (56 mins 12 secs ago)
 View as text - Show original
 Show full header

Greetings Sari Grove,

There is no evidence to suggest that earthquakes are increasing in the Toronto region. Looking at earthquakes within 50 km of Toronto over the past 10 years:

Year	Number of recorded earthquakes within 50 km of Toronto
1999	5
2000	3
2001	4
2002	2
2003	2
2004	2
2005	5
2006	5

2007 4
2008 4
2009 3 (note we are only 3/4 of the way through the year but the number is in line with previous years)

The number of earthquakes per year in this area is very, very small (regions in Canada with high hazard will have 100-200 earthquakes recorded per year in a 50 km radius). The fluctuation between 2 and 5 earthquakes per year is not significant.

None of the earthquakes in this 10 year period was larger than a magnitude 3 (which is just large enough to be felt over a 50 km distance and would cause no damage) and of the 39 very small events since 1999, only 4 were reported as felt by the public.

Building foundations are typically dug only a few 10s of metres deep into the earth. This very shallow depth of excavation would have very little, if any effect on the seismicity. Earthquakes in the eastern Lake Ontario region are at much greater depths in the crust (around 5 km) and the disturbance from the construction at the surface would not be enough to cause an increase in earthquakes. The shaking you are feeling is not related to earthquakes. It is more likely due to the construction in your immediate area.

Note that crust in the Lake Ontario region is around 35 km deep. This is very similar to the crustal thicknesses throughout much of eastern Canada.

This hopefully addresses your concerns (we also received a telephone call from you via our general enquiries line, this answer should cover that as well). If you have further questions, feel free to contact us.

regards,

Stephen Halchuk, Seismologist/Séismologue
Geological Survey of Canada | Commission géologique du Canada
Natural Resources Canada | Ressources naturelles Canada
7 Observatory Crescent
Ottawa ON Canada K1A 0Y3
Telephone | Téléphone 613-943-2015 / Facsimile | Télécopieur 613-992-8836
shalchuk@nrcan.gc.ca
<http://EarthquakesCanada.nrcan.gc.ca>

From: NRCan Questions / Questions RNCAN [mailto:questions@nrcan.gc.ca]
Sent: October 8, 2009 13:52
To: info@seismo.nrcan.gc.ca
Subject: FW: Comment: Toronto

From: Sari Grove [mailto:grove@sent.com]
Sent: October 8, 2009 13:15
To: NRCan Questions / Questions RNCAN
Subject: Comment: Toronto

NRCAN Webmaster Email
First Name: Sari
Last Name: Grove
E-mail: grove@sent.com
Telephone: 4169249725
Type: Comment
Subject: Toronto
Message: Hello,

Has seismic activity increased in Toronto as a result of zoning density increases which are usually commensurate with deeper digging for higher rise tall new buildings? (compounded by the thinner crust near Lake Ontario, The deep CN Tower & the subway?) The reason I ask is that I live near to Yonge & Bloor & in the past few weeks it feels like the earth is moving here...(I have lived in this area since 1998)...I feel like the heavy construction, especially near to the subway line has already compromised the crust, & I am feeling seismic tremors...

I am going to recommend at a meeting at City Hall on Tuesday October 13, 2009, at 10:00 am, th! at furth er construction of high rises in the downtown Toronto core, or any zone density increases should be blocked due to seismic danger...Do you have anything to support that for me? Sari Grove Referring URL: http://earthquakescanada.nrcan.gc.ca/hazard-alea/interpolat/index-eng.php?in_lat=&in_lon=&in_pts=7&in_data=1&in_location=Toronto&in_structure=&in_company=&in_requestor=&in_email=http://peopleplantoronto.org/planning-process/overview How to object to a proposed condo high rise in your neighbourhood, playing by the rules...(good to know!)

- 1)an expert needs to give evidence at the City level meeting, new evidence is not appreciated if you appeal to the Ontario Municipal Board-so get organised!
- 2)Mistakes of Law can get you another hearing...write them down...
- 3)Get a pile of people to write in before the meeting & say they will speak too...each only gets 5 minutes to speak, but alot of speakers can hold them up for 2 hours...very convincing...
- 4)read the article by clicking above...

Note: 2) Mistakes: City Planner, Oren Tamir wrote, "Not under appeal " in an email to me...I wrote back...He corrected himself in another email " NOW under appeal"...this is a Mistake of law...Also: City Planner Oren Tamir wrote, condo sales centres are "commonly" built in apartment

neighbourhoods...Commonly is not law...In fact the OMB Ontario Municipal Board said a zoning bylaw variance amendment was needed to permit a commercial sales centre on a residential zone...MISTAKE of law again...City Planners are not supposed to be working for developers...Those two mistakes say that this one is...& this is how bad planning happens...

Hello, (to City Clerk, City Planner, City Councillor)...

Has seismic activity increased in Toronto as a result of zoning density increases which are usually commensurate with deeper digging for higher rise tall new buildings? (compounded by the thinner crust near Lake Ontario, The deep CN Tower & the subway?) The reason I ask is that I live near to Yonge & Bloor & in the past few weeks it feels like the earth is moving here...(I have lived in this area since 1998)...I feel like the heavy construction, especially near to the subway line has already compromised the crust, & I am feeling seismic tremors...

I am going to recommend at a meeting at City Hall on Tuesday October 13, 2009, at 10:00 am, that further construction of high rises in the downtown Toronto core, or any zone density increases should be blocked due to seismic danger...Do you have anything to support that for me? Sari Grove

Once again they are breaking my china...Everytime a City Hall date is set to discuss objections to the proposed development across the street at 32 Davenport road & 12-22 McMurrich street, coincidentally construction begins right near to where people who object live...The noise breaks your china, which means, causes you to lose the ability to concentrate, on writing a letter, an article, or even waking up to go to court...Breaking people's china is how you get tenants to move out of buildings- developers have easy access to non-union construction workers, who are happy to make a little drilling noise, or hammering, to ruin people's concentration...Try preparing a legal brief or even cooking dinner while drilling is going on nearby...Breaking your china- noise pollution, on purpose, so that nobody shows up to City hall to protest, or appear frazzled & unprepared...You know, all of a sudden your building announces renovations? & then for months you get endless noise pollution? They are breaking your china on purpose, so to speak...Then when you move out, they can jack up the price of your condo or apartment & re-sell or re-rent...Breaking your china, is how developers get permits approved...They mess with the lives of the objectors...

ATCO, is the construction company who are "fixing" the balconies next door...Convenient this is just before October 13 date for objections to come forward at a City Hall meeting...Later, a guy in a black truck, a Jimmy, with licence plate BHFS-598,(Ford) he arrived to "fix" our fitness room...Can't wait to hear the sound of that drilling...They always disappear right after the City hall meetings end...No sense breaking china if there is no party to ruin...Noise pollution is what they call breaking the china in normal terms...But you know what I mean...

bdunn@uwo.ca
Hello,

I live at Yonge & Davenport road in Toronto...

In the past two weeks, I have been feeling like there is seismic activity where I live...

It feels like the ground is moving ever so slightly...

There has been a huge amount of high rise digging & condo development & other big structures & construction in this neighbourhood in the past 10

years, & right now there are several projects being dug as we speak...

Some of these projects are right close to the subway line...

Is it possible that they are over-digging my neighbourhood & we are experiencing some sort of de-stabilization ?

I get sort of a headachey feeling & have to sleep when I am in an earthquakey kind of zone...I was in a small earthquake in Montreal years ago &

remember how that felt inside...I have been feeling that way now...I'm pretty sensitive to this kind of thing I guess physically...

I was just wondering, have you seen increased seismic activity in higher density zones like Toronto due to high rise construction?

Are we in a situation where we should tell developers to stop digging in Toronto?

I feel somehow we are...I guess I'm also writing because I think this is probably the case, & I don't know who to tell...

Anyways, thanks for being someone to write to,

Sari Grove
Re-thinking 32 Davenport road...

Reply

|

Joseph & Sari Grove
to heritagepreser.

show details 6:54 AM (0 minutes ago)

Hello,

I am a little concerned that a decision was made on the fate of 32 Davenport road, the Moriyama & Teshima studio, without anyone actually going INSIDE the building...

It seems a little superficial, to let this building be destroyed without Heritage Preservation Services actually going Inside the studio...

The Moriyama & Teshima people are still tenants there, even though the property has been sold, & gladly , for free, everyday let curious people in to see the inside...

I am asking for someone from Heritage Preservation Services to make a second trip to 32 Davenport road, to actually go inside & get a tour...They give tours all the time & love to do it...

I am quite surprised that no one entered the building...I cannot see how anyone could possibly appreciate the absolutely unique quality without going inside...Plus, you all should see inside anyways, if it is going down, to see what you will be missing...

It is a just a huge oversight...At a recent OMB meeting (Ontario Municipal Board), the lawyers for the new people scoffed that the city was not notified at all of heritage nomination, & that I nominated 32 Davenport as a "ploy" to help a tenant across the street...

I find those words chilling & am truly disgusted at how my nomination was treated by the new owners...Apparently they thought the whole thing was humorous ...Apparently they don't know that they are about to cut open the goose who lays the golden eggs...

That property they bought is only worthwhile because of Mr. Moriyama...It could have been owned by anybody, but it wasn't , he made it special...

Please go take a look...Not only are they going to tear it all down, plus the childcare facility next door, plus the over 100 year old bricks over wooden houses, but they are laughing at the notion that this was at all special...

I am sorry, but it is not sufficient to say that their permits are too far along...They only told us in June of 2009 that they were tearing all of this down...I submitted my nomination as fast as humanely possible...That is not fair...They purposely did it this way so it could not be saved by heritage...That is not fair...& it is not fair that no one from Heritage went Inside the building...

I am petitioning for a second look...Everything deserves a second chance doesn't it...?

