



YORK MILLS VALLEY ASSOCIATION

82nd ANNUAL GENERAL MEETING

SATURDAY, DECEMBER 4th, 2021

9:00 A.M. – 11:00A.M.

Virtual Meeting

Here is the information to join the Meeting:

**You may join by computer or
mobile app
or
Dial-in by phone
(audio only)**

Microsoft Teams meeting

Install Microsoft Teams app, and join on your
computer (hold "Control" key while clicking on link)
or mobile app:

[Click here to join the meeting](#)

Or call in (audio only):

[+1 647-497-6043,,164413490#](#) Canada, Toronto

Phone Conference ID: 164 413 490#

YORK MILLS VALLEY ASSOCIATION

82nd ANNUAL GENERAL MEETING

AGENDA

Formal Business:

- Minutes of the Annual General Meeting of December 12th, 2020
- Election of Directors and Officers
- Treasurer's Report - Fiscal 2021
- Any Other Business

Reports:

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

PROPOSED OFFICERS AND DIRECTORS FOR YEAR ENDING OCTOBER 31, 2021

YORK MILLS VALLEY ASSOCIATION

Officers/Directors

| | |
|-----------------|------------------|
| President | - Nick Dhillon |
| Vice-President | - Louise Sugar |
| Secretary | - Jennifer Young |
| Treasurer | - Jonson Sun |
| Past President* | - Chris Hewat |

Other Directors

| | |
|--------------------|--|
| Christine Acconcia | - Environment and Beautification |
| Ann Bedard | - Community Safety |
| Annie Katsiris | - Communications, Neighbourhood Activity Group Chair |
| Laura Lamarche | - Proposed Member, Development Committee |
| Simon Levy | |
| Dan Mida | - Member, Development Committee |
| David Rudolf | |
| Diana Salerno | - Chair, Development Committee |

* denotes unelected position

We are pleased to include in this year's nominations two new nominees: Laura Lamarche and David Rudolf. Brief biographical notes on the Members proposed for election are set out below:

Nick Dhillon – Nick grew up in Hogs Hollow, where his parents moved 55 years ago, and are still here. He and his family now live on the "other side of the river". 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 5 years.

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 17 years.

Jennifer Young – Jennifer has served on the YMVA Board since 2013, and she and her family have lived in the Valley for 11 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.

Chris Hewat – Chris is the immediate Past President of the YMVA Board, having served in that role for 3 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.

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 11 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.

Annie Katsiris – Annie's family has lived on Plymbridge for almost 25 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 7 years.

Laura Lamarche – Laura has lived in Hoggs Hollow for 28 years. She has served on the YMVA Board in the past and has been involved in many of the neighbourhood's activities. She initially worked at IBM and Microsoft, and left her career to raise her family. For the past 10 years, she has been involved in a number of volunteer positions. In addition, Laura's new focus is the Hogg's Hollow Tree Watch initiative.

Simon Levy – Simon is a Past President of the YMVA Board, having served in that role from 2013 to 2018. He and his family have lived in the Valley for over 20 years.

Dan Mida – Dan has retired from his 34 year career as an investment banker based in Toronto. He and his family have lived in the Valley since 1993, and he joined the Board in 2018. Dan is a member of the YMVA's Development Committee.

David Rudolf – David, his wife Sonya, their daughter Zayne, and their mini Bernedoodle Bambino, only recently moved to Hoggs Hollow, but immediately fell in love with the neighborhood. David and Sonya are both criminal defense and human rights lawyers, Zayne attends The York School, and Bambino has been busy deciding which dogs to play with. We all look forward to settling in here.

Diana Salerno – Diana and her husband have lived in the Valley since 2010. She is 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

The YMVA's activities have continued to be constrained by the pandemic, but there has been activity and resumption of a number of events held in the past, which we hope will include Valley Fair, which we plan to hold again on June 4, 2022. Please refer to the Reports below for details on the YMVA's activities in 2021.

