

YORK MILLS VALLEY ASSOCIATION

PRESIDENT'S REPORT

January, 2003

Your Board of Directors anticipates an active and productive 2003. The Board met on January 22, 2003 and will meet not less than five more times preceding the Annual General Meeting December 6, 2003.

Between meetings, Board committees and task forces will be undertaking numerous activities and projects.

The YMVA team lineup is as follows:

Committee	Chair/Address	E-mail Address
Development	Chair-Pam Spence 4 Donwoods Grove Tel: 416-322-0037	pjsrwt@aol.com
NAG	Chair-Deirdre Cianciotta 20 Green Valley Rd Tel: 416-544-1434	frank.cianciotta@sympatico.ca
Communications	Chair-Susanne Holland 14 Knightswood Rd Tel: 416-485-2218	holland2218@rogers.com
Traffic	Chair-Frank Bowman 26 Donwoods Dr Tel: 416-489-2456	frank.bowman@fmc-law.com
Environment & Beautification	Chair-Carolyn Clark 16 Donwoods Dr Tel: 416-544-9854	oakleymanor@sympatico.ca
Storm Water Management Task Force	Chair-Phil Stoddart 55 Plymbridge Rd Tel: 416-488-0457	pws@kilmergroup.com

Development Committee Update **January 2003**

The Committee is composed this year of 10 of your neighbours from throughout the valley. They are listed below and are available to guide you with matters related to development issues within and bordering the valley. Feel free to call one of us if the need arises.

Matters that the Committee have and will continue to deliberate on include:

New Home Construction: We will again be monitoring any and all Committee of Adjustment applications as they arise throughout the year to ensure that the widespread changes occurring maintain the setbacks and values immediately surrounding the property undergoing the change.

Jolly Miller Redevelopment: Pegasus has a long term lease for a restaurant subject to an approved design scheme. Their proposal includes a lot of outdoor sitting areas which cause us some concern. In our ongoing dialogue we have learned that the Historical Board has rejected the design. We will pursue and work with them throughout the year on their new design.

Jolly Miller Parking Lot: If you have been a resident here for more than 5 years you may remember that the Valley was party to a plan to buy the parking portion of the Jolly Miller and turn it into green space for flood protection. At the last minute the province rescinded on their participation and the then City of North York bought it out right on the understanding that when their capital cost was recouped it would revert to green space. After many years and with Joanne Flint's help we now have a site specific policy in the new Toronto Official Plan for the property to enforce this commitment. It is up to the board of the day (15 years from now) to enforce a review of this promise to

revert this property back to green space. Remind your children!

Ravine By-law: City Council has approved a by-law for the Hoggs Hollow area that is intended to protect the stability of the ravine sides and bottom by prohibiting the cutting of trees without City approval. This is a new measure which the Board and this committee welcomes and we will be working to ensure that it is understood and followed by residents and their landscape contractors.

45 York Mills Rd.: Thank you all for your attendance and support at the November 7, 2002 community meeting held at the Agricola church. Your collective voice and your concerns reinforced for us that the issues we have been struggling with were of Valley-wide concern. The Developer and the City heard your points and we will continue to promote them.

The following is an update on the status of the proposed development at 45 York Mills, and an outline of the YMVA's efforts to protect the interests of Valley residents.

1) Who Has Been Retained

The YMVA has retained the following professionals:

Jane Pepino of Aird Berlis. Jane's role is to act as legal counsel to advise the YMVA with respect to legal matters concerning the application by Urbancorp, the developer, and to represent us at hearings if necessary.

Mike Manett of Michael S. Manett Planning Services. Mike's role is to evaluate the developer's application from a planning perspective and act as the YMVA's point man in communicating with the City.

Angela S. Iannuzziello of Entra consultants. Entra are traffic consultants and Angela has been retained to do a traffic report on the impact of the increased traffic load of the proposed development on the

Valley. She will review the developer's traffic study, and make recommendations for mitigating the effect on Valley residents of the increased traffic.

Paul Nodwell of PD3 Planning and Design Solutions, an arborist and expert on landscaping, has been retained to review and advise on the developer's landscaping plans, and make recommendations on any conservation issues, in particular with regard to tree preservation.

2) Current Status of the Proposed Development

There haven't been any material changes to the plans presented by the developer at the community meeting on November 7, 2002 at the Agricola Finnish church. As you will recall, the proposed development is composed of approximately 80 condominium townhouses in five separate blocks. There will be 175 below grade parking spaces accessed from Campbell Crescent.