Sari Grove 416-924-9725

p.s. It is not far from your offices...Please don't call or write to say you all can't bother to take a proper look inside...C'mon! I have been through the ringer already , & I don't get paid for this work...C'mon...

p.p.s. & at least email with a proper evaluation After you have been inside...You can't just make a decision & then not tell me, & then have their lawyers make fun of me at OMB meetings...This was no joke, nor a ploy...This is heritage...& it is a major issue in Toronto today...The fact that no one looked inside the studio at 32 Davenport road is really terrible...Terrible...Go!
Reply

Forward

Proposed Development32 Davenport Road & 12-22 McMurrich street, meeting :October 13, 2009, written comments...

From:
"Grove Canada" <grovecanada@fastmail.fm>
To:
"Rosalind Dyers" <rdyers@toronto.ca>, "Kyle Rae" <councillor_rae@toronto.ca>, "Oren Tamir" <otamir@toronto.ca>, "David Miller" <mayor_miller@toronto.ca>
Bcc:
grove@sent.com,
Date:
Mon, 5 Oct 2009 8:12 AM (< 1 min ago)
View as text - Show original
Show full header

Hello,

You propose to tear down what should have been deemed a heritage building, Moriyama & Teshima's architectural studio of 42 years, re-designed from a 1923 gas station to be one of the most unique offices in our country, where places like the Toronto Science Centre, The War Museum in Ottawa, The Bata Shoe Museum, Robarts Library at University of Toronto & The wonderful atrium Metro Library at Yonge & Yorkville, were conceived- Heritage people said your proposal was too far along to halt with a heritage designation- how convenient, that no one knew you were planning to tear down this piece of history, until your plans were already so far along, heritage was afraid to stymie the process...

You propose to destroy a functioning childcare facility- functioning, up to the minute you purchased the property & boarded the whole place up, functioning, with parking & that special yard with the floor coating for children to run safely on outside, functioning in a charming self-contained stylish schoolhouse...

You are proposing to bulldoze part of the urban forest of Yorkville, two magnolia trees who bloom majestically each year, a plethora of green indigenous trees who provide oxygen & grace to the visual & environmental landscape of McMurrich street, pungent climbing ivy- 42 years worth of clinging & thriving & growing under the murky , watery watch of the pet koi fish who lived in the indoor-outdoor heated fish pond- a pond which was used by artists Kosso Eloul & Rita Letendre for their fish to live in during winters, because their own pond was not heated in winter...

You are proposing to demolish two 100 year-old homes, which were rented out at very low income, to tenants who were lucky enough to be there under Raymond Moriyama's ownership...Those tenants were supposed to live with reasonable enjoyment of these homes, even when the property changed hands, approximately three years ago...But, conveniently, soon after the property changed ownership hands, a flood in the basement of one tenant, caused that tenant to ask for repairs to the damage- which fell on deaf ears, & 6 months later that tenant was forced to leave his home- which wasn't much "reasonable enjoyment" was it? The other tenant, in the home at 22 McMurrich street has lived there, though, for 30 years, & has proved more difficult to get rid of hasn't she? Again, the words "reasonable enjoyment" come to mind...The continuous legal harassment, with no apparent compassion or sympathy or promises of helping to relocate this low-income tenant, to rebuild low-income rental housing or to find her accommodation in low income rental housing in the vicinity, or to even consider preserving her low income rental home- well, not only is this not reasonable enjoyment, but it is downright mean, cruel & vicious...It is also against the law...

Your proposal is funded by one primary partner, a Prince Alwaleed of Saudi Arabia, a known Palestinian terrorist supporter & part of a winged group that we are fighting against, a friend to enemies of Canada...In times of peace, helping an enemy is called treason, in times of war, it is called high treason...The main thrust of your proposal is large sums of money, apparently coming from enemies of our State...

And what are you giving in return...What Community Benefits are you offering in exchange for the increase in land value that you stand to profit from when you get your asked for zoning variances? If 30 per cent of that increase in property value is an approximate idea for the Community benefits that the City is supposed to negotiate in return for granting zoning variances, then if we guess that 30 per cent to be somewhere in the ballpark perhaps of 4 million dollars, then what are you going to give back to Our Community that is worth that pulled from a hat amount 4 million dollars? (Note: the actual amount should be negotiated by Councillor Kyle Rae & City Planner Oren Tamir, but I have not read of the wondrous Community benefits we are going to receive, so I am writing now...)

Ironically, there are 4 main choices you can opt for in giving back to the Community...& they are, the 4 things you are seeking to destroy-1) Heritage preservation, 2)Childcare facilities 3)Urban Forest 4)Low income rental housing ...

Of the most pressing importance of these 4 categories is relocating your low income rental tenant, which is, apparently a very high priority in Section 37 of the Planning Act, as a very important Community benefit...

You have already received two zoning variances already...One , to build a commercial condo sales centre on the north end of the property, which was zoned Residential & a condo sales centre was not allowed according to zoning laws...& two, to build all the way to the property line, instead of allowing a 7 metre gap between building & edge of property...You are now asking for a zone variance from a reasonable 2.0 zone to a ridiculously tall building of zone need 11.9 ...(which falls under "Tall Buildings" guidelines by the way & requires shadow studies which most certainly will fail seeing as the only light we see across the street shall be blocked by the proposed development...)

The ugliness of how your lawyers & henchmen have proceed in the getting of the property, the handling or mis-handling of tenants & the apparent lack of civility in staking your claim on this very very old street, up to and including the vulgar desire to build yet more high rise condo units, when the monstrosity you are building at Bay & Yorkville for the Four Seasons residences is not even built yet- well, it leads me to believe that foreign monies have no care for local community, not to mention the potential for seismic disturbance caused by all of this deep digging in close proximity, density increases so close to the subway line, so near to the CN Tower...

Of course, the proliferation of failed loan money is also a huge concern as we know several developments in downtown Toronto have been stalled for years as they wait fresh infusions of cash or rescues from other parties...Yonge & Bloor, right around the corner, sits a deserted dirt parking lot, waiting for lost loan money from Kazakhstan, which ironically, if anyone visits, sits also desolate with half-build proposed developments, like the failed experiments of a peripatetic mad scientist...Why would anyone think there is enough money to fund another condo high rise when so many have failed right around the corner? So, are we to tear down good & viable things & people in order to sit & look at a half-eaten apple of a construction site for the next 10 years...Shouldn't we wait this time Before allowing building permits, to see how the other high rise condo units in the area fare? Bloor street is holey with condo high rise developments right now...& signs dot the old Four Seasons hotel at Cumberland street, & the two story McDonald's across from the Royal Ontario Museum- proposed development...When will this rampant destruction of our favorite buildings stop?

If the worst buildings in our city were being bought to be destroyed, people would applaud...But what we are seeing is the best buildings being destroyed...What Councillor Adam Vaughn feared most, the tearing down of Victorian row houses to build slab high rises, is happening...

& I repeat, & all of this is funded from huge sums of money coming in from enemies to our state...When will it stop? When all the money that was stolen from the American banking system &

been laundered has exhausted itself?

So... I ask...Knowing that this money was apparently too tantalizing for our poor Canadian workers to ignore, like Mayor Rudy Giuliani ignored so well...

In exchange for the zoning variance from 2.0 to 11.9, which you have asked for, in exchange for that which you will probably get because Canadians are greedy for your foreign money- what are you going to give back in return as a Community benefit to your most pressing priority- what are you going to do to help relocate your low income rental tenant who has lived at 22 McMurrich street for over 30 years, who has 5 cats, a large dinette set from a castle in France, a front & back garden, a home, a low income rent, what are you going to do as a Community benefit in exchange for what you ask for in your proposed development for that lady named Dora?

& Lastly...When are you going to start being nice to your tenant, your neighbours, your community? If you are the owners of this property, people expect to see you & meet you...When I tried to call to make an impromptu meeting to discuss all of the issues, I could not even get a phone listing...There is no owner who has come around to meet the neighbours...Everybody knows & sees Raymond Moriyama the previous owner...Where are you? Who are you? I suggest if you want anything from this community, that you stop hiding behind your ugly lawyers...I also question the sale of the property itself- seeing as there was a nuisance lawsuit in the order of 22 million dollars or so just prior to Mr. Moriyama conveniently receiving a cold call offer to buy...The very nature of creating havoc in a landowner's life in order for them to be induced to sell- well, it turns my stomach- I hope for your sakes this is all just completely innocent & coincidental...If not, well, I ask again, what are you going to do for the Community in exchange for your proposal to build a not-needed slab concrete high rise condo development, which will be, by the way, going up right next door to The Florian, another high rise condo development...?

I'm guessing the 30 percent due to Community benefits from increased land value from zoning amendments will be sufficient to help the low income tenant, Dora, at 22 McMurrich re-settle happily & with reasonable enjoyment & with politeness & grace from your lawyers?

I would ask for Urban Forest renewal, for childcare facilities, for money to go to heritage studies throughout our province, for low income rental housing to be built, for current density to be obeyed...But I am most worried about my neighbour's life & the fate of her family, the 5 cats that share that life...The cats' names are Angel, Paprika, Shaman, Isise, Kyre...Please help to take care of them too...

If no monies or help are given to our neighbour as a Community benefit, then I cannot support the proposed development...If excellent & nicely given life-time help is given to our neighbour, then this Community will consider that, & then re-consider your proposed development...If nothing is offered & the notion of Community benefits is anathema to your lawyers, & if you continue to be rude & mean to your own tenant, particularly at City Hall proceedings, then how could the community possibly allow you to do anything at all on Davenport or McMurrich street?

Your company, at least one of them is called Lifetime developments, right? How about living up to your name & giving Lifetime help to your very own tenant?

If not, & more rudeness & viciousness ensues, then I suggest not giving any building permits at all until this group of owners is shown who calls the shots, the City not the wallet...

Thank you for your time,

I expect courtesy with politeness as well in all conversations, & would ask that your associates stop stalking me & my family...