The one matter of focus for the YMVA this year that I would like to highlight is our ongoing 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 with six neighbouring residents associations to oppose this development. With one of these associations, we have registered as a Party to oppose the development, which is also opposed by the City, and attended preliminary hearings at the Ontario Land Tribunal (OLT). In order for that opposition to be credible, we have engaged a law firm and a planning consultant. Though the period of our opposition, we have engaged with Councillor Colle (in whose Ward the site is located) and Councillor Robinson, who support our opposition. A hearing on the merits of the proposed development has been scheduled by the OLT for May 2022. We will update you as we have more news on this.

With a significant drop in both Membership revenue as a result of an inability to undertake a door-to-door campaign (discussed below in the Membership Report), as well as limited revenue from our investments, and in the face of increased operating expenses as well as the expenses of opposing the 4050 Yonge development, the YMVA Board has determined it prudent to approve an increase in the annual Membership fees from \$50 to \$75. This fee increase will apply to the membership drive that we intend to start in the Spring of 2022 to fund the operating year from November 1, 2022 to October 2023. This increase has been approved to assist us in keeping our operating revenues more closely in line with our operating expenses, and help the YMVA to maintain a strong financial position over the long-term. This is important to provide us with the means to pursue projects as they arise, and special events such as the Valley Fair. In particular, a strong financial position will continue to be required to effectively fund opposition to proposed commercial developments that are expected to follow the approach taken by the developer of 4050 Yonge, both north and south of York Mills Road. In approving an increase in Membership fees, the Board has also taken into account the fact that there has not been a Membership fee increase for many years, and that in 2015, while an increase to \$75 was approved, it was not implemented. We plan to discuss any questions and comments that Members may have on this topic at the AGM.

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

Chris Hewat
On behalf of the YMVA Board

TREASURER'S REPORT
Jonson Sun

In the YMVA's financial year ended October 31, 2021, the YMVA had total revenue of \$7,841.43, of which \$2,005.82 was from Membership and Beautification and \$4,335.61 was from Investment Interest. The operating expense for the fiscal year was \$17,155.36, which resulted in an operating loss of \$9,313.93.

Total Assets as at October 31, 2021 were \$358,575.19, consisting of \$347,176.64 in short term investments and \$11,398.55 in cash.

Three reasons attributed to the loss of the year:

- 1) Decrease of membership revenue because of a decline in member engagement/canvassing and delay in pursuit of online renewals
 - a) Membership and Beautification revenue was down from \$15,981.25 in fiscal 2020 to \$2,005.82 in fiscal 2021.

- 2) Lower interest rate environment resulted in lower investment returns
 - a) Investment interest income dropped from \$7,681.44 in fiscal 2020 to \$4,335.61 in fiscal 2021.

- 3) Increase in legal expenses incurred in fiscal 2021 to oppose the proposed development proposal for 4050 Yonge Street
 - a) 5 resident associations have provided funding, with the YMVA's contribution in 2021 being \$4,250. Accrued and expected fees for 2022 will be significant.

STORMWATER MANAGEMENT & ROAD RECONSTRUCTION REPORT
Louise Sugar

The City will enter the final phase of Storm Sewer construction and Road reconstruction. This phase includes the below noted streets and scopes of work is in the City's program for a 2022 delivery. Storm Sewer construction and Road reconstruction.

As the project currently stands, the estimated timelines are to have the contract awarded in the spring of 2022 which would allow for construction to commence in the summer of 2022.

Brookfield Road – Donino Avenue to Plymbridge Crescent - Watermain Replacement, Storm Sewer Construction & Road Reconstruction

Donino Avenue - Brookfield Rd to Don River Outlet - Storm Sewer Construction & Road Reconstruction

Old Yonge Street – Mill Street to Campbell Cres - Storm Sewer Construction & Road Reconstruction

Brookfield Parkette - Plymbridge Crescent to Brookfield Road - Storm Sewer Construction.