The developer has filed an application with the City to rezone the School Board property into an RD3 Official Plan designation so that it qualifies for a multiple family residential development. In addition, the developer is requesting variances to RD3 in order to achieve the greater density he seeks, which raises several concerns.

3) The Issues

Density. While it is understandable that the prime School Board property at 45 York Mills will inevitably be developed, the number of units currently proposed is well over what we consider appropriate for our neighbourhood.

Setbacks. The increased density being requested by the developer inevitably puts pressure on setbacks. In particular, the setbacks proposed for the southwest block of townhouses backing on to the backyards of Campbell residents are unacceptable.

From the perspective of Old Yonge residents, the Toronto and Region Conservation Authority recently said it will require a top-of-bank setback of 10 meters. This will better protect the properties of Old Yonge, but it has yet to be reflected in the developer's plans. We are also concerned that underground parking appears to get as close as 1 meter to Old Yonge property lines.

Traffic. The current plan calls for vehicles to enter and exit off Campbell Crescent. It seems unreasonable that a small residential street should be required to handle the additional traffic flow from a large condominium development. Current access is off York Mills, where it has worked effectively for many years, and this is where we want to keep it.

Streetscape. The plan for excessive density compromises the Campbell streetscape. The development as it stands will be too close to Campbell and will severely distract from the pleasing appearance and character of the street.

These are only a few of the issues being covered by our team of professionals. There are several other areas being investigated and challenged, from landscaping to tree preservation to garbage pickup, but they are too many to describe in this brief article.

As for the construction of the sales pavilion currently under way, the developer has the necessary approval. However we are challenging the use of signage, for which we do not believe a permit has yet been obtained.

4) Where we go from here

Our professionals continue to work with the developer and City officials to address the concerns of our community, and to review and evaluate new plans and reports tabled by the developer.

In the normal course of events the first major milestone in an applicant's request for rezoning is the release of a staff report by the City evaluating the application. Subsequently a meeting before Community Council takes place where the report is tabled, and the parties present their positions. Should disagreements remain; matters escalate to the Ontario Municipal Board (OMB).

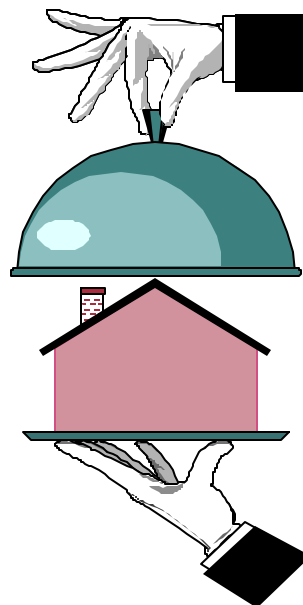
We recently learned that the next meeting before Council, planned for Feb. 20th, will not have any development applications on its agenda. This puts back the staff report and meeting before Council to probably April, which could delay the developer's application. It also appears that the developer still needs to provide further information to the City to complete his application.

However it should be noted that the developer has applied to the OMB and it is not necessary for the City staff report to be completed, or Community Council to hear the developer's application, in advance of the OMB hearing. No date has yet been set for the OMB hearing, or the pre-hearing that precedes it.

If you have any questions about the development at 45 York Mills, please contact a member of your Development Committee.

A list of members is provided below for your information. For specific information relating to Campbell Crescent or Old Yonge, you may also contact Wayne Long at 416-488-8474, (wlong@longarchitect.com) Or Rupert Bramall at 416-489-5383 (R.Bramall@rogers.com) respectively.

- Rupert Bramall
18 Old Yonge St., 489-5383
- Patrick Daly
17 Donwoods Dr., 483-6573
- Morag Fitzgerald
9 Campbell Cres., 485-3320
- George Fleming
84 Donwoods Dr., 484-4086
- John Gardner
91 Plymbridge Rd., 482-2361
- Gwen Mason
24 Doncliffe Dr., 484-6749
- David Payne
9 Donwoods Dr., 487-5891
- Bernard Rasch
11 York Valley Cr., 696-1969
- Pamela Spence
4 Donwoods Gr., 322-0037
- Allan Strathdee
3 Green Valley Rd., 544-0943
- Deborah Sutton
100 Donwoods Dr.,



The priorities for the Board this year are to enhance the amenities of the Valley and improve communications to you and from you.

The Board is determined to negotiate improvements and if necessary oppose the developer's plans concerning 45 York Mills. Pam Spence advises in more detail in her Development Committee report.

We anticipate that there will be considerable work done on beautification issues, including the landscaping associated with the Jolly Miller site, the Valley entrance at Mill and Donino and the park walkway to the subway.

