



# YORK MILLS VALLEY ASSOCIATION

## 81<sup>st</sup> ANNUAL GENERAL MEETING

SATURDAY, DECEMBER 12<sup>th</sup>, 2020  
9:00 A.M. – 11:00A.M.

### Virtual Meeting

#### AGENDA

##### **Formal Business:**

- Minutes of the Annual General Meeting of December 7<sup>th</sup>, 2019
- Approval of Fiscal 2020 Financial Statements and Treasurer's Report
- Election of Directors and Officers
- Any Other Business

##### **Reports:**

- President's Report
- Storm Water Management & Road Reconstruction
- Development
- Environment and Beautification
- Community Safety
- Communication
- Membership
- YMVA Neighbourhood Activity Group

## **Minutes of the 2019 Annual General Meeting of Members of the YMVA**

Minutes of the 2019 Annual General Meeting of Members of the York Mills Valley Association held on December 7, 2019 at the Miller Tavern.

The meeting was called to order and commenced at 9:00am. Chris Hewat acted as Chair of the meeting, and announced that the formal business of the meeting would be dealt with first.

### **1. Minutes of the 2018 Annual Meeting**

Upon motion made and seconded, the minutes of the 2018 YMVA AGM were approved.

### **2. Election of Directors and Officers**

The list of nominees for election to the Board of Directors and as officers of the YMVA were read by Chris Hewat, and those nominees in attendance stood as their name was called. Upon motion duly made and seconded, the nominees for election to the Board of Directors and as officers of the YMVA were appointed by the Members.

### **3. Approval of Amendment and Restatement of By-Laws**

The proposed amendment and restatement of the By-laws of the YMVA were reviewed by Chris Hewat, with the most significant amendments summarized as follows:

- Section 2 – provides that the YMVA may, but is not required, to have a corporate seal, which is seldom (if ever) used.
- Section 3 – changes the number of Directors permitted from 12 to a number determined by the Board of Directors between 10 and 15, to provide flexibility.
- Section 3 – provides that if an election of Directors is not held at the proper time, the incumbent Directors shall continue in office until their successors are elected, to ensure continuity of the Board.
- Section 5 – provides that a quorum for a meeting of Directors shall be two-fifths rather than a majority of the Directors, to ensure the business of the Board can be conducted if a number of Directors are absent.
- Section 9 – provides that Directors and officers may be reimbursed for expenses properly incurred by them in attending meetings of or performing their duties to the extent approved by the Board, in line with past practice.
- Section 10 – provides that the officers of the YMVA are appointed by the Board of Directors, rather than the Members, to provide flexibility and align with typical corporate practice.
- Section 19 – provides that notice of any business to be conducted at a meeting of Members have been provided to the President and Secretary not less than 15 days prior to the meeting date.
- Section 19 – provides that notice of meetings of Members may be provided by e-mail, replacing “telegraph”.

- Section 20 – clarifies which officer is to serve as chair of any meeting of Members.
- Section 29 – provides that notices to Members or Directors may be provided by e-mail.
- Section 32 – adds a provision that, subject to discharge of their fiduciary duties, Directors and officers shall have limited liability for their acts or the acts of others, or losses of the YMVA.
- Section 33 – the indemnification provisions in favour of Directors and officers have been updated.
- Section 34 – adds a provision confirming that the YMVA may obtain directors and officers insurance, consistent with past practice.
- Generally – housekeeping and clarifying amendments, and amendments to use gender neutral language.

Following discussion, upon motion duly made and seconded, the proposed amendment and restatement of the By-laws was approved by the Members.

#### **4. YMVA Financial Statements**

Chris Hewat and Jonson Son indicated that the review of the 2019 financial statements had not yet been completed, and as a result, the financial statements were not available for members. Jonson reviewed the YMVA's financial results and financial condition as set forth in the Treasurer's Report to Members.

The formal business of the meeting was then concluded, and the reports of the Committee Chairs were then discussed.

#### **Reports from Committees**

##### **Community Safety** (Ann Bedard)

The meeting discussed safety and security of the community. Simon indicated that Lawrence Park has developed an online neighbourhood watch that the Board will look into. Concerns with police response time and private security company service were discussed. Installation of a high-resolution camera system was suggested.