Background on the project is set out below, for your reference.

The Hogg's Hollow area was originally developed in the 1950's and early 1960's, with the roads and drainage system being in poor condition as a result of limited improvements having been 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 new storm sewers and new roads 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 m² of roads and 5,300 m of storm sewers have been reconstructed with an investment of \$25 million dollars during phases 1 to 6.

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 (CoA), 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 CoA application circulated within the YMVA boundaries to ensure it corresponds to our neighbourhood development guidelines and maintains the integral character of our neighbourhood, and in particular, assessing if it would set a negative precedent for future development in the Valley, or otherwise negatively affect Valley residents.
4. We provide our residents with direction as to how to engage with their neighbours and navigate individual applications to the CoA or appeals to the Toronto Local Appeal Body (TLAB).

While the YMVA may make submissions and, if available, a member of the YMVA may attend CoA or TLAB hearings, including as a Participant, in order to express the views of the YMVA in respect of a development proposal, the YMVA does not seek status as a Party at these hearings. This reflects the reality that we do not have both the personal and financial resources to commit to all developments even if the Development Committee may conclude that opposition is appropriate. As has been the case in the past, Neighbours that are directly impacted by a proposed development must continue to oppose it on their own (or with other neighbours).

Developments in 2021

In 2021, the Development Committee reviewed a number of 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.

In addition to opposition in the past year to certain proposed residential developments and to the 4050 Yonge development referred to above, the Development Committee and YMVA have pursued the following matters in particular:

- **19 Plymbridge Dr.** – The YMVA pursued sanctions for the illegal demolition of 19 Plymbridge Cr., a listed historical property.
- **7 Knightwood Rd.** – The YMVA opposed variances at this property that (because of a very long underground basement) resulted in the removal of a number of trees, including one of the oldest maple trees in the City.
- **4155 Yonge Street** – The YMVA has opposed the development of a 12-storey condominium project proposed for 4155 Yonge Street, on the basis that concerns as to adequate safeguards for the ravine and environment, as well as excessive density, have not been addressed.

ENVIRONMENT AND BEAUTIFICATION REPORT

Christine Acconcia

TRCA has planted quite a few bushes down at the end of Knightswood Road. After speaking to the Parks folks, instead of a bench, they have opted for 2 large rectangular stones for us to sit on. If you are down there for a visit, feel free to pull up some weeds in between these bushes.

Thank you to all the volunteers who helped plant over 250 bulbs in 5 areas this year: Up behind the Loblaws wall by the Doncliffe bulletin board, the Mill St. bulletin board, Brookfield Park and at the end of Knightswood Road. It should make for a beautiful show next Spring. We also hope that we can have a mid to late April Spring Clean Up in 2022 again.

Thank you as well, 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 such a green space to move around in safely. If you have any suggestions to add to our Country in the City, please email me at yogawithchris@rogers.com.

COMMUNICATION REPORT

Annie Katsiris

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

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.

Posters

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

Website (www.hogghollow.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.

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.

COMMUNITY SAFETY REPORT

Ann Bedard

Happily, it has been a quiet year for the safety committee. Throughout the year, neighbours have done an excellent job of communicating safety issues and concerns to me, which are shared with our community through the YMVA Neighbourhood Watch Group. We now have 147 members, and the input and involvement of these neighbours has been helpful in keeping the community informed and hopefully, as safe as possible.

Since January, there have been no reported break ins of homes, and no instances of packages stolen from porches. However, as the holidays approach, please be cautious and make every effort to have all packages delivered to your home picked up in a timely fashion.

There have been three reported incidents involving individuals from outside our neighbourhood coming into the Valley and acting in unsettling ways, sometimes with verbally aggressive behaviour. In all cases, it appeared that the person was struggling with mental health issues. The police were called in all instances, and none resulted in any further repercussions. None of these individuals returned to the Valley as far as we are aware.

