



# YMVA Newsletter

Website: [www.hogghollow.net](http://www.hogghollow.net)

## Annual General Meeting - Dec. 1, 2012

Our 73rd Annual General Meeting will be held on Saturday, Dec. 1<sup>st</sup> at 9:30am at the Agricola Church. We have a full agenda to cover in those 2 hours. Aside from a 20 minute briefing and Q&A from Councillor Jaye Robinson, we will provide updates on the projects mentioned in this newsletter. We have had a very busy year mainly because of the first Phase of the Storm Water Management project and have lots to share as Phase II gets underway.

Hope that you will mark this in your calendars and attend. YMVA members will receive the pre-meeting reading material in the mail. Attendance is certainly not limited to members only, but we will take down everyone's names and ask whether they are members or would like to still be members because we may need to vote on some issues, and in order to do so we have to have a quorum. We look forward to seeing you there.

## President's Update

By Christine Acconcia  
[cacconcia@rogers.com](mailto:cacconcia@rogers.com)

Hope you have all had a relaxing, fun and sun filled summer. A little wet towards the end of it mind you, but all in all it was glorious. Thanksgiving has come and gone and we settle into the tail end of the year and maybe even think about Christmas shopping?

As we look forward to our new year as an active ratepayers association, we are finalizing our 2013 Board. A couple of vacancies have come up and if you'd like to discuss them, please call me or email me to discuss. (416-480-0623). The

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board meets four times a year on a Wednesday evening. It's a tightly run meeting and sometimes, not very often mind you, but sometimes even ends before the 2 hour limit. Neighbours' involvement is key for a balanced, informed and effective executive.

I'd like to take this opportunity to describe our mission statement using excerpts from the YMVA's charter/ articles of incorporation:

- To represent the residents of York Mills Valley (Hoggs Hollow) for the purposes of preserving and improving the characteristics of the area related to the comfort, safety and welfare of residents to all level of government;
- To maintain liaison with and cooperate with the municipality and the province on matters of common interest to the ratepayers and residents; and
- To inform residents of the area of all existing and pending legislation, by-laws, ordinances and other governmental regulations affecting the area.
- In addition: To promote a strong sense of community amongst our residents and families and provide a voice that represents the interests of all residents.

Donating one's time to our community is what makes the valley such a unique place to live. Whether it's for the YMVA and/ or NAG, our collaborative involvement does make a difference.

## **Development update**

By Lara Shohet

### **Update on new zoning bylaws**

The city is expected to re-introduce amalgamated zoning bylaws in the spring of 2013. For the most part, the new bylaws will be consistent with North York's current bylaws. The changes that have been made are intended

to reduce the number of variances submitted to the Committee of Adjustment because of measurement idiosyncrasies. One of the more significant changes is the way in which building heights are measured. Going forward under the new bylaw, building heights will be measured along the front of the building (instead of from the center line of the road) to the top of a sloped roof (vs. the midpoint), and a maximum of 10m of building height will be permitted. Note that during the transition period, applications submitted under the old bylaws will be considered under the old bylaws. For more information, please visit <http://www.toronto.ca/zoning/index.htm>

### **Update on 4155 Yonge Street**

In the spring of 2011, developers submitted an application to the city to amend the official plan and rezone 4155 Yonge Street (currently a parking lot on the south east corner of William Carson Cres and Yonge St). The application proposed a 12-storey mixed use building including retail at grade and 172 condominium units. Public consultations were held, and the application was ultimately rejected by the city. The builder recently appealed the decision to the OMB. Further public consultations are expected.

### **Tips on the Committee of Adjustment process**

The Development Committee has worked with several groups of neighbours over the summer to raise concerns about proposed new homes in the Valley. For those who may not be familiar with the process, the city is required to notify immediate neighbours when an owner/builder requests a minor variance to the zoning bylaws. The application is reviewed by a quasi-judiciary body called the Committee of Adjustment, and neighbours are invited to raise any concerns in person or in writing. For those who wish to intervene in the Committee of Adjustment process, we wanted to share a few tips based on our recent experience.

- 1) Get your letter in early (5-6 days before the hearing) to ensure that the Committee has time to read it before site visits.
- 2) Call the planning department to register your concerns with the planner responsible for the project.
- 3) Discuss the issues with your immediate neighbours and mobilize others who feel the same way that you do. Broadly-held concerns will have more influence.
- 4) Attend the Committee hearing and briefly summarize your concerns, focusing your remarks on the nature of the negative impact on you (e.g., shadowing, privacy). For more information, please visit [hoggshollow.net](http://hoggshollow.net).