Mrs.S. Grove

p.s. in instances where I have seen what I have thought to be criminal activity concerning various activities that have happened under the new ownership of the property at 32 Davenport road & 12-22 McMurrich st., I have reported said activity to the police...This was not malicious at all, just protecting my life & the lives of my neighbours...

Also, nominating for heritage 32 Davenport road was not " a ploy" ...(as re-quoted to me from an Ontario Municipal Board hearing...) Nor am I Dora's "Little friend "... I am not working for anybody, nor under any coercion, nor am I a lawyer, nor was I friend to the tenant in question when I embarked upon nominating Raymond Moriyama's studio as heritage...Nor am I little...I find such conversations from the owner's lawyers to be absolutely rude & have no place in City hall nor elsewhere...I advise lawyers to be on their best behaviours should I meet them at the meeting October 13, 2009...For the record, I am a neighbour, & I take "Love thy Neighbour" very seriously- something you all should consider the next time you speak to your new neighbours...

S.G.

(excerpt from section 37 implementation guidelines for city planning):Section 37 authorizes a municipality with appropriate Official Plan provisions to pass zoning by-laws involving increases in the height or density otherwise permitted by the Zoning By-law, in return for the provision by the owner of community benefits. The community benefits must be set out in the zoning by-law. The community benefits may be secured in an agreement which may be registered on title...

(another excerpt):6.

Section 37 community benefits are capital facilities and/or cash contributions toward specific capital facilities, above and beyond those that would otherwise be provided under the provisions of the Planning Act or the Development Charges Act or other statute, including:

- a) the conservation of heritage resources that are designated and/or listed on the City of Toronto Inventory of Heritage Properties;
- b) fully furnished and equipped non-profit child care facilities, including start-up funding;
- c) public art;
- d) other non-profit arts, cultural, community or institutional facilities;
- e) park land, and/or park improvements;
- f) public access to ravines and valleys;
- g) streetscape improvements on the public boulevard not abutting the site;

S.37 Implementation Guidelines & Negotiating Protocol
Page 33 of 34

- h) rental housing to replace demolished rental housing, or preservation of existing rental housing;
- i) purpose built rental housing with mid-range or affordable rents, land for affordable housing, or, at the discretion of the owner, cash-in-lieu of affordable rental units or land;
- j) local improvements to transit facilities including rapid and surface transit and pedestrian connections to transit facilities;
- k) land for other municipal purposes;
- l) substantial contributions to the urban forest on public lands; and
- m) other local improvements identified through Community Improvement Plans,

Secondary Plans, Avenue Studies, environmental strategies, sustainable energy strategies, such as deep lake water cooling, the capital budget, community service and facility strategies, or other implementation plans or studies.

7.
Section 37 community benefits will be selected on the basis of local community needs, intensification issues in the area, the nature of the development application, and the strategic objectives and policies of this Plan. Priority will be given to the provision of on-site or local community benefits.

8.
Where a Secondary Plan or area specific policy identifies additional capital facilities that bear a reasonable planning relationship to greater height and/or density over an area defined in the Secondary Plan or area specific policy, any Section 37 increase in height and/or density anywhere in that defined area, and the community benefits (specified capital facilities or cash contributions toward the specified capital facilities) in return therefore, will be tied to the identified capital facilities in the manner prescribed by that Secondary Plan or area specific policy. In such circumstances, where appropriate, the prescription will be quantitatively formulated.

9.
All zoning by-law provisions enacted pursuant to Section 37 and agreements in effect at the time that this policy comes into force are authorized by this Plan and deemed to comply with this Plan.

S.37 Implementation Guidelines & Negotiating Protocol
Page 34 of 34 (end of excerpt):

Comment on above excerpts: So...1)Heritage is a priority? Developers will be tearing down Raymond Moriyama's architectural studio of 42 years, in a building which dates to 1923...

2)Urban forest is a priority? Magnolia trees, lush gardens, oak trees, bushes, lilac vines, clematis vines, wisteria vines, tobacco plants (for insect deterrence) , a multiplicity of greens , plus a heated fish koi pond are being destroyed...What is being replaced?

3)Rebuilding or relocation of low income rental housing is a real interest for city planners? The 30 year renter is being kicked out of her home, no promise of a new rental home or relocation costs being given...

4) Reasonable enjoyment of rental unit up until time of destruction- the other tenant experienced a flood in his basement, & waited 6 months for the developers to fix the damage, when they didn't, he left...Reasonable enjoyment?

5) Childcare facilities? A daycare is being torn down, what new childcare facilities are being built?

[Thehexonheritage.pdf](#) The hex on Heritage, Councillor Adam Vaughn & more...

<http://www.toronto.ca/planning/section37.htm> From the Toronto Planning website:
[s37 consolidation_080117.pdf](#) Read in particular, Section 37, 4.2, 4.3, 4.4 , 4.5, pages 15, 16, 17, 18 of the PDF file...It concerns tenants who are renting at a low rent on a property slated for destruction & re-development...City Planning is clear- this is a priority!!!(taking care of these renters...)

Re: Proposed development at 32 Davenport road & 12-22 McMurrich st.

From:
"Grove Canada" <grovecanada@fastmail.fm>
To:
"Kyle Rae" <councillor_rae@toronto.ca>, "Oren Tamir" <otamir@toronto.ca>, "Rosalind Dyers" <rdyers@toronto.ca>, "David Miller" <mayor_miller@toronto.ca>
Date:
Sat, 3 Oct 2009 12:52 PM (< 1 min ago)
Show original
Show full header

Hello Sir, (for Kyle Rae, or someone in his office who can handle this type of thing,),

On October 13, 2009 at City Hall (10:00 am) there is a meeting for the public to discuss objections to the proposed development at 32 Davenport road & 12-22 McMurrich st.

The developers have already received approval for two zone variance requests (one, to build a commercial condo sales centre on a zoned residential spot-22 McMurrich st. , & two, to build the commercial condo sales centre right to the edge of the property line instead of setting it back the required 7 metres.)

(This last request has not been granted yet), they also desire a variance from a 2.0 zone to a 11.9 zone density so that they can build a 28 floor high rise condo building...

In papers concerning the appropriate use of Section 37 (I think this is correct), it says that the Ward Councillor should discuss "Community benefits" with the city planner, here I believe it is Oren Tamir, before! presenting offers to developers...

So...I am alerting Kyle Rae's office of this opportunity to ask for community benefits, in exchange for already given, & pending zoning amendments...(& to ask that the City Planner, Oren Tamir be consulted prior to the meeting October 13, 2009)...

I am also requesting consideration of a suggestion...Community Benefits in exchange for zoning variances apparently can come in many forms...Cash-in-lieu of other benefits is always a possibility, among other ideas...

I suggest this, because there is a tenant, of 30 years, still living on the property in question, at 22 McMurrich st., who stands to lose her whole life, if this project gets under way...Everyone in the neighbourhood knows & loves Dora, & her eviction to build this development has been the main source of dismay about the proposed project...

If the Community Benefits the city is due could be directed towards this person, perhaps the bad feelings towards the developers & their projects could be converted to better feelings...

Most importantly, Dora will not end up on the street, while we watch others make a profit on what was her home for the past 30 years...Her 5 cats also make her moving a bit tricky-plus her low income...(evicting someone from government subsidized housing is a big no-no, Dora has been renting from Raymond Moriyama for 30 years at subsidized housing prices- shouldn't the same consideration be made for private people renting at low rates as those living in government run facilities?)

So, I am asking for two things...One, for Kyle Rae to consult with the City Planner, Oren Tamir, about Community benefits in exchange for zoning variances on this project...Two, for those Community benefits to be used to help the tenant who doesn't want to leave her home, to help her out...I am certain residents in the neighbourhood will support this idea...

Thank you, Mrs. S. Grove
416 924-9725
grovecanada@fastmail.fm
or
grove@sent.com

One salient question regarding proposed development at 32 Davenport road & 12-22 McMurrich st. & a suggestion...

From:
"Grove Canada" <grovecanada@fastmail.fm>
To:
"Rosalind Dyers" <rdyers@toronto.ca>
Date:
Fri, 2 Oct 2009 6:08 PM (< 1 min ago)
View as text - Show original

Show full header

Dear City Clerk, Rosalind Dyers,

Here is the question I would most likely ask at the meeting October 13, 2009, knowing there is not time for all of my thoughts...

Question: Generally, "zoning amendments" are granted by the city with the understanding that developers will provide in return "Community benefits"...In

the case of 32 Davenport road & 12-22 McMurrich st., the city has already allowed two important concessions in the building of the one story condo sales

centre- 1)the first being the fact that a commercial sales centre was not allowed on a residential zone, the house at 22 McMurrich being situated in a

Residential zone, required the city to allow a zone variance to commercial, 2) the second concession being that the condo sales centre is supposed to have

7 metres around its edge, & developers requested that the building be allowed to be built right to the edge of the property line...

The third & most important concession that developers are asking is for a zone density amendment from a number of 2.0 to a gigantic 11.9 zoning density,

which is the difference between quaint low rise buildings, & high rise tall buildings which will shadow out all sunlight for neighbours across the

street...So, my question is this: What community benefits have been exchanged for these zoning variances, & if none have been decided upon already I

would most humbly like to suggest, that since there is a tenant of 30 years still living on the property, who has nowhere to go, & has 5 cats as well, & who

stands to lose her home because of this proposed development, I suggest that the community & the city ask of the developers, as part & parcel of the

"Community benefits" which are due in exchange for these zoning variances, that those monies be directed directly towards a fund to help this lady tenant

to land on her feet in some liveable circumstances with her pets...It seems only fair since so many stand to profit from the exploitation of this land,

that by displacing this neighbour somehow amends are made directly to her benefit...I would hope that those in the community who hear this request would

support this idea, & allow our due share of community benefits to go directly to this person, who you all know by her first name Dora...(I also think that since

much of the bad feeling towards this proposed development stems from the fact that Dora, who everybody in the neighbourhood knows & loves, will be

kicked out on the street after 30 years of contributing to the neighbourhood's culture, that by taking care of Dora & helping her to find an alternate suitable

home & giving her the community benefits funding, that this will help everyone from both sides reach a happy agreement...I mean, you can't kick a good

person out of her home of 30 years without creating bad feelings...Why not correct this most ugly stigma & reassert better karma for this new building?