The issue of empty houses in the Valley and safety and aesthetic concerns were discussed.

##### **Membership** (Leslie Gage)

Next year we will be advancing the timing of our membership renewal request to the Spring of 2020. That request will be for renewal to October 31, 2021. This will enable membership fees to be collected and recognized in our financial year, which ends October 31. If you wish to renew your membership for two years now on the website, that option is available. your two-year renewal will be valid until October 31, 2021. Anyone renewing for two years will receive automatic confirmation of their renewed membership next Spring.

We hope that everyone sees the value of supporting our community through the YMVA. Below is an update of what the YMVA has done for the Valley recently:

- Communicates with neighbours through Valley Newsletters, Blast emails and Poster Boards

- prepares and distributes the annual Valley Directory
- Organizes and reports on community safety matters, including through a Neighbourhood Watch program that provides timely email notifications regarding any local criminal activity to group members.
- Reviews local development requests, and opposes any that would have a significant negative impact on the neighbourhood before the Committee of Adjustments and the Toronto Local Appeal Body (TLAB)
- Liaises with the City to: monitor and pursue any concerns regarding the Stormwater and Flood Management and Road Improvements Project; bring to the attention of the City's Parks Department any maintenance concerns; and escalate any development or other concerns we have to our Councillor's office.
- Organizes Environment Clean-Up day, and beautification projects such as the shelter built at the Millstone Parkette.
- Subsidizes activities organized by the Neighbourhood Activities Group, such as The Valley Fair and the Spring and Fall Socials.

**Roads Construction & Bridge Repair and Rehabilitation** (Louise Sugar)

To date six phases of storm sewer installation and road reconstruction have been completed in Hogg's Hollow. The following areas will be covered in Phase Seven

Brookfield Rd - From Donino Avenue to Plymbridge Crescent

Donino Avenue North - From Brookfield Rd to Don River Bridge

Old Yonge Street - From Mill St to Campbell Crescent

The construction of the Hogg's Hollow Phase 7 can only take place after the Plymbridge Rd Bridge and the Mill St Bridge reconstruction projects have been completed, for reasons of access (both accesses to the east section of Hogg's Hollow, Brookfield and Plymbridge Roads cannot be closed at the same time). This construction phase is tentatively scheduled for 2022.

An update on the status of the Hogg's Hollow Phase 6 was provided.

**Development** (Chris Hewat for Diana Salerno)

The Board has determined to maintain its longstanding policy of not providing funding for TLAB appeals involving residential developments given the significant expense of counsel and experts; the extent of time required to be committed to participate in and manage counsel; and the number of appeals each year. The Board has determined to continue its practice of providing letters of opposition in respect of any proposed development concluded by the Development Committee to be precedent setting, egregious and/or considered to change the fabric of the neighbourhood. Members of the Development Committee or the Board may appear in hearings to the extent available.

**Neighbourhood Activity Group** (Annie Katsiris)

Fall Social: Fran and Ed Clark opened their house to a hugely successful Fall social, with a record sign up of 89 residents. Many thanks to the Clarks for this sensational evening!

September 18th NAG meeting: 9 in attendance. We encourage everyone to attend meetings and to assist in our great community events.

December 5th Cookie Exchange: Gina Shah has offered to open up her home to host this annual neighbourhood tradition. Thank you to Gina and her family!

December 18th Carolling: Brett La Gamba has booked the Salvation Army Band for this event. Start time 6:30pm. Santa to be confirmed.

January Potluck Lunch: Deborah McCutcheon has kindly offered to open her house for this annual event

OTHER NAG EVENTS: Soup Swap organized by Perry Lupyrypa, Spring Social will be a themed wine tasting event with help from Joel Rosenthal, Valley Fair will be held in the spring and is looking for volunteers, fall social could consist of an outdoor pumpkin roll. Dinner Club, managed by Brian Trudel, is a huge success with over 30 couples signed up.

**Communication** (Annie Katsiris)

The Fall/Winter newsletter was delivered in September, and regular e-blast communications are ongoing.

Questions from YMVA members in attendance were discussed. Following this discussion, the meeting was adjourned at 11:35 am.