There have been some reports of stolen vehicles. The top vehicles which have been targeted by car thieves in the past year have been luxury SUVs, according to the Insurance Bureau of Canada. The vehicles reported stolen in the Valley have been consistent with this trend. The Insurance Bureau has several tips for preventing vehicle theft, including parking in a garage whenever possible, always locking the car, removing all valuables from the car, or ensuring they are kept in the locked trunk, and keeping car keys in a metal box that prevents a scanning device from penetrating.

The most consistent and pressing safety issue in Hoggs Hollow over the past year has been with regards to road safety. Instances of speeding vehicles, including racing bicycles, have been cited numerous times. It is hoped that as the road work that has been ongoing is concluded, the city will follow through on implementing a number of recommendations around traffic calming and road safety measures. In the meantime, please obey speed limits and be watchful of pedestrians, children playing and pets, and of course, encourage all visitors to the Valley, including lawn care services, contractors, and friends to do the same.

As always, if there are any instances of theft or safety concerns, please do not hesitate to contact me.

Ann Fitzhenry Bedard
Safety Committee Chair
annfbedard@gmail.com

MEMBERSHIP REPORT

This year our Membership campaign was delayed due to the pandemic, and the challenge of undertaking a door-to-door campaign. With the Membership campaign limited to online renewals through the YMVA's website, our number of renewals has been reduced. We hope to resume our usual schedule of starting the Membership campaign in Spring 2022, and complete this well in advance of our October 31 Fiscal Year End. As part of this, we hope to identify individuals prepared to canvass their neighbours over the course of the campaign. We also plan to improve our online membership process, to simplify it and enable Members to check the status of their Membership fees and payments.

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 were put on hold in order to strictly adhere to the guidelines from our health officials. However, we have enjoyed a return to some social events, such as the Hallowe'en Pumpkin Roll on October 31, 2021 at the York Mills Valley Park tobogganing hill organized by Leslie Gage, and the Fall Social held at the Uptown Pub on November 19, 2021. Both events were very much enjoyed by those that participated, and we look forward to further events in 2022. This will include resuming the annual Valley Fair, which we plan to hold on June 4, 2022 – stay tuned for further information and opportunities to help make the return of this event a great success!

As part of this, we look forward to welcoming new families to the neighbourhood as we have in the past, and coordinating with our Street representatives to reach out and invite new neighbours to attend events and activities like those listed above. Helping build relationships to enhance our sense of community is our mandate.

Please contact Annie Katsiris at anniekatsiris@hotmail.com if you would like to learn more about NAG and how to get involved or come to a meeting. Notice will be given via email blasts, website updates and posters.

Minutes of the 2020 Annual General Meeting of Members of the YMVA
81st Annual General Meeting
Saturday December 12th, 2020
9:00 A.M. – 11:00A.M.
Virtual Meeting

Minutes of the 2020 Annual General Meeting of Members of the York Mills Valley Association held virtually on December 12, 2020.

Attendance:

Members including Directors: Christine Acconcia, Ann Bedard, Nick Dhillon, Leslie Gage, Chris Hewat, Annie Katsiris Simon Levy, Dan Mida, Louise Sugar, Jennifer Young

Guests: Jaye Robinson, Rachael Hillier (Jaye Robinson's colleague), Rob Oliphant, Chris Wallace (Rob Oliphant's colleague)

The meeting was called to order and commenced at 9:05 am. 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 2019 Annual Meeting

Upon motion made and seconded, the minutes of the 2019 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. 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. YMVA Fiscal 2020 Financial Statements and Treasurer's Report

Chris Hewat reviewed the 2020 Financial Statements and Treasurer's Report noting revenue changes due to shift in membership dues collection period. No motion was made to approve the statements at this time because they are not yet final.