## **Yonge York Mills Channel Maintenance Program**

By Louise Sugar  
[lsugar@sympatico.ca](mailto:lsugar@sympatico.ca)  
 (416) 483-6614 (416) 788-5922

Toronto and Region Conservation Authority (TRCA) is preparing to complete Phase III of the Yonge/York Mills Channel maintenance project. The location of Phase III is the concrete channel between Mill Street and Donino Avenue.

Phase III consists of the following:

1. Removal of the vegetation and sediment that has partially blocked the channel. This includes the vegetation that has taken root in the joints between the concrete panels.
2. Removal of the stone and concrete debris that has accumulated in the low flow channel (the low flow channel is the "notch" where water typically flows during dry weather).
3. Removal of the broken concrete panels just downstream of the bridge and replacing

- them with new concrete.
4. Repairs to the drop structure underneath the Mill Street Bridge.
5. Repairs to the drop structure underneath Donino Avenue Bridge.
6. Sealing all joints between the concrete panels to prevent water from getting underneath the panels.

TRCA anticipates that the work will start by the end of October for completion in winter / spring of 2012 / 2013.

This work will be much less intrusive on residents than the channel clean-out that occurred last winter. TRCA will be hand delivering a Notice of Project to area residents once a start date time is confirmed.

### **Tree Replanting Program:**

During the 2012 May/ June channel clearing, TRCA removed 358 trees. Toronto Urban Forestry department requires that 1 to 3 trees be replanted, for each tree that is removed.

This fall, TRCA will be working with Urban Forestry to develop a replanting program, which will determine the species and location of the trees to be replanted. With the ongoing sewer work TRCA will have to wait until construction has finished before any replanting takes place. The tree-planting plan will be shared with Hogg's Hollow residents when it is finalized.

## **Hogg's Hollow Infrastructure Upgrade Update**

By Simon Levy  
[simplylevy@rogers.com](mailto:simplylevy@rogers.com)

After what has seemed to all of us like an eternity, the first phase of the Storm Water Management and Road upgrade is drawing to a close. Anyone who has had the opportunity to drive along Donino or Plymbridge beyond the school will have noticed the improvement, and

hopefully feel that the wait has been worthwhile. There are lessons that have been learnt during this painful exercise and we will be working diligently with the city to ensure that the same mistakes are not made again.

One thing that we noticed during the project is that many of the questions that were answered at the inception of the project were being asked again so we thought that it would probably be wise to restate some of the assumptions and to answer some of the general questions for the benefit of the whole neighbourhood; but particularly those residents that may not have been living here when the initial communications happened.

### **1. Why is the project necessary?**

During heavy rain, the Hogg's Hollow area (York Mills Valley) is susceptible to drainage problems and flooding. In response, the City of Toronto Works and Emergency Services Department undertook a study to determine the extent and causes of flooding within the Hogg's Hollow area, and to define a program consisting of storm-water management, drainage and road improvement works to alleviate flooding. The study was completed in 2005 and the proposal for works followed much consultation with the community between August and October 2005.

Please visit:

[http://www.toronto.ca/wes/techservices/involved/wes/hoggs\\_hollow/index.htm](http://www.toronto.ca/wes/techservices/involved/wes/hoggs_hollow/index.htm) for more information and copies of the original presentations and documentation.

### **2. Why are the roads narrower?**

The City aims for roads that are a minimum 7.2m wide (like Maytree) where there is not on street parking (like Hogg's Hollow) and 8.5m wide (preferred) where on street parking is allowed. Sidewalks are a minimum 1.7m wide and add to that width. Roadways are only less than 7.2m wide where absolutely not possible due to space, trees or

other constraints. In Hogg's Hollow and through the public consultations meetings, the width of 7.2m was voted upon to limit impact to existing landscaping, need to remove trees, etc. Roads of 8.5m would result in an additional 0.6m ( 2 feet) wider on either side of the roadway and thus far considered at the school only. This width facilitates one side of street parking.

New sidewalks add additional width, an additional 1m (3ft) or 1.7m (5 ft) on either side of a 7.2m or 8.5m roadway respectively. That extra width equates to additional landscape and trees removal impacts. Through the public meetings, it was agreed to minimize and also equalize the horizontal space impact.