# PROPOSED OFFICERS AND DIRECTORS FOR YEAR ENDING OCTOBER 31, 2021

## YORK MILLS VALLEY ASSOCIATION

### Officers/Directors

President	- Chris Hewat
Vice-President	- Louise Sugar
Secretary	- Jennifer Young
Treasurer	- Jonson Sun
Past President*	- Simon Levy

### Other Directors

Christine Acconcia	- Environment and Beautification
Ann Bedard	- Community Safety
Nick Dhillon	
Annie Katsiris	- Communications, Neighbourhood Activity Group Chair
Dan Mida	- Member, Development Committee
Diana Salerno	- Chair, Development Committee

\* denotes unelected position

Brief biographical notes on the Members proposed for election are set out below:

**Chris Hewat** – Chris has been a member of the YMVA Board for 10 years. Chris is a corporate lawyer, focusing on mergers and acquisitions, financing and corporate governance. He and his family have lived in the Valley since 2001.

**Louise Sugar** – Louise has been a member of the YMVA Board since the beginning of the storm water installation and roads reconstruction project in Hogg's Hollow. Louise has acted as liaison between residents and the City. Louise and her family have lived in Hogg's Hollow for 16 years.

**Jennifer Young** – Jennifer has served on the YMVA Board since 2013, and she and her family have lived in the Valley for 10 years. She currently spends her time managing her family's busy schedule and working in volunteer roles for her children's schools, cross country ski team and swim team. Previously, Jennifer taught secondary school mathematics and worked as a chemical engineer.

**Jonson Sun** – Jonson is the President of a merchant bank with a focus on M&A and advisory services, as part of a group of financial services companies that he co-founded in 2012. Jonson previously served as CEO of a merchant bank that he co-founded. Jonson and his wife have lived in the Valley since 2017, and Jonson joined the YMVA Board in 2018.

**Simon Levy** – Simon is the immediate Past President of the Board of Directors of the YMVA, having served in that role for 6 years. He and his family have lived in the Valley for over 20 years.

**Christine Acconcia** – At the age of 1, Christine moved into the Valley, briefly left and returned with her family in 1997. Since then she has been a YMVA Board member in roles which include Secretary 1997, co-Chair of the Valley Fair in 2003 and 2004, President 2010 to 2012, a member of the Development Committee since 2010 and Director of Environment and Beautification for over 10 years.

**Ann Bedard** – Ann and her family have lived in the Valley since 2002. She has been retired from her career as an occupational therapist. Post-retirement, Ann has enjoyed volunteer work and the opportunity to take advantage of the many wonderful activities in the Valley. Ann joined the YMVA Board in 2018.

**Nick Dhillon** – Nick grew up in Hoggs Hollow, where his parents moved 54 years ago, and are still here. Nick has spent most of his career in the heavy engineering construction business, and is currently an executive in a mining equipment company. Nick has been on the Board for the past 4 years.

**Annie Katsiris** – Annie's family has lived on Plymbridge for almost 24 years. She has actively volunteered for Neighbourhood Activity Group since she and her daughters took over the home 11 years ago, and has been Chair of the Neighbourhood Activity Group for the past 6 years.

**Dan Mida** – Dan is recently retired from his 34 year career as an investment banker based in Toronto. He and his family have lived in the Valley since 1993. Dan is a member of the YMVA's Development Committee.

**Diana Salerno** – Diana and her husband have lived in the Valley since 2010. She is currently a registered Architect and Realtor and operates a full-service professional architectural practice in Toronto. Diana has been a member of the YMVA Development Committee since 2014 and joined the YMVA Board as Chair of the Development Committee in 2015.

**PRESIDENT'S REPORT**  
**Chris Hewat**

2020 will undoubtedly not be recalled by any of us as the time of our lives, but I hope that you and your family have enjoyed good health, or if not, recovered and are feeling more like your old selves. In addition to your health, I also hope that you have had other positive experiences or opportunities that might not have occurred outside a pandemic, such as spending more time with family members, spending more time outdoors, getting through some books or other things that may have been set aside, or succeeding in sharing your screen on a Zoom call.