People are our most important community resource...Let's give Dora our due community benefits...

Thank you for listening, Sari Grove

1)Carbon Dioxide...We're already overloaded with it ...All the car traffic...By increasing density, you increase carbon dioxide...Bad...

2)Earth tremors, sinkholes, quakes...By overdigging in the same radius we are compromising the integrity of the earth's crust...Collapses of buildings...Lack of gravity in destabilized areas...Headaches & dizziness...Accidents...Changes in climate...Sulfur in the air...10 years ago I felt tremors while standing in Stone Church...10 years later, the tremors can now be felt in my home across the street too...

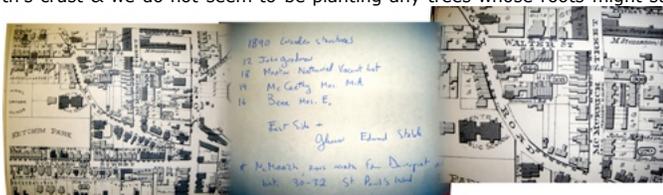
3)Elderly people, sick people, disabled people, injured animals at the Veterinary Emergency Clinic, the subsidized apartments at 18 Davenport, there has been too much construction in the neighbourhood already, it has to stop! We can't take it any longer...My legally blind neighbour cannot negotiate the maze of construction obstructions, our neighbours in motorized wheelchairs can't get around, those with canes or walkers are falling, the noise, the dust, the disruption, it is too much in the same tiny area...too much...

4)New development in this core area has got to stop...Businesses keep closing...Loss of income right now due to new businesses failing is devastating to our already deserted economy...Not to mention, the chance of any of these new developments failing & going into receivership is great...

5) There are actually two separate issues: one is, do we like the property in question as it is? Well, it has already been nominated for heritage designation, that should be answer enough. Yes, we like the property as it is... The second issue is, do we like the proposed condo high rise? Well, so far, the resounding consensus is that high rise is a no, & if anything at all needs to be done, (& that is still a big question mark), the only reasonable workaround is something of the exact same zoning density, 2.0, low rise, with plenty of green space, trees, grass, flowers, plants, something similar to what is

there now...Which begs the question: Why not restore the property that is there already? The two 100 year old homes, the schoolhouse with daycare facilities, the gorgeous architectural studio? The restoration of the property could be exquisite?

6) Again, even just across the street, we have babies being born & newlyweds getting their feet wet, we have down the street, 9/11 survivors recovering from both Post Traumatic Stress Disorder & job loss, we have young people whose dogs now have Chronic renal Failure because someone put melamine in the pet food, we have P.H.D.s working as doormen because good jobs are unavailable in their field- we cannot do anymore digging & destroying in Yorkville, Bloor Yonge, Rosedale- these high rise buildings require deeper more intense digging & foundations than ever before, we are changing the surface of our earth's crust & we do not seem to be planting any trees whose roots might stabilize the deep deep



holes... The map shows that 22 McMurrich & 20 McMurrich street were wooden structures in 1890- later, the landowner put brick around the wooden homes, which is why brick homes from the 1900s were so incredibly impervious to weather & have lasted so long...The owners are listed in my handwriting, John Goodman, Nathaniel Martin, Mrs. E. Beer, funny, I even know an Mrs. Eleanor Beer, I'm guessing she is a descendant...

7) <http://network.nationalpost.com/np/blogs/toronto/archive/2008/04/18/rosedale-scarborough-residents-feel-earthquake-that-originated-in-illinois.aspx> (earthquake felt in Rosedale...) <http://www.electricityforum.com/news/sep09/Tremorsleadtosecondthoughtsongeothermal.html> (digging deep leads to earth tremors) http://toronto.ctv.ca/servlet/an/local/CTVNews/20060504/earthquake_oakville_060504/20060504?hub=TorontoHome (earthquake in Oakville)... http://www.cbc.ca/news/background/forcesofnature/canada_quake.html (earthquakes in Canada, do you really want to build a high rise?) <http://earthchangesmedia.com/breaking/May2000/0525toronto.htm> This is the quake I felt...The more we dig deep into the ground, the more earthquakes will occur...

<http://www.technovelgy.com/ct/Science-Fiction-News.asp?NewsNum=501> (Taipei 101 tallest building causing more earthquakes...) CN Tower???

8) <http://www.indiaarchitectureinfo.com/construction/WALLS/building%20gaps.htm> A GAP needs to exist between buildings to allow for wind & earth & other movement that buildings may experience...because different building vibrate at different frequencies a sufficient GAP needs to exist between buildings in order to avoid hammering- buildings banging into each other which cause greater dangers...see link for specifics as laid out in India's policies...Structural engineers separate from architectural firm need to be hired...

9) <http://earthquakescanada.nrcan.gc.ca/hazard-alea/zoning/haz-eng.php> High Rise Buildings more affected by more distant earthquake or seismic events...



10) This is Raymond Moriyama whose architect's studio developers want to tear down...I nominated the whole property for Heritage Designation...Please support this idea with your positive thoughts...

11) Whenever one development is proposed for a property, one looks at the proposal & says "Is this better than what we have?"...In the case of proposing a high rise condominium building, versus the status quo, which is a very low rise architect's studio with flora & greens & trees, an historic daycare schoolhouse building & two turn of the century homes, all low rise, allowing for sunsets & views & all with lush gardens, one has to say "No, the proposed development is not nicer than the status quo..." ...Perhaps if what was proposed was something that conformed to current zoning densities, 2.0 by the way, then residents might consider that more copacetic...Still, in order to justify destroying viable buildings, one should be offering something much more attractive...Which again, is not another high rise condo building...

12) Well, it finally dawned on me what has been happening across the street, of course, no wonder why authorities didn't care, no wonder why everything was being approved carte blanche, the police, who were supposedly named in the nuisance harassment lawsuit for 22 million dollars, the police themselves were also dirty...I couldn't figure out why, if the police were named in this ridiculous lawsuit against Mr. Moriyama, why they wouldn't defend their honour, no policeman with any sense of dignity would allow such charges to be laid- the lawsuit stated that the police stole a ladder off the tenant's property, placed at back of a townhouse owner's townhome, climbed said ladder up to back bedroom window, entered & raped neighbour- Property owner was being sued for 22 million dollars damages because ladder was on property that he owned...I have been trying to figure all of this out, & now I realise, the police named themselves to avoid suspicion...The entire case was set up by the police- why? because police are civil servants like politicians & obviously Prince Alwaleed's money was too rich to snub- the police took handouts too from the Saudi money, helped to harass Mr. Moriyama (who has been subject

to Japanese internment camps, so, no stranger to civil servants being on his bad side), & the police are happy to have this high rise built on this tony street because they are probably itching to get a condo there themselves- seeing as it is right near to their headquarters & they have always wanted a piece of tony pie...The police would like to rub shoulders in a class they don't actually belong to- but they have nice & corrupt aspirations- nobody told them obviously you can't make a silk purse out of a sow's ear, or a dirty cop into a honoured member of the community...Maybe an honest cop could jump class system bars, but a dirty cop, never...

And this is why all of the threats & harassments & violence & criminal behaviour has gone unnoticed, though I have written & reported as much as I could to Crimestoppers- because the Metro Toronto Police are ON THE TAKE TOO... Sigh, I might as well give up my objections here, if the whole of local government here is dirty, what's the point appealing to City Hall? What's the point? You all dirty...You all everybody, you all dirty...p.s. I'm guessing the high rise preference is because of the high crime rate in the area because the cops are so busy creating dirt they haven't had time to clean it up- so the only way to prevent break-ins in a dirty system is by living behind bars in steel cages of high rises...Sorry answer...

No, low rise homes are dangerous in a crime-ridden city...Well, I give up...Looks like dirty bribe Saudi Arabian terrorist money has already ruined Toronto...I recommend to young people to pack up & leave...It's going to be gangsters, KGB, Mafia & worse from here on in...Good luck...I'm packing it in myself...Mostly just going to put my hopes & optimism into a metaphorical suitcase...

13)<http://www.sundancechannel.com/brick-city/> Brick City, Newark, New Jersey...a new show...about a city struggling to clean itself up...

14)<div>
[House](#)
by [Discodandan](#)</div>

[Commodores - Brick](#)

15)Why haven't people objected publicly to the rampant exploitation of Toronto? Because, "honeypotting" is a known strategy... HoneyPotting means to ask for people to object to your evil actions, & then gather up those objectors & kill them, harass them or otherwise...Honeypotting is why people don't come forward to object to developments, when they know there is a high likelihood the people asking for the objections are on the take...Honeypotting is why people don't want to get put on lists, to do lists by bad guys...

16)Weird scum cult crap has invaded Canada in the form of something called Rocky Mountain Mystery School...I guess, as terrorist cell groups & various other enemies to our State invade, weird cult crap comes in too...Beware of any new age groups forming in your city, purportedly to get you clear & to take all of your money, time & sanity...Apparently they hire actors to impersonate followers, just to snake you in at introductory meetings...Weird machines they produce are just more flash & grab gimmicks to get you to join...Please people, this is a time for sane thought, not the time to join a cult...We need Canadians to defend their country, not go AWOL...

17)http://en.wikipedia.org/wiki/Induced_seismicity Induced Seismicity, Of particular note, very tall buildings can induce greater seismicity...Think of the CN Tower...Now add some tall new buildings nearby...recipe for disaster...We should halt all new building in Toronto that requires a zoning density bylaw amendment, because all amendments are to a greater density, which requires deeper digging & greater weight bearing, which can induce seismic activity, in our city which is already vulnerable because earth crust is thinner near a lake & we already have the tallest building in the world dug in deep...be forewarned...