### **3. Why are the roads recessed?**

With the introduction of curbs, the top of the curbs are set to a similar level as the existing surrounding landscaping. The roadways are typically set 100 mm (and up to 150mm) below the curb top to facilitate on road drainage and to minimize the potential of road runoff onto private property. At times and especially when there are small variations in elevation from property to property, the recess may exceed this norm. If the curbs were not set to closely match the existing landscaping, it would seem to pop out of the ground and increase the risk of roadway runoff flowing onto private property. This was and continues to be the guiding policy in Hogg's Hollow.

### **4. Why are there rolled curbs?**

Rolled curb was preferred by the community to help preserve the "country feel". The City standard is the "urban curb" seen almost everywhere else.

### **5. Why are there no sidewalks?**

The lack of sidewalks was an explicit request from the community and was accommodated early in the project.

Work on Phase 2 will likely commence in late Fall.

The tender process has recently completed, and the city is working on awarding the contract. Contract start is expected to be late November. Although it will be the contractors' decision on whether to work through winter, the city staff believe that the contractor most likely will.

Contract completion is projected to be summer 2013. The widths of the roads are 7.2m except where constrained. On St Margaret's and Donwoods connecting Knightswood, it will be 6m due to tree impacts. A 7.2m wide road would result in 28 more trees being severely impacted. On Knightswood, it is 7.2m. Existing paved widths are 4.1 to 7m. Roads will generally follow the existing alignment.

As for Hydro and other utilities, the City has done quite a bit of investigation including excavating down to physically locate the potential problem ones - as opposed to depending on drawing records. This should have identified and allowed them to eliminate most conflicts. Is a conflict still possible? Yes, but odds are lower due to the action outlined.

We are advised that the City policy is not to repair underground aspects installed on the City owned road right of way, so the recommendation is that irrigation systems and any other aspects should be removed now.

Discussions with the city on traffic calming measures will commence upon completion of the project, although we would remind our community to respect speed in the neighbourhood and particularly anyone who has contractors on site to ask them to reduce their speed.

## **Crime Watch**

By: Penny O'Rourke 416 486-5060  
[porourke21@rogers.com](mailto:porourke21@rogers.com)

There was an apparent break in on York Valley Cres. in July, where a door was forced open and personal items stolen. Also, in May, a home on Hedgewood had a bike stolen by a bold bandit in broad daylight who entered the open garage and just rode it away. Owners were in the home, but unaware until after the fact. Police were notified but suspect was not caught at the time.

There have been strangers reported walking right into back yards where gates have been left open. Please ensure gates are closed and report any strangers to the police and please let me know so I can document for the valley newsletter.

Again, it is wise to leave front and back porch lights on as it is a deterrent.

A safety tip: During the past year, some of us have been approached by folks knocking on our doors offering an upgrade or exchange of our hot water heaters. Don't sign anything and always check with Enbridge first. Chances are these offers have nothing to do with Enbridge and are not sanctioned by them either.

## **Beautification**

By: Christine Acconcia  
[cacconcia@rogers.com](mailto:cacconcia@rogers.com)

We are waiting for the storm water management work on Donino Ave. to be completed before we resurrect a wooden fence and move the mailbox, presently at the Millstone Parkette, back to the base of the Donwoods Dr. Hill.

Aren't the fall flowers in the Millstone Parkette, that Susan Lipchak planted, lovely? Any suggestions for Beautification can be sent to [cacconcia@rogers.com](mailto:cacconcia@rogers.com). Thank you.



## NAG Update

A large heartfelt thank you goes out to Leslie Gage for her role as NAG Chair over the past two years. She had stepped into the role as a new neighbour and made an amazing difference to our Hogg's Hollow family. Much appreciation goes to Leslie for her dedication in bringing many people together for social events. Adults, children and families alike have benefitted from her involvement and contribution. Thank you Leslie!

This year we have a number of social events planned, now through to the spring. Volunteers and attendance make the difference, so we are counting on you, our Valley neighbours to keep our community alive and thriving. The first Neighbourhood Association meeting took place on Oct 2<sup>nd</sup>. Thank you to everyone that was able to make it and thank you to those that have already offered to help. More volunteers are always welcome.

If you would like to sign up to volunteer, contact Jennifer at [jennifer.fortier@rogers.com](mailto:jennifer.fortier@rogers.com) or call 416-707-4007. And if there is a specific event you would like to volunteer for and to RSVP, please be in touch with the contact of that event.