The YMVA's activities have certainly been constrained by the pandemic. As noted in the Committee Chair reports below, this was the first year since 1976 in which the Valley Fair has not been held. While we all look forward to a return to getting together in person, the YMVA has been active on a number of fronts, described in the Committee Chair reports.

The one matter of focus for the YMVA this year that I would like to highlight is our participation in opposition to the proposed development by the Gupta Group at 4050 Yonge Street. As you are aware, the proposed development consists of a 21-storey hotel and 35-storey condo, and requires an amendment to the zoning by-law that limits development to a 7-storey structure. The YMVA has taken the lead in coordinating the four neighbouring residents associations, engaging a law firm with experience in opposing excessive development, and engaging with Councillor Colle (in whose Ward the site is located) and Councillor Robinson, who fully supports our opposition. Public consultation on the proposed development is expected by way of a virtual meeting early in the new year, and we will provide as much notice as we can to enable residents of the Valley and adjacent neighbourhoods to attend and express their views. As part of our opposition, we will be organizing a letter-writing campaign to the Councillors in which we will seek to demonstrate the extent and depth of our opposition – we understand that this approach, particularly with individual (as opposed to form) letters, can be one of the most effective ways of galvanizing Councillor support. We will discuss the proposed development and the approach to be taken by the YMVA at the AGM.

We look forward to seeing you at this year's virtual AGM, and in any case, wish you all the best for the holidays and the new year.

Chris Hewat  
On behalf of the YMVA Board



# **STORMWATER MANAGEMENT & ROAD RECONSTRUCTION REPORT**

**Louise Sugar**

## **Road Construction:**

The Hogg's Hollow area was originally developed in the 1950's and early 1960's with the road and drainage system being in poor condition with limited improvements being made over the last 50 years.

The City of Toronto completed an Environmental Assessment in 2005 to determine the extent and causes of flooding within the Hogg's Hollow area, and to define a program consisting of stormwater management, drainage and road improvement works to alleviate the flooding. After Public Consultation with residents, the proposed solution of the study, recommended the construction of a new Storm Sewer and a new road of 7.2m width with a rolled curb.

The Hogg's Hollow improvement project has been divided into 7 phases. Phases 1 to 6 were completed from 2010 to 2019 and Phase 7 will be completed in the spring of 2022. Approximately 40,000 m<sup>2</sup> roads and 5,300 m of storm sewers have been reconstructed with an investment of \$25 million dollars during phases 1 to 6

The construction of the Hogg's Hollow Phase 7 will take place after the Plymbridge Rd Bridge and the Mill St Bridge have been completed, because both accesses to the East section of Hogg's Hollow, Brookfield and Plymbridge Rd, cannot be closed at the same time. The construction of Phase 7 is tentatively scheduled for 2022, and will include Brookfield Rd from Donino Ave to Plymbridge Cres; Donino Ave from Brookfield Rd to Don River Bridge; and Old Yonge St from Mill St to Campbell Cres.

Traffic calming measures will be included in the design of the Phase 7 Roads. The YMVA Board and City engineering team has requested that initial road design plans be presented to residents at the early phases of design, in the spring of 2021.

## **Bridge Rehabilitation:**

Total rehabilitation has been required for the three bridges in Hogg's Hollow: the Donino Avenue bridge, Plymbridge Road bridge and the Mill Street Bridge. The new bridges are being built to the current safety code for bridge rehabilitation and include new bridge decks and high, concrete parapet walls as used in the Donino Avenue bridge.

The new parapet walls are built to the highest standard for crash tests and pedestrian safety. The YMVA Board has requested a modification to this design in the case of the Plymbridge Road bridge, to allow for more accessible viewing of the river from the bridges...a feature which has been enjoyed by residents for decades. Councillor Jaye Robinson, Fran Clark, Karen Trimmer, Chris Hewat and myself have worked on an appeal, requesting design modifications from Transportation Services, City of Toronto. To date, Transportation Services has indicated that there are no options to modify the current design:

"The rehabilitation and replacement of City bridges are designed to standards for the safety of all road users. These design standards are used for the rehabilitation of similar bridges crossing streams, creeks and rivers across the City" (Frank Clarizio, P.Eng. Engineering and Construction Services. City of Toronto. [Frank.clarizio@toronto.ca](mailto:Frank.clarizio@toronto.ca))

**Plymbridge Road Bridge:** This bridge is under construction. Construction to halt for the winter season, at the end of December 2020 and will re-commence in the spring of 2021.