18)<http://www.bartelby.com/108/40/7.html> Ye shall know them by their fruits...Mathew...What have the developers brought since they bought the property at 32 Davenport road & 12-22 McMurrich street? Well, in the past 3 years, we have seen an unexplained flood in the basement of the white house at 20 McMurrich st. which the new owners refused to repair, thus driving that good tenant away after 6 months of asking...(what a convenient way to evict a tenant!)...We have seen a young man who works as a concierge across the street get inexplicably hit by a man in a pick-up truck, who, at full speed, hit the young man's car, his wife was driving, he was a passenger, while sitting stopped at a red light...The young man, the passenger has been off work for 3 months & still suffers from whiplash pain...We have seen a cat, hit by a car, & placed on a path, where those opposing development would see it- as a warning...We have seen the email box of the tenant who remains, cut off, the day before her City Hall appearance, & later that week, for a month, her hot water cut off...We have seen a neighbour die suddenly at hospital, when she wasn't slated to die yet-somehow some weird side effect of a drug occurred & she died of the side effect...We have seen another neighbour jump or was pushed to his death from his 11th floor balcony...We have seen disgusting random pictorial graffiti, aimed at desecrating heritage homes to make them look derelict, so people wouldn't object to their destruction...We have seen doors & windows on the 100 year old home replaced with plywood boards- knowing that removing the mouth & eyes of a home removes power...What are the fruits of the developers? Thorns & thistles...Make up your own mind who you are going to support...

19) Saudi Arabia is a big supporter of terrorists...supporter of Hamas, who is basically the leader of Palestinian motivated goal terrorism...Prince Alwaleed is the Saudi Arabian name where the money is coming from to fund Palestinian motivated terror groups...Also, the name where the money is coming from to develop Toronto today by tearing down great Toronto architecture to build slab high rises so

terrorist cell groups can set up hives in Ontario...

20)When I told Dora about Alwaleed's offer of 10 mill which was refused by Giuliani, she said: "Why wouldn't he just give the money to the Palestinians to solve their own problems?" ...I said: " If women ruled the world, that is how things would happen..." She said:" Women do rule the world, just cross your legs...". I love Dora when she is happy, she can do no wrong, I pray that her meeting goes well tomorrow morning at 9:00 am in front of the Ontario Municipal Board...Pray for her too...Wild lilacs waft their scent down our street from her front garden- it is worth keeping her here & her home & her garden just for the scent of her wild lilacs...(& that is no euphemism)...

21)[For+heritage+preservation+services+supporting+documentation+to+nomination%2C+32+davenport+road%2C+12-22+McMurrich+st.+Sari+Grove-1.pdf](#) additional documents to Nomination Form for heritage

Designation, sent in already by Sari Grove...

22)actual Nomination Form heritage documents:[32+Davenport+road-1.pdf](#)

23)

[32+Davenport+Road 1](#)

24)<http://www.thestar.com/article/696394> Parking lot for car Free building has spots for bikes, car-sharing, estimates 20 thousand dollar saving to purchasers...Eco? green?

25)http://www.toronto.ca/planning/comm_adj.htm register in writing by email to receive a written copy of a decision affection your neighbourhood- within 20 days of receiving a decision you don't like you can file an appeal...(but you have to submit in writing first to be able to make a later appeal...)

26)in writing...

From:

"Grove Canada" <grovecanada@fastmail.fm>

To:

"Rosalind Dyers" <rdyers@toronto.ca>, grovecanada@gmail.com

Date:

Mon, 28 Sep 2009 1:17 PM (< 1 min ago)

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Hello,

Regarding the meeting October 13, 2009, concerning 32 Davenport road & 12-22 McMurrich street, I would like to request written notice of the decision made on that date...

Mrs. Sari Grove
306-15 McMurrich st.
Toronto, Ontario
M5R 3M6
Canada

I understand that by requesting a decision in writing, & also by submitting comments in writing that this means I may appeal any decision made within 20 days of that decision being announced...

Please correct me if there is anything further I must do in order to have the power to appeal...

Thank you for your time...

signed* _____ Sari Grove _____ Monday Sept. 28, 2009 _____

p.s. for the record, I object to any zoning density bylaw amendments, both from a numbers perspective (currently 2.0), a classification perspective (putting a commercial condo sales centre on a Residential zone is a No-No- though they have tried to pull a fast one by pretending the commercial condo sales centre is going into the South end of the property which is zoned mixed use commercial-residential, the North end is only Residential with two 100-year old homes situated there...), approving a condo sales centre at all before approving a proposed development is another No-No...

p.p.s. This entire property has been nominated for Heritage Designation (August12,2009)(due to the garbage strike, heritage proceedings have been delayed-all plans & decisions should WAIT until Heritage has time to evaluate the property).....Which should mean a stall in ANY decision until that heritage designation has been established...

Thank you Rosalind, Sari

27)<http://www.cbc.ca/canada/toronto/story/2009/09/21/toronto-18-guilty-plea235.html> Toronto 18

terrorist cell group member pleads guilty...(if you thought only Americans had problems...)

28)<http://www.readingtreadingcities.com/index.php/toronto/search/meshconference.com/edwardlevesque.ca/edwardlevesque.ca/P1176/> Royal

Ontario Condo incinerated...students speak for about two hours...

29)one more PDF attachment...

From:

"Grove Canada" <grovecanada@fastmail.fm>

To:

"Rosalind Dyers" <rdyers@toronto.ca>

Date:

Mon, 28 Sep 2009 7:28 PM (< 1 min ago)

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Hello again,

Attached is some afterthoughts in a PDF regarding the proposal for 32 Davenport road & 12-22 McMurrich st...

Although, I just found out there was a meeting today which approved destruction of the buildings on the property already???

So...I don't understand why there is a meeting supposedly to discuss said proposal, if the decision has already been made to tear down the buildings that exist there, with tenants still living there...?

I was told that developers can tear buildings down in the next 10 days...?

So...What is the point of having a meeting October 13, 2009, purportedly to discuss proposed development when the whole thing is apparently a done deal?

Very very odd...Today is Sept. 28, 2009, 10 days is October 8...If developers are allowed to tear down buildings on the property on October 8, 2009,

then this whole public meeting notice is a sham...

Sari Grove (confused...)

Attachments

Documents

* 27[http_____n2.nabble.com_forum_PrintPost.jtp.pdf\(614k\)](http://n2.nabble.com_forum_PrintPost.jtp.pdf(614k)) View Download

29)[http://www.cbc.ca/canada/toronto/story/2009/09/28/toronto-18-terrorism-guilty482.html?](http://www.cbc.ca/canada/toronto/story/2009/09/28/toronto-18-terrorism-guilty482.html?ref=rss)

[ref=rss](#) Another terrorist of the Toronto 18 pleads guilty...

30)In the hopes of reaching the moon, men fail to see the flowers that blossom at their feet. - Albert Schweitzer ...

31) My last thought for now is that the tenant who is acting like the distraught victim is doing just that, acting...That really the whole idea is to have one person act so unbelievably upset & to object so vehemently to the new development that the other neighbours don't bother...A common ploy or strategy when opposition is expected is to hire someone to protest so that no outsiders decide to protest...The only person who shows up to protest the development is an insider, who loses dramatically, & the outsiders are content to watch it all from the cheap seats...I'm sad & pretty sure on an intuitive level that the whole thwarted tenant thing is a big act...I started thinking this when I met an acquaintance of the supposed victimized tenant- a civil servant...A civil servant with a certain degree of power, I cannot say much more, but being involved in the oil industry is not quite what I expected from an acquaintance of an innocent victim...My intuition is that the whole thing is big act, to thwart real opposition from neighbours...It's funny, but most of the supposed "supporters" of protecting the heritage property seem to be actually working for the other team...Hostile answers, quips, expressions like NIMBY "not in my backyard", comments slandering "idealism in a perfect world", vulgarities, all of this negativity has come from people supposedly on the grass roots side...Which leads me to believe that things are not what they seem...More people are "on the take" than I previously thought, & why

not? Everyone is broke, & morals seem to be forgotten when the economy is poor...I apologise if I am offending people I know by saying all of this, but my gut is speaking louder than my brain here...In my experience, people of God don't lose...Only the other team loses fights...It looks like this fight was being waged by insiders on the wrong side of things, pretending to be good guys...Sorry...It is developers staging a fake fight...I don't really care...This wasn't my fight...& I don't really care either way...The intellectual pursuit of observing these proceedings has merely made me smarter & more developed as a person...It has been a fun ride...Now it is over...On my end, I don't lose...As long as I have tried my hardest & stayed true to what truth is, I find I win out in the end...The outcome remains to be seen...All I can say is it will all work out for the best...It always does when a good person gets involved...& I guess for now that is me...I pray now that I will not in my lifetime bend to corruption or dupe people...I guess I will not be rich...At least in money ways...But I will be rich inside, & that is what counts, & that is what is important...Thank you for listening, Sayonara...Sari Grove

p.s. Saad Gaya is the name of one of the Toronto 18 terrorists' cell group who confessed, someone named Saad Khalil posted a parking space for rent in our building- Is the first name Saad a tell to terror cell groups? also: a new female janitor from Brazil started working here who speaks Portugese, our concierge was rear-ended by a Portugese speaking restaurant owner recently- I know Brazil was one of the hiding places for cell groups, have they finally arrived in Canada?

<http://grovecanada.2960479.n2.nabble.com/4-of4-Monday-October-12-2009-Thanksgiving-Day-Civic-Holiday-tp3810223p3810223.html>

(#4/of4)Monday October 12, 2009 Thanksgiving Day Civic Holiday...

Date: Oct 12, 2009; 03:54pm

Author: GroveCanada

GroveCanada (<http://grovecanada.2960479.n2.nabble.com/>)

<http://n2.nabble.com/Monday-October-12-2009-Thanksgiving-Day-Civic-Holiday-td3810223.html#a3810223>

This Link when clicked will show the full article at full screen, which cannot be read in full currently...