Thank you, Jennifer Fortier, Perry Lupyrypa & Lynn Marcus NAG Co-Chairs

## New Neighbours Welcome Party

We would like to welcome all new neighbours to our enchanted Valley. If somehow your move into the hood has escaped our attention please don't be shy to introduce yourselves. To celebrate your arrival into our community we invite all new neighbours, over the past 2 years to join an elegant evening of wine and appetizers. For more details contact:

Leslie Gage [lygage@rogers.com](mailto:lygage@rogers.com) or call 416-927-9797

## Fall Social

We have a "Spook"tacular evening planned for you. Costumes encouraged!! All are welcome through the haunted maze. Too frightened for the maze? Don't worry there will be a "Scaredy Cat" entrance for those intimidated souls. Come toast a Halloween concoction and nibble on some appetizers.

**Date:** Saturday, October 27<sup>th</sup>

**Time:** 8:30 pm ...maze is ready for victims!

**Location:** Laura and Norm's Haunted House

**Tickets:** \$40 per person

**RSVP no later than Wed. Oct. 24**

Drop off cash or cheque (payable to NAG) and RSVP to Lynn Marcus at 19 Plymbridge Crescent [lynn.r.marcus@gmail.com](mailto:lynn.r.marcus@gmail.com) or 647-968-9400

**To volunteer for this event contact:**

[jennifer.fortier@rogers.com](mailto:jennifer.fortier@rogers.com) or 416-707-4007

And if you have any Halloween décor you would like to donate or lend for the event, it would be much appreciated.

## Holiday Cookie Exchange

What better way to get a dozen or so different types of cookies, than to bake one type of your favorite recipe! You bake 6-9 dozen of the same cookie and you go home with 6-9 dozen different cookies ...yum. Everyone is welcome and there is good cheer to go around. Non-bakers are welcome too!

**Date:** Tuesday, December 4<sup>th</sup>

**Time:** 8:00 pm

**Location:** 19 Ivor Road, Simone and David's Home

**Contact:** Chanda Carr

[chandacarr@rogers.com](mailto:chandacarr@rogers.com) or 416-489-4633

## Kids Holiday Craft Party

Colouring, cutting, glue and glitter! Kids love crafts. Children of all ages are welcome to create beautiful holiday themed crafts to decorate your

home and share with friends. There will be treats for the kids and coffee for the parents.

**Date:** DTBD

**Time:** 2:30 – 4:30 (not a drop off)

**Location:** Finnish Agricola Church on Campbell

**Contact:** Rakhi Tejani

[rakhi\\_tejani@hotmail.com](mailto:rakhi_tejani@hotmail.com) or 416-901-5249

### **Caroling at the Millstone**

It's a family evening of song and fun. The Salvation Army band will accompany our voices while we sing our treasured Christmas songs. Enjoy a hot chocolate and treat with your neighbourly friends. And if we sing loud and clear we may summon a special guest from afar.

**Date:** Tuesday, December 11<sup>th</sup>

**Time:** 7:00 pm

**Location:** Millstone Parkette

**Contact:** Brett LaGamba

[brettlagamba@gmail.com](mailto:brettlagamba@gmail.com) or 416-486-2102

### **New Year's Luncheon**

It's luncheon time ladies! Bring your favourite dish to share and enjoy a lovely afternoon with friends and neighbours. Everyone is welcome.

**Just a little Wikipedia info:**

A **potluck** is a gathering of people where each person or group of people may contribute a dish of food prepared by the person or the group of people, to be shared among the group. **Synonyms** include: *potluck dinner, spread, Jacob's join,*<sup>[1][2]</sup> *Jacob's supper, faith supper, covered dish supper, bring and share, shared lunch, pitch-in, carry-in, bring-a-plate, dish-to-pass.* It is also erroneously referred to as a *smorgasbord* or [\*potlatch\*](#).

**Date:** Tuesday, January 22<sup>nd</sup>

**Time:** 12:30 pm

**Location:** 6 Donino Court, Tamara and Jim's Home

**Contact:** Vanessa Torokvei

[vanrae30@gmail.com](mailto:vanrae30@gmail.com) or 416-875-5802

### **Skating Party**

Bring your skates and helmet and get ready to play! There is also a play set and hill for sliding. All the family is welcome to join in the fun. It's another great day to enjoy the company of your neighbours.