**Mill Street Bridge:** This bridge is in the design phase. The bridge will be rehabilitated starting in May 2021. A traffic management plan is also under review.

## **DEVELOPMENT REPORT**

**Diana Salerno**

Our volunteer Development Committee's primary objective is to help preserve the unique, natural character of our neighbourhood and support the neighbourhood in three important ways:

1. Evaluating and commenting on new construction proposals submitted to the Committee of Adjustment and other related planning progressions;
2. Acting as a resource to assist neighbours in navigating through development-related issues; and
3. Providing a forum to organize efforts around broader neighbourhood development issues throughout the City.

The Development Committee is currently composed of **six (6)** volunteer residents with a diversity of background experience within the building and real estate professions, as well as non-industry members. By taking a balanced approach in evaluating individual proposals, the Development Committee supports reasonable evolution in building standards and tastes, while raising concerns about individual projects that may have a significant negative impact on the neighbourhood. We also aim to facilitate broader neighbourhood involvement with development-related issues.

### **What the Development Committee does throughout the Year**

1. We provide a strong voice on behalf of our residents to municipal and provincial authorities in matters relating to new developments, such as Committee of Adjustment, the Toronto Official Plan amendments, and Ravine Guidelines.
2. Through our membership with FoNTRA and in collaboration with CORRA, we join other local Neighbourhood Associations to protect the integrity of North York neighbourhoods against harmful legislation changes.
3. We review each Committee of Adjustment application circulated within the YMVA boundaries to ensure it corresponds to our neighbourhood development guidelines and maintains the integral character of our neighbourhood.
4. Provide our residents with support and direction on how to engage with their neighbours and navigate individual applications to Committee of Adjustment or appeals to Toronto Local Appeal Body (TLAB).
5. In some instances, individual members of our Committee or the Board will volunteer their time to attend individual hearings to provide support on neighbourhood-related matters.

### **Proposed Developments in 2020**

This year, despite temporary cessation of the Minor Variances process early in the year and the move toward the virtual hearing format, the Development Committee reviewed **12** applications to the

Committee of Adjustment. The irregularity of lots in the Valley seem to trigger several Committee of Adjustment applications every year, and the Development Committee's primary focus continues to be on overbuilding and the erosion of green space. Over the last year, the Development Committee identified concerns with individual Minor Variances proposed in several applications, and over the course of the year, individual members of our Committee conversed with the Home Owners, Designers/Agents, and local Neighbours to assist in facilitating open communication between residents regarding new developments.

If you receive a notice from the Committee of Adjustment and have questions about a new build project near you, we encourage you to contact one of the members of the Development Committee to review the application and highlight the areas of greatest concern. Residents are also encouraged to speak with the Applicant (or their Agent) directly to review the application in advance of the hearing date. One of the members of the Development Committee may also be available to participate in the discussion if a meeting is arranged with advanced notice. An individual meeting with the owner of a development can assist in clarifying any ambiguity surrounding an application, and in some instances, the owners may offer to make modifications to address individual concerns in advance of the hearing.

### **Development News**

**4050 Yonge Street and 4155 Yonge Street** – In addition to the Committee of Adjustment hearings described below, the YMVA President, Chair of the Development Committee and individual community members have been engaging in various Community discussions with various local Residents Associations, City Councilors, and City Staff to monitor the status of the proposed developments at 4050 and 4155 Yonge Street. The YMVA are engaging with both City Staff and necessary Consultants as well as leaders of the local residents associations to ensure the YMVA's position is aligned with an overarching goal of maintaining appropriately scaled development within our area and avoid detrimental impact to the natural heritage of our neighborhoods. The YMVA will continue to provide periodic updates to the community. Community support will be critical during the Public Consultations process in order to ensure our voices are heard.