The following are thoughts on the 28 storey proposed condo development at 32 Davenport road & 12-22 McMurrich street, in Toronto, Ontario, Canada...The other 3 articles are on the same subject...

<http://ow.ly/wPmI> Building Green, new tv show- tip- buy a can of caulk & go around & seal up any drafty holes you find...

[Map.m4a](#) Email read outloud, I sent to Ward Centre-Rosedale councillor...

Which leads me to believe, this building is not environmentally friendly. Red is the opposite to green on the colour wheel. Hmmm. a Not green building. A red building. Nobody wants a square record, I'm going to make a round record. To the inventor of a round record I ask, does anybody want a red building? Does anybody want a green building? Does anybody want? If Asia is red, & their aesthetic is wabi sabi, intransience & rust, biodegradability for boring people who need smart labels, intelligent labels, then maybe Red means Green? But where are we gonna put the Vagina building? I ean Ginza, short for a short vagina, not mine by the way, mine is not short, nor little, contrary to what the ad hominem attack on me said by Pearl's lawyers at the OMB meeting Sept. 28, 2009, which Pam McConnell or something of Rosedale Wasp snoot apparently chose to let slip. Cry havoc & let slip the dog's of war, ok Pam I'll forgive you, but that is why my husband could say slumlord of Moriyama with impunity. Hey an eye for an eye, a small vagina for a asian slumlord, let's call a spade a hoe, Sheila? Sheila? Lie down with me Sheila? OOPs wrong minister, what rhymes with Pamela? Sheila? Hmmm... Maybe two vagina buildings low rise in green, one on St. Nicholas street made of cake & one on McMurrich st. made of gingerbread for santa's wife Mrs. Claus. I'm appealing to the OMB tomorrow. 125 bucks says they are idiots. 125 bucks says I can settle this myself. I'm going to sue Pearl fro the rat poison in the bacon, me & the OSPCA. Winthrow Park remembers,

So an artist makes an artwork & someone buys it to tear it down & put up a 28 storey circumcised red erect penis condo building on a bed of podium testicles at the base, cause you wouldn't want to offend anyone by not having testicles with a penis right??? I got a tell my doctor to stop prescribing these crazy pills I'm starting to like them.

What if the artist is a member of a nazi art academy? do the rules still hold about not defiling his work of art? Just by association? If I touched the bacon with the rat poison on it can I still use my hands without washing? NO. so, no the rules don't apply to someone who hooked up with RCA academy, because his hand has been tainted with rat poison from bacon...Jewish Mafia in Las Vegas aims to kill the hand of the nazi rat poison touched by bacon. aims to kill the irish help. aims to kill the rastafarian child with the dreadlocks who smokes dope with muslim iranians. The jewish boy Pearl is on a vendetta. The red circumcised erect penis on testicle podium is, what? a bow to the east Asian red. Not wabi sabi, not wabi impermanence, nor sabi rust of transience, not BIODEGRADABLE at all, maybe

just a bit, the concrete does crack under induced microseismicity.

Who put the bacon outside so the dogs might eat it? Who? Some curly haired dark haired guy who scurried back into 32 Davenport road like a rat trying to nibble on Prosperity's butt. Does the bacon have rat poison in it? Can't be sure, called Poison Control, SPCA Montreal on Jean Talon, Called Baker & Baker on Yorkville Donald Baker L.L.B. or something from the yellow Pages random.

Do lower ceilings provide better structural skeletons to buildings? Doesn't make a difference if you lower the floors too? What? Haha ha , just a joke folks, it's been a long day...

Michael Snow sued & won. Michael Snow made wooden geese. The Eaton Centre bought them. The Eaton Centre wanted to put red ribbons the neck of the wooden geese for Xmas. You see the problem? yes, if left on too long, the red ribbon dye may come off onto the wooden geese's wooden necks & when removed after Christmas, the wooden geese would look like a wooden hunter slit their wooden necks leaving a red circle all around...

"I am going to make a round record, nobody wants a square record" this is a song lyric, I forget the author.

When an artist makes something original, even if you buy it, you cannot defile it. It is the law. Enforceable. Ask CARFAC. So, an RCA member, Mr. Moriyama made something original, RCA is Royal Canadian Academy, oops, academy is a nazi word. (IT refers to a school of art preferred by Nazis, photo-realism, which is directly in contrast with God's word about likenesses.) So, an RCA artist member makes an original building, a patchwork style so to speak, Patchwork means sewing together many different fabrics (hey you would too if you were both old school Japanese and new new school Canadian!)...So, the guy makes some patchwork art, a studio for himself & his friend Teshima...Someone buys it. Now they want to turn the art into a big red circumcised (the slanty thing which is supposed to make up for the 11 metre proximity of the base of the penis, by slanting inward & away to create a better distance on paper of a meagre 25 metres.)

In fact, 22 metres is the width of the street. The erection is taller than the street is wide, A Tall new building. 32 metres is the distance from the penis to our brick house. A say house, because 28 storeys make any other building look like a house, even at 13 floors.

Did I mention that a zone density of 11.2 should mean 11.2 floors? 11.2 families only? Hello. Is anyone listening out there? Hello deaf people, I sure hope your eyes are not failing too.

The reason a discrepancy between zone density say 2, & floors say 2 floors (2 storeys for planners), is that they are trying to make ceiling squished lower. So one normal floor is now cut up into 3 squished floors. Lower ceilings means better structural damage. I mean stronger ability to stack too many floors. Then faster squashing of people inside like bugs when you want to ram your airplane into the building. No wait I digress.

How long will the 28 storey red penis on testicle podium last? Did anyone say? 30 years? 40? No. How long before The Florian Diamante runs out of money? 10 years ? 20? How long before a rare, large, earthquake strikes Toronto, 5 years, 4? How long will the vulgarity continue? We have Nazis, we have Taliban, we have Asian Triad, we have Italian Mafioso, we have Portuguese hit men & women in pick-up trucks & car vehicles from Brazil who just swung a hit with the Olympics in Rio, a neat terrorist cell group hang out I have heard, thong city where old guys can covet their daughter's best friends' ass. Not the intention of the thong my friends, if you are confused, the thong was intended to eradicate pain for thick thighed women, not induce pedophilia in uncle figures, yes we all saw Blame it on Rio.

NIMBY means big picture. The reason the term was coined was to describe Kleincarriert, smallmindedness or narrow mindedness, it refers to the blinders that horses are forced to wear at the racetrack, they are literally carrying smallness, because they cannot see on either side of them, which makes it easier for them to run straight, which turns out to be in a circle, but that is because the earth is spherical, not because of the blinders, another story folks.

Yes, on this earth, if you run straight, you will end up in a circle...Back to square one. And so here we are, suggesting that Square One in Mississauga be a good place to look to as an example of why in the heck we are building way too many high rise buildings in Rosedale? Because a lady with an accent said that she thinks crime rates will go down if we put more people near the building she owns on St. Nicholas street. What kind of faulty reasoning is that? Her reasoning, the more people you put in a place the less crime you have is actually FALSE reasoning... But no one refuted that dumb remark because they were too busy eating cake. & that is why ugly red erect 28 storey penis buildings are situated on top of balls podiums, because no one is listening to each other why...Why? Why is no one listening to each other in community meetings at City Hall or OMB meetings? Because everyone is deaf? Because everyone is deaf. yes. why is everyone deaf? Because lead poisoning causes deafness. because construction workers are drilling to fill concrete cement cracks which have ruptured due to seismicity, induced by digging, digging near subway line, digging near CN Tower line, digging near Davenport road FAULT line, digging deep, why are they digging so loud & so deep with no ear protection? Because they want to INDUCE seismicity in Toronto like they have accidentally induced seismicity in Kazakstan, to get at oil offshore in Newfoundland, but also to get revenge for their perception that North American NATO interests have by their power ravaged their Middle East Russian Muslim countries with induced seismicity & they want us to feel the pain, feel the burn, & they don't care if they go deaf or die drilling, because they are so suicidal, so bloody suicidal.

Whose baby is this? King Solomon shows the mother who was willing to give up her baby instead of allowing him or her to be cut in half, was the true mother...Her reaction to King Solomon's oral speech to cut the baby in half in order that each mother should get a fair half is met by shock on the part of the true mother- No No no sir please let her have the baby for I'd rather the baby to live than to be cut in half to share, & bam King Solomon ruled order order in the court, this lady is the true mother & now he knew who to give the baby back to...

Who is dividing the property into pieces? Who is giving the property up? Purchasing a property does not make you the true owner does it? If a lady bought a baby would that make her the true mother? Why are people who have owned a property for 3 years making decisions to cut it up when someone else owned a property for over 42 years? Does that give the new owner the right to cut up the trees as well? To cut up the squirrel? to cut up the raccoon? to cut up the lady who owned the house adjoining, in order to build townhouses next door? (conveniently she died, that lady, so her house could be torn down to build Diamante's Italian mobbed up mafioso townhouses, so they could then get closer to the last two houses on the oldest street so they could screw them too & make them want to move...with a 22 million dollar lawsuit that would frighten Saint Nicholas.)

A large red erect penis on a bed of podium testicles, a large red 28 storey high, 28 zone density passed off as 11.2 zone density, what?? Huh? what does that mean? Well, folks, the property at 32 Davenport road was zoned 2.0 zone density and look, look at the buildings visually, the building has 2 storeys, it is two storeys high, the spirit of the law created by our early Toronto City Planners was that a 2.0 zone density was meant to describe 2 storey high buildings, which could be shared by two families like, say, Moriyama's family, & Teshima's family...2.0 zone density according to the status quo at 32 davenport road, which was purchased in 1923 & adapted 42 years ago approximately, is 2.0 zone density, with two families working there, with two storeys high of height that everyone can see from the road...

So, how you may ask could developers be asking for a 11.2 zone density with 28 storeys of height with 167 or more different families inside?