**Date:** Sunday, February 3<sup>rd</sup>

**Time:** 2:30 pm

**Location:** 37 Old Yonge Street, Chanda and Peter's Backyard

**Contact:** Chanda Carr

[chandacarr@rogers.com](mailto:chandacarr@rogers.com) or 416-489-4633

### **Ice Rink**

How magical it is to have an outdoor ice rink right in our own neighbourhood. The only way this happens is with volunteers to clear and flood, especially at start up. And yes, Mother Nature has a say in how long we can enjoy skating and hockey outdoors, so be sure to take advantage of this wonderful opportunity. To help maintain the rink, contact Simon before the weather gets too cold!

**Date:** as soon as the weather permits

**Location:** Brookfield Park

**Contact:** Simon Levy

[simplylevy@rogers.com](mailto:simplylevy@rogers.com) or 416-546-3091

### **Book Club / Coffee Morning**

All are welcome for a morning of coffee/tea and upbeat discussion about a book. We meet on the 3<sup>rd</sup> Wednesday morning of the month and everyone is welcome! The hostess and moderators rotate amongst the group. Come even if you have not completed or read the book. The topics are often so wide reaching there is always plenty of conversation.

**October Book:** Bring book suggestions and check your calendars for months you could host

**Date:** Wednesday, October 17<sup>th</sup>

**Time:** 9:30 am – 11:30 am

**Location:** 10 Cole Millway, Heather Ferguson's home

**Contact:** Jennifer Fortier  
[jennifer.fortier@rogers.com](mailto:jennifer.fortier@rogers.com) or 416-480-1100

### **Mommy and Tots Group**

Looking to connect with other moms in our neighbourhood – this is the time! Playgroups are hosted by moms on a rotating basis. Children play, moms chat and nannies are welcome.

**Contact:** Leslie Gage  
[lvgage@rogers.com](mailto:lvgage@rogers.com) or 416-927-9797

### **Dinner Club**

Dinner Club has been a long time tradition in Hoggs Hollow. Wonderful friendships have developed over breaking bread together. Approximately every two months, 4 couples alternate dinners at each other's homes. This is a brilliant opportunity to meet new couples in the valley. Details and sign-up are on the last page of this newsletter.

**Contact:** Trudy Young  
[jtyoung@rogers.com](mailto:jtyoung@rogers.com) or 416-481-6905

### **Newsletter - Paper to Electronic**

The newsletter is one of many ways to inform our Hoggs Hollow family of the events and details of our neighbourhood. We have many other sources to view the neighbourhood news; website, notice board and blast emails.

Taking into account the environmental aspects, the overall cost and the efficiency of delivery, we are committed to positive change. With much consideration we will be eliminating the mass distribution of newsletters, which means no more door to door delivery. There will still be 3 dedicated newsletters every year ...fall, winter and spring, which can be accessed at [www.hogghollow.net](http://www.hogghollow.net). When the next newsletter is ready for viewing an email blast will go out to notify all YMVA members.

For those that do not have access to a computer and require a printed copy, it will be arranged to get one to you. You must call and request to

receive a hand delivered newsletter by December 2012 to receive the winter 2013 Newsletter.

There will also be a small number of newsletters printed for any new neighbours moving into the valley.

**Contact:** Jennifer Fortier  
[Jennifer.fortier@rogers.com](mailto:Jennifer.fortier@rogers.com) or 416-707-4007

Thank you,  
Jennifer Fortier, Perry Lupyrypa and Lynn Marcus, NAG Co-Chairs

### **Welcoming Committee**

The Welcoming Committee exists to help new neighbours make a smooth transition into Valley life and all it entails.

**Contact:** Trudy Young  
[jtyoung@rogers.com](mailto:jtyoung@rogers.com) or 416-481-6905

### **Valley Fair Wrap-up**

Thank you to everyone for coming out and enjoying this year's Valley Fair. It turned out to be another marvelous day!!

Special thanks must be given to our sponsors:

Janine Sheeres  
Laura and Norm Lamarche  
The Bayview Post  
Albina and Henry Huang  
Fran and Ed Clark  
Simone Carlier and Dave Dingle and  
the Cabbagetown Pet Clinic!

AND of course to all the incredible volunteers who helped make the day so special!! The midway and prizes, dog show, snacks, races, bake goods, dinner, auction and of course, horse and carriage and decor made out toast "To all things British" a day to remember. Such a day cannot happen without many hands and this year we had them!

Thank you all, Fair Chairs