## **ENVIRONMENT AND BEAUTIFICATION REPORT** **Christine Acconcia**

We don't have much of an update for this very "unique" year. We are still waiting for the TRCA to finish their work at the end of Knightswood Road before I add to their plantings and have a few other ideas on hold. We hope that we can have a mid to late April Spring Clean Up in 2021.

Thank you to those who have added a donation to the Beautification Fund when renewing their YMVA Membership this year. It's much appreciated and will be put to good strategic use.

I have noticed a lot more people enjoying our neighbourhood's green space and we are very lucky to have the space to move in safely. If you have any suggestions to add to our Country in the City, please email me at: [yogawithchris@rogers.com](mailto:yogawithchris@rogers.com).

## **COMMUNITY SAFETY REPORT**

**Ann Bedard**

Over the past year, our YMVA Neighbourhood Watch group has grown to 142 members. A total of 15 group emails have been sent with regard to safety concerns in our community. These have included reports of trespassers/intruders onto properties, thefts from front porches and car-related thefts and break-ins. No break-ins of homes have been reported this year.

Ongoing vigilance and communication appear to be effective safeguards in reducing crime in the Valley. Thank you to all who have notified me of concerns, so that I can share this information with the community as a whole.

We still have Neighbourhood Watch signs available, at no charge for members of the YMVA. Please contact me if you would like one at [annfbedard@gmail.com](mailto:annfbedard@gmail.com).

## **COMMUNICATION REPORT**

**Annie Katsiris**

Communication for the Hogg's Hollow community is facilitated several ways:

*Website (www.hoggshollow.net)*

We are working with our website manager to help us upload announcements, e-blasts, Newsletters and other communications to provide quick reference to relevant information and enable users to learn more about the Valley.

*E-blasts*

Monthly blast emails (including special announcements and reminders) contain information of neighbourhood events, road work, safety concerns, and (when permitted) social and other events.

*Newsletters*

Two issues (Fall/Winter and Spring/Summer) are typically prepared.

*Posters*

Information is posted at 3 sites. The north west corner of Mill Street/Old Yonge, the Millstone Parkette and Doncliffe.

If you have any questions about the Valley Communications and/or you would like to confirm your email address to receive the monthly e-blasts, please contact Annie at [anniekatsiris@hotmail.com](mailto:anniekatsiris@hotmail.com).

## **MEMBERSHIP REPORT**

**Leslie Gage**

This year we began our Membership Drive earlier to encourage membership renewals and new Members prior to our October 31 Fiscal Year End. In the past the Membership Drive would be held in the Fall, this year it was started in July. While we had planned to start in the Spring, we were delayed until July due to Covid-19. The pandemic also limited our membership campaign, which relied more on online communications than in past years. A number of Members renewed their memberships this year through the YMVA's website, which we have recently modified to streamline the renewal and payment process. We will be encouraging Members to use the website to facilitate membership renewal in 2021, starting in the Spring.

## **NEIGHBOURHOOD ACTIVITY GROUP (NAG) REPORT**

**Annie Katsiris**

The YMVA NAG committee members very happily volunteer their time and energy to organize and facilitate the many social events and clubs that help engage our neighbours and promote the unique sense of community in Hogg's Hollow.

The following lists just a portion of these special events:

June Valley Fair	Cookie Exchange	Potluck Luncheons
Dinner Club	Soup Swap	Holiday Caroling
Book Club	Wine Tasting	Fall/Spring Socials
Walking Group	Mom's Group	Park Play Days

*Unfortunately, due to the COVID pandemic, our social activities have been put on hold indefinitely in order to strictly adhere to the guidelines from our health officials.*

The most challenging loss to the social calendar was our beloved June Valley Fair that was cancelled for the first time in almost 45 years.

It is also especially difficult welcoming new families to the neighbourhood as we would in the past. Normally our Street representatives would reach out and invite new neighbours to attend any number of events and activities like those listed above. Helping build relationships to enhance our sense of community is our mandate. We truly hope that we can safely enjoy that aspect of the Valley again soon.

Please contact Annie Katsiris at [anniekatsiris@hotmail.com](mailto:anniekatsiris@hotmail.com) if you would like to learn more about NAG and how to get involved or come to a meeting, again, once we can safely hold one. Notice will be given via email blasts, website updates and posters.