How could they subdivide? Because the family unit in their eyes should be broken into tiny little pieces, like pangea, the phenomenon of the earth splitting and separating as continental tectonic plates move away from each other as the earth expanded & grew with water, not water damage as seen when a concrete high rise cracks & some mafioso construction workers working for Diamante come to noise pollute your life at decibels vibrating enough to murder purportedly to fill the cracks in your life the cracks in the cement the structural damage caused by hammering & microseismicity...

Why do fancy condo high rises lose cachet over time? Because owners flip then at a higher price then the new owners cannot afford to maintain or restore their units because they have overpaid, buying into the cachet idea. Also, since everyone want to live near cachet buildings, zone densities in the area get increased, then the noise, pollution & dirt become untenable for owners, so they sublet their condo, which then becomes a haven for scuzzy people who don't contribute to home renovation just complain that nothing is being done. Or worse, destroy property because they want to lower cachet of said condo to increase value of copycat building they have a stake in being built next door. It's the high rise knock off market which kills the market of the original building & gives places to shi-tier copycats next door. Plus, zone density increases lower property values for next door neighbours, cause who wants to live near a high rise??? (NOT WORK, LIVE....understand the difference)...

[backgroundfile-23834.pdf](#) Final report???

[backgroundfile-21746.pdf](#) File for Scrutiny final report oct. 9 afternoon delivered 2009.(no sorry this file contains Katherine Chislett information contact at end who also want residential tenancies act amended, & is in charge of homes & homelessness help to women...)

Despite contrary belief to the opposite, a LEEDS certification does not predicate the fact that a new building is being built with commensurate strain on the earth's resources...It is like saying a hybrid car is better than no car at all, it is just not true...Just because a building may be proposed with LEEDS certification do not be fooled young children into believing this is good for the environment...LEEDS just means the same assh-les who ruined your city last week with ugly slab high rises are back again with promises that they will paint the roof of proposed development in a "light colour" instead of a dark colour...This is supposed to mitigate the sound pollution at high decibel levels that causes crows to die & disabled people to fall down...LEEDS is for Prince ALWALEED of Saudi Arabia who is a prime supporter financially of terrorist causes worldwide...Green Buildings are not very green when owned by terrorist groups...They are only green because the guy's got tons of green, as in money, what a f-cking liar, (lie...)

Email this page [Offences Under the Residential Tenancies Act, 2006](#)

There are 38 core offences listed in the Residential Tenancies Act, 2006 (the Act) that apply to residential tenancies.

This pamphlet sets out how to report an offence, who to contact, and the available remedies.

Adobe Acrobat Version (PDF File PDF format)

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 - o Maintenance and Repairs
 - o False Information
 - o Other Offences

- * Care Homes
- * Mobile Home Parks and Land Lease Communities
- * Penalties
- * Contact Information

Reporting an Offence

An offence may be reported to the Investigation and Enforcement Unit (IEU) of the Ministry of Municipal Affairs and Housing by calling 416-585-7214 or toll-free 1-888-772-9277.

In some cases, the staff of the Investigation and Enforcement Unit will contact the alleged offender to try and resolve the problem.

In other cases, an investigator will investigate the complaint and may lay charges against the alleged offender, who will then have to appear before a Justice of the Peace in the Provincial Offences Court. The person who reported the offence may be required to attend as a witness.

Your Options

You may choose to:

- * report an offence to the Investigation and Enforcement Unit;and/or
- * apply to the Landlord and Tenant Board (the Board).

These are two separate processes. The Investigation and Enforcement Unit is not part of the Board. Filing an application with the Board does not inform the Investigation and Enforcement Unit of the offence. Reporting an offence to the Investigation and Enforcement Unit does not make the Board aware that you wish to file an application.

If you feel you are owed money, you should apply to the Board whether or not you report the offence. It is the Board that can order payment of any money owed to you.
What Happens When I Report an Offence?

If you report an offence, the Investigation and Enforcement Unit will look into your complaint whether or not you apply to the Board. You do not have to pay a fee to report an offence to IEU.

For most, but not all offences, the Investigation and Enforcement Unit's first step is to discuss the issue with the parties and attempt to have the alleged offender comply with the requirements of the Residential Tenancies Act (the Act). A letter outlining the complaint and explaining the action required to correct the problem is mailed to the alleged offender. The maximum penalties set out by the legislation are also outlined in this letter. If a party refuses or fails to comply with the Investigation and Enforcement Unit's request, the case may be referred for further investigation.

Who Can Commit an Offence?

Some offences can be committed by any person, including a landlord, a tenant, a subtenant, a person who acts on behalf of a landlord (such as a superintendent, caretaker, property manager or agent), or a tenant's agent.

Some offences can be committed even if a person is not aware that what they did was against the law.
Overview of the Offences

Harassment

* It is an offence to try to stop a tenant from filing an application under the Act or from taking part in a hearing.

(construction, renovation, noise disruption prior to each meeting...)

* It is an offence to try to prevent a tenant from forming a tenants' association or taking part in one.

(disconnection of email service of tenant)

* It is an offence to threaten a tenant, interfere with a tenant, or pressure a tenant to move out of a rental unit.

(threats uttered, fire threats uttered, Things could get ugly if the tenant doesn't move out, you'd better be careful someone could torch this place.)

* It is an offence for a landlord, or someone acting on behalf of a landlord, to do anything that would prevent a tenant from being able to enjoy living in their rental unit. (parking many cars in front of tenant's home, smoking cigarettes in front of tenant's home & leaving butts, letting dog defecate on home next to tenant without picking up poo,)

* It is an offence for a tenant to interfere with or try to prevent a landlord from filing an application under the Act, exercising their rights, or from taking part in a hearing.

Eviction

* It is an offence to lock a tenant out of a rental unit without following the rules.

* It is an offence to make a tenant move out of a rental unit by giving the tenant a notice of termination for a reason that the landlord knew was untrue. (demolishment was planned for 2009 november & 2010 june, landlord gave notice in 2006, before anything was decided yet, meaning reason for notice is not yet true seeing as 3 major bylaw amendments needed approval prior., giving notice on a speculative crazy thought does not constitute truth...)

* It is an offence to take a tenant's possessions without following the rules.

* It is an offence to fail to make an evicted tenant's property available for 72 hours between 8 a.m. and 8 p.m. after the order to evict is enforced by the sheriff.

Vital Services

* It is an offence to withhold or interfere with the reasonable supply of a vital service, which includes hot or cold water, fuel, electricity, natural gas and heat (during the prescribed time).(water was cut off, no hot water for shower for one month occurred during last City Hall meeting)...

Entering a Rental Unit

* It is an offence for the landlord to enter a rental unit, except in those situations allowed by the Act. If the Act requires prior notice to the tenant or restricts entry to certain hours, it is an offence to break those rules. (spray paint gender slur, vandalism on the 18-1/2 McMurrich unit constitutes entering without notice.)

* It is an offence for a tenant to interfere with or to try to stop a landlord from entering the unit when proper notice is given.

Rent and Extra Fees

* It is an offence to fail to give a new tenant the required notice that sets out the lawful rent to be charged, or give false information in the notice where the Landlord and Tenant Board has issued an Order prohibiting rent increases.

- * It is an offence to fail to provide information on the total cost of utilities, which includes heat, electricity and water where required under the Act.
- * It is an offence to charge more rent than is allowed under the Act.
- * It is an offence to require payment of the rent asked for in an application for an above guideline increase filed with the Board before it has been approved.
- * It is an offence to refuse to give a tenant a rent receipt when requested or refuse to give a rent receipt to a former tenant who asks for a receipt within 12 months after the tenancy is terminated (tenant cannot locate landlord directly to ask for a rent receipt)...
- * It is an offence to charge or attempt to charge a tenant, sub-tenant or prospective tenant any type of fee on top of the rent, such as a damage deposit.
- * It is an offence to make a tenant or prospective tenant buy anything from the landlord or an existing tenant to secure or keep a rental unit. For example, requiring a prospective tenant to buy drapes or furnishings in order to rent a unit.
- * It is an offence to fail to return a security deposit to a prospective tenant if the landlord cannot give the tenant possession of the rental unit.

Maintenance and Repairs

- * It is an offence for a landlord to fail to obey all or any part of a Provincial Work Order issued by the Investigation and Enforcement Unit.
- * It is an offence for a landlord to fail to obey an Order of the Board to do repairs or work to a rental unit.
- * It is an offence to stop an inspector or investigator from entering a building in order to carry out their duties under the Act.

False Information

- * It is an offence for anyone to give a document containing false or misleading information to the Board or to an investigator or inspector with the Ministry of Municipal Affairs and Housing.

Other Offences

- * It is an offence to fail to obey an order issued by the Board that orders a person not to do certain things.
- * It is an offence to change the locks on doors to the rental unit or building without the landlord's approval.
- * It is an offence to change the locks on doors to the rental unit or building without giving a copy of the new keys to the tenant.
- * It is an offence to fail to apply the tenant's rent deposit to the rent for the last month of the tenancy.
- * It is an offence to fail to pay the tenant interest on the rent deposit when required.

- * It is an offence for an agent to charge a fee to a landlord or tenant based on more than the permitted percentage of the money ordered by the Board.

- * It is an offence to stop political candidates or their agents from canvassing on the property.(agent of political candidate has attempted & failed to visit Lifetime Urban development office due to lack of correct name of company being given-no telephone number available from Bell directory service...)

- * It is an offence to give a notice to end a tenancy for the landlord's own use of a rental unit converted to a condominium, where that is not permitted.

- * It is an offence to fail to offer a tenant, where required, the right of first refusal when the building is changed to a condominium or after major repairs or renovations. (tenant has Not been offered right of first refusal)...

- * It is an offence to evict a tenant from a rental unit that is to be demolished, renovated or changed to something other than a rental unit, and not give the tenant three months rent or offer the tenant another rental unit, where required. (nothing given at all that satisfies requirements of tenant...)