On the communications side, we expect to be able to deliver the Newsletter and other important communication pieces to you efficiently and in a timely manner.

A subcommittee of the Board has been formed, specifically to deal with the Valley Directory. We want to get it to you, in an accurate form and as quickly as possible.

How can you help? When a Board member contacts you in the Spring, requesting that you rejoin YMVA, welcome him or her, sign up promptly and give us your up-to-date address particulars and, if you are comfortable receiving messages via electronic mail, provide him or her with your email address.

In closing, enjoy this "old fashioned" winter, including skating at Brookfield Park.

Before too long it will be Spring and time for Valley Clean Up Day.

Tim Bates
66 Donwoods Drive
Toronto, Ontario M4N 2G5
Tel: 416-487-8359
E-mail: tandjbates@rogers.com or
tbates@blgcanada.com

WELCOME COMMITTEE

A warm welcome is extended to all new neighbours through our street reps.
We will be having a party sometime before the summer for all the new families.
The welcoming party is a great place to meet others who are also new.
I would like to thank the following street representatives:

Brookfield Road - Christine Acconia
Campbell Crescent – Morag Fitzgerald
Doncliffe Drive – Paul Cotterill
Doncliffe Place - Paul Cotterill
Donino Avenue – Barb Wilkes
Donino Court - Barb Wilkes
Donwoods Drive - Trudy Young
Donwoods Grove - Brett La Gamba
Forest Glen Crescent – Paul Cotterill
Green Valley Road - Lauren Fisher
Hedgewood Road - Lynn Porter Zechner
Ivor Road - Andrea Knutson
Knightswood Road – Susanne Holland
May Tree Road – Penny O'Rourke
Old Yonge Street - Morag Fitzgerald
Plymbridge Crescent – Jill Haythornthwaite
Plymbridge Road – Jill Haythornthwaite
St. Margarets Drive - Suzanne Holland
York Valley Crescent - Penny O'Rourke
Winton Road - Brett La Gamba

Debbie Neil
7 St. Margarets Dr
416-488-7690

A HELPING HAND

If you wish to donate clothes, toys, videos, books, furniture or small appliances (such as TV's, microwaves, etc), the NAG has identified a network to help place these items in needy homes. For more information about how you can help, or to donate items, please call Susanne Holland at 416-485-2218.

The York Mills Valley Playground

The City has recently upgraded the York Mills Valley Playground to a CSA approved apparatus as part of a city-wide initiative to change over all exiting structures considered non-compliant to code.

The playground still remains in queue for an overall improvement (originally promised for 2000.) We feel this has become all the more necessary as the new playscape is designed solely for younger children. We believe a playground, which caters to a greater age range is needed to support our neighborhood.

If you have any ideas to share regarding the improvements please call Deirdre Cianciotta 416-544-1434 or Andrea Knutson 416-322-0945



Neighborhood Crime

There seems to be an increase in crime within the Hogg's Hollow Neighborhood. I'm sure we have all heard stories from other residents about the latest break-in or car theft. Perhaps it was even your next-door neighbor.

To help improve the awareness in our community please call **Penny O'Rourke** at **416-486-5060** or e-mail her at porourke21@rogers.com and tell her of any incidence even attempted ones. Also, please remember to report any attempts, or suspicious activity to the local Police Station. They will collect descriptions of suspects and be on the look-out.



Neighborhood Activities Group Winter & Spring 2003

About the NAG

Are you new to the neighborhood and wondering what the NAG is all about? The Neighborhood Activities Group (NAG) is a group of valley residents who volunteer their time and effort to organize various events year round for all residents, big and small. These events help to foster the strong sense of community experienced by us all.

The NAG is headed by two co-chairs who happen to be ourselves, Deirdre Ciancotta and Lisa Barney for the current year. The NAG works in tandem with the York Mills Valley Association (YMVA). Deirdre is also the current NAG-YMVA liaison, who has the responsibility of keeping the two groups informed and coordinated. The YMVA sets a nominal budget for each of the NAG events and we strive to operate within the prescribed budget. Helen Wong works as our treasurer, keeping the books for the year. Christine Rosenthal is currently ending her term as Newsletter Editor with Daphne Strathdee graciously volunteering to step into the job of putting together and publishing the YMVA newsletter that keeps you informed of the NAG events. The newsletter is published approximately three times a year and is delivered to your door.

Prior to each event, Carolyn Clark prepares two posters, which are displayed at the corner of Mill Street and

Old Yonge Street as well as at the Mill Stone Parkette.

The people that actually make all of this happen are our many event volunteers.

The NAG typically meets at 8:00 p.m. on a weekday evening approximately three times each year. Relaxing over a cup of coffee or tea or a glass of wine, we discuss and volunteer for events, review past events and suggest new events. Does all of this sound like a lot of fun? Well it is!!! Most of us find this to be a great forum for meeting our neighbors and getting involved. So, please join us along with your great ideas to make 2003 a fun year all around.

If you would like more information about the NAG, please do not hesitate to call either of us, Deirdre at (416) 544-1434 or Lisa at (416) 487-9888.



Neighborhood Activities **Winter & Spring 2003**

Skating Party

Thursday, February 6 from 5:00 – 7:00 p.m. at Brookfield Park

Calling all families. Come out for the Hogg's Hollow annual skating party at Brookfield Park. Enjoy free pizza, hot chocolate and the company of friends. If we do not have the rink in skating condition, we will move the party next to the tennis courts and we will have our first annual tobogganing party. Please watch the notice boards for details and don't forget to RSVP to Kelly Alkier at (416) 486-1200.



Spring Fling

Sunday, April 20th from 11:00 to 1:00 p.m. At the Park with the swings.

Its picnic time in the Valley. Come out and enjoy the sunshine and kids games in the park. Pack up an old blanket and some lunch and come join us for a great afternoon. Should the weather not cooperate, the picnic will be moved to a later date. We hope to see you there. Contact Laura Lamarche at (416) 322-8026 or Perry Lupyrypa at (416)480-1140.

Kids Soccer/T-Ball

Tuesday evenings from mid May to the end of June

7:00 – 8:00 p.m. at Brookfield Park

This year we thought we would have both Soccer and T-Ball in the park. Run by Paul Cira with the assistance of a few of our Dads, the kids (aged 9 or so and under) can come out and show off their skills to friends and neighbors. The wee little kids can just run around after a ball, tire themselves out and collapse at bedtime (one can only hope). We look forward to seeing you at the park.



Welcome Party

Wednesday, May 28 at 8:00 p.m.

**At the home of Jill Haythornthwaite
and Luigi Frigerio
56 Plymbridge Road**

New to the Valley? Have you moved in within the past 2 years? If so, let us know. We don't want to leave anyone out of the Valley Welcome Party. Meet new people, make new friends. Please come out and enjoy a glass of wine and nibble on something delicious to eat. It is a wonderful evening for all involved. Contact Michelle Mondville at (416) 322-0031 to RSVP.

NAG Volunteer Luncheon

**At the Mondville Mansion 86
Donwoods Drive
(Date to be announced)**

We will be closing off the season with our NAG Luncheon. It is open to all new, present and old NAG's. Enjoy food, wine and all around good cheer. Remember that it is potluck so phone Susanne Holland at (416) 485-2218 or Priti Kawale (416) 483-2957 to let us know what you would like to bring.

Snow Removal

Winter is indeed here. Just a reminder that snow ploughs push snow to the side of the road which accumulates at the end of our driveways or "windrow". A second snow plough comes by later to clear this windrow. If you still have to shovel the end of your driveway, or have a private service do it for you, PLEASE remember to pile the snow on your property. It is illegal to push it out onto the street and can cost you a hefty fine \$\$\$\$. It also makes it difficult for dog-

walkers, moms with kids and other people driving to get out of the Valley.



Crime Prevention Night **Finnish Agricola Church**

We will be having a community safety/police information evening at the Finnish Church. Please watch the notice boards for further information.

Thanks

Many thanks to all of our wonderful volunteers who help make the Valley such a great place live! We couldn't do it without you.

Deirdre Ciancotta and Lisa Barney
2003 N.A.G. Co-Chairs

JOBS! JOBS! JOBS! JOBS! JOBS! JOBS!

Baby-sitting, dog walking, snow shoveling, lawn mowing, etc.

Calling all teenagers! Do you want to earn extra money? Are you already doing odd jobs or baby-sitting and you need more clients? If so, then this is the form for you. We are updating the valley baby-sitting list and thought we should add other odd jobs to it. Fill out this form and drop it off to Jan Kosick at 27 Donwoods Drive or call her at (416) 481-9788. She will put together a secure phone list for people to phone when they are looking for some extra help. The lists will not be published and Jan will keep them private, giving out names to valley residents only.

Parents and Residents

Looking for teens to baby-sit, shovel snow, mow your lawn or walk the dog? Call Jan Kosick at (416) 481-9799. She has compiled a list of able-bodied teenagers who are looking for odd jobs.

Name: _____

Phone #: _____

Address: _____

Job(s) you are looking for: (i.e. Babysitting, weed pulling, etc.)