Care Homes

All of the offences that apply to rental units also apply to care homes. In addition, there are other offences that only apply to care homes:

- * It is an offence to interfere with the provision of additional care services by an external care provider to a tenant.

- * It is an offence to do anything to prevent a tenant of a care home from obtaining additional care services from a person of their choice.

- * It is an offence to withhold or interfere with the reasonable supply of a vital service, including care services or food.

- * It is an offence to give a notice of rent increase or a notice of increase for a charge without first giving the tenant an information package.

- * It is an offence to increase the cost for providing a care service or meals to a tenant without giving 90 days notice of the increase.

Mobile Home Parks and Land Lease Communities

All of the offences that apply to rental units also apply to Mobile Home Parks and Land Lease Communities. In addition, there are other offences that only apply to Mobile Home Parks and Land Lease Communities:

- * It is an offence to interfere with a tenant trying to sell or lease a mobile home or land lease home.

- * It is an offence to force a tenant to sign an agency agreement for the sale or lease of a mobile home or land lease home.

- * It is an offence to stop a tenant from buying goods or services from any person.

Penalties

If convicted for an offence committed under the Act, the penalty is a fine of up to \$25,000 for an

individual and up to \$100,000 for a corporation.
Contact Information

* For more information or to report an offence, you may contact the Investigation and Enforcement Unit by calling 416-585-7214 or toll-free at 1-888-772-9277.

Compliance/Customer Service Officers are available Monday to Friday, excluding holidays, from 8:30 a.m. to 5:00 p.m.

* You may also write to the Unit at:
Investigation and Enforcement Unit
Ministry of Municipal Affairs and Housing
777 Bay Street, 12th Floor
Toronto, ON M5G 2E5

* You can contact the Landlord and Tenant Board by visiting their website or by calling 416-645-8080, toll free at 1-888-332-3234. Customer Service Representatives are available Monday to Friday, excluding holidays, from 8:30 a.m. to 5:00 p.m.

* A copy of the Residential Tenancies Act, 2006, can be ordered from Publications Ontario or by calling 416-326-5300 or toll free at 1-800-668-9938.

* The text of the Residential Tenancies Act, 2006 can be viewed online at the e-laws website.

<http://www.mah.gov.on.ca/Page142.aspx> Ontario Housing & Municipal Affairs Investigation Unit Under Honourable minister Jim Watson...

Since this is the third bylaw amendment requested by owner Mel Pearl of Lifetime Urban group, since legal changes have taken 3 years to negotiate since said owner took ownership of property in question, since tenant at 22 McMurrich had to hire a paralegal to handle amendment defence law on the part of Rosedale community & her own case as well, which serves as a microcosm for low income rental tenant law in Toronto concerning sale of property with tenant inside, the community benefitting from the paralegal & tenant's work on behalf of our Rosedale community, the Community seeks restitution in the order of payment in full of fair wages to the hearing disabled paralegal who has defended community of Rosedale & said tenant so well, while being subjected to ad hominem attacks which he could not respond to due to age, hearing disability, & the fact that he had to undergo surgery on Sept. 15, 2009, a most conveniently appointed date insofar as it created a situation of Duress on the paralegal, the tenant & the community... Said fair wages for paralegal work that must-haves was given pro-bono due to low income status of tenant should be given as an exception from said owners Mel Pearl et al with cronies Sam Herzog, Isadore Sharp, Halcyon & Alwaleed, insofar as restitution for harassment during OMB meetings of appeal & other City Hall public meetings where paralegal & tenant were embarrassed, humiliated & shamed, beyond a reasonable doubt...

Since so much Community benefits money is involved it is of the opinion of the citizen's court that the hearing disabled paralegal should receive fair wages restitution from owners, since they certainly are NOT low income, & have been enjoying the hard work & labours of a pro bono paralegal without having qualification of low income themselves...Community asks for \$70,000.00 CDN currency to be given to hearing disabled paralegal of tenant for good works concerning protecting of Rosedale Community prior to proposed development final report was written & delivered Friday before Thansgiving this 2009...

At the end of the last meeting to discuss proposed development mentioned below, Kyle Rae, Councillor for Toronto Ward Rosedale was quoted as saying: "I feel scalped"...This is also a violation of "reasonable enjoyment" for tenants at 15 McMurrich, insofar as if our Councillor feels scalped, then we feel scalped, since Kyle Rae is a symbolic representative for Rosedale, & any thing that he feels, we,

as a community of Rosedale residents feel...This feeling of being scalped is a violation of reasonable enjoyment of rental tenants rights in Rosedale Ward & will be prosecuted against Mel Pearl & his cronies Sam Herzog, Four Seasons Management Isadore Sharp, Murray Menkes of construction cranes, Halcyon Capital Investment in Boston Massachusetts who engineered the Saudi bedfellow Prince Alwaleed of terrorist funding fame...

TE28.6

ACTION

10:00 AM

Ward: 27

Final Report - 32 Davenport Road, and 12, 18, 18A, 20 and 22 McMurrich Street - Rezoning Application Background Information

TE28.6 - Revised Staff Report - 32 Davenport 12-22 McMurrich Street

(<http://www.toronto.ca/legdocs/mmis/2009/te/bgrd/backgroundfile-23834.pdf>)

We have received your payment.

Your fax is being transmitted to Investigations & Enforcement CCOS at 4165856464

We will send an e-mail confirmation once it has been successfully delivered (or failed.)

Hello,

I am reporting a violation of Maintenance Standards under Ontario regulation 517/06, by property owner Mel Pearl of Lifetime Urban Development company, which bought the properties located at #2 Davenport road & 12-22 McMurrich street. In the 3 years since Mel Pearl's group bought this property, mainenance standards have been violated across the board. At 32 Davenport road, the sliding glass doors that lead out from one of the partner's office to the deck outside cannot be opened, & has not been fixed. At 18-1/2 McMurrich street, a flood in the basement of the low income rental unit occurred, the low income tenant who was renting asked for the flood damage to be repaired, after 6 months of asking, the low income tenant was forced to leave, due to possible unsanitary conditions. The flood damage to this date 3 years later, has not been cleaned up. The proximity of these semi-detached homes to each other means that the unrepaired flood damage causes a health risk to the tenant in 22 McMurrich next door, also a low-income rental tenant, who has lived there for 30 years. For the past 3 years, that tenant has had to live in proximity to an unrepaired flood damaged basement, which could pose health security risks. The daycare centre, also on the property purchased by Mel Pearl of Lifetime Urban development, which is between 32 Davenport road & 18-1/2 McMurrich, a self-contained brick house structure detailed for childcare use has also been completely neglected. Considering the sharp lack of childcare facilities in this neighbourhood, the allowing of a functioning childcare facility to fall into disrepair & neglect is criminal. Since the new landowners refused to maintain the childcare facility,

which was operating correctly up until the time of sale, the children of the employees who are tenants at 32 Davenport road could no longer use the childcare facility. Since the tenants at 32 Davenport road will be there at least until June of 2010, the daycare centre for their children was supposed to be clean, functional & in correct repair. As it stands the place is not able to be used as a childcare facility, though the 32 Davenport building which is a architect's studio, was predicated on tenancy, predicated on employment, by the close proximity of a childcare facility. Since the childcare facility no longer is maintained, the employees & tenants of 32 Davenport road have just cause against the new landlords for restitution based on loss of reasonable enjoyment of their workplace. Harassment of tenant's also has been continuous in the past 3 years, which is unlawful under "reasonable enjoyment" law. (whether or not landlords want tenants to move, reasonable enjoyment is a right.) Details of harassment by the new landowners include verbal, threats uttered, vandalism, vulgar erect penis spray painted on door of 18-1/2 McMurrich (which has been covered up by community neighbours for propriety sake), threats of fire, actual cigarette smoking groups of 5 odd people after fire threat lurking near to 22 McMurrich, a dead cat placed on path where neighbours who have been objecting to proposed demolishing jog, electrical faulty wiring short circuiting at other neighbours who object, serious decibel level noise pollution caused by non-union contract workers from a company called ATCO, random construction projects piecemeal created just before OMB or City Hall appearances to disrupt personal lives of objectors, walking by construction sites like The Florian next door & large pieces of rock being dropped on roof or scaffolding exactly when objecting neighbours walk by, a concierge in the building across the street being rear-ended in his car at a red light causing 3 months of lost work & whiplash injury which is still there, a person 'falling' from the subsidised apartments at 18 Davenport to his death (81 year old), a person dying due to unexplained side effects of normal chemo drug (79), all of this happening at the same time developers were trying to get their proposed condo high rise 28 storey thing passed by city, plus ad hominem attacks at Ontario Municipal Board appeal meeting by Mel Pearl of Lifetime Urban Development against low income rental tenant & her half-deaf paralegal knowing his deafness would cause him to miss these ad hominem attacks & not be able to defend his client properly, not to mention an OMB meeting where deaf paralegals are not properly accomodated for their diability such as providing a screen show written text transcript live for those who cannot hear verbal proceedings at OMB or City Hall public meetings- leaving older people at a unfair disadvantage at public "hearings." Please Investigate. ASAP. The developers are meeting October 13, 2009 at City Hall & they are about to get away with murder, literally. p.s. I think the fire at Queen's Park this weekend is related to concessions to communty benefits under section 37 that the city councillor amended in final report to proposed development delivered this Friday to our concierge, across the street from all of this harangue.

(the neighbour) otherwise known as (the neighbor U.S.)

also: acceptance of monies from a known enemy of the state constitutes high treason during a time of war, with punishment of lifetime imprisonment. Monies for said development proposal come from Prince Alwaleed Saudi Arabia a known terrorism supporter to the UN. As such, Mel Pearl should be imprisoned for life for taking a bribe from said enemy during wartime period, which was money for development in Toronto, Canada, in exchange for housing terrorists in said developments. This letter is also being sent to other higher authorities, including the Prime Minister's Office, the press, private business interests such as invest Toronto, now run by Mayor Miller & published on the internet at www.grovecanada.biz . For the record.