4. Proposed 4050 Yonge Development – Chris Hewat

The YMVA is opposed to the proposed development by the Gupta Group at 4050 Yonge Street. 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. TRCA has raised many concerns with the development and environmental impact will be a main component of our opposition.

Public consultation by way of a virtual meeting is scheduled for January 12, 2021, (the date is contingent on new plans being submitted). We will provide as much notice as we can to enable residents of the Valley and adjacent neighbourhoods to attend and express their views. We have asked for a meeting on January 4, 2021, ahead of this public consultation, with City Planner Catherine Ferguson and Councillors Colle and Robinson.

5. Report from Jaye Robinson, City Councillor Ward 15

Jaye thanked the entire Hoggs Hollow community for their many messages, kind words of support and lovely flower bouquet during her cancer treatment.

Jaye is grateful to Rachael Hillier and the rest of her team who stepped up to fill in during Jaye's absence. Jaye is the Chair of the TTC. The TTC has had significant revenue losses during COVID and has received some restart funding from various levels of government. The pandemic creates opportunities to think more innovatively and look for efficiencies. There are no plans for fare increases.

The proposed development at 4050 Yonge is on the border of Jaye's ward. She will vehemently oppose the development along with Councillor Mike Colle.

Jaye noted residents' concerns with cell towers. Previously, cell towers over 15 m had to be cleared with the city. With new technology, towers are under 15 m. The towers are under federal jurisdiction and encouraged us to follow up with MP Rob Oliphant.

The Plymbridge Bridge is significant to Jaye, her aunt opened the bridge. She knows that residents are not happy with the design of the replacement bridge. City staff have said that residents spoke up too late, the bridge had already been demolished and materials purchased. She was told that it would cost \$2-3 million to stop the contract.

Jaye encouraged everyone to shop locally and support small businesses along the Yonge St. corridor.

Perry Lupyrypa: The CoA process during COVID was not democratic. Affected residents were only given 3.5 days to respond. The video meetings involved technical difficulties, language barriers and did not allow for public comment as everyone was muted.

Jaye's response: Jaye agreed with Perry's comments. She met with the Chief Planner for all of Toronto this week to raise this issue. Jaye says it is unacceptable when developers get a free pass and residents have no voice. Jaye will put forward a motion at council this week asking for the CoA process to be corrected.

Norman Hardie: Norman was told that salmon ladders are not feasible for the Don River in our neighbourhood. He noted that salmon have stopped coming up the river and wants to know why.

Jaye's response: She will look into the salmon via the TRCA and circle back when she has an answer.

Karen Trimmer: Voiced her frustration with the bridge rehabilitations in the valley and asked if there is anything more to be done.

Christine Acconcia: Christine noted that the community was not consulted about the bridges and is concerned about the Mill St. bridge which is also going to be replaced. This bridge represents the entrance to our neighbourhood and believes we should be able to influence the design.

Jaye's response: Jaye suggested setting up a meeting between the YMVA and senior city staff to talk about the Mill St. bridge project.

Simon Levy: Plymbridge was initially planned as a bridge repair project and not a replacement. Community wishes have been ignored by city designers and the bridge is overdesigned for the location.

Louise Sugar: Agreed that the bridge project was changed from a repair to a replace and we were told that the bridge would be replaced in kind.

6. Report from Rob Oliphant, MP Don Valley West

Rob Oliphant discussed the sweeping effects of COVID and how the federal government is helping financially with Canadian wage subsidy, commercial rent subsidy etc. Federal government believes that borrowing into the future is right for the economy. Rob mentioned the challenge in inoculating 36 million Canadians against COVID. He noted that it will take many months and that we must all continue with physical distancing, masks, business restrictions, etc.

Rob noted that during the period from March to June 2020, he worked long days on the repatriation of Canadians in his role as Parliamentary Secretary to the Minister of Foreign Affairs. In the autumn, his days were busy working with business owners on the impact to their businesses due to COVID. His staff is all working virtually and will respond to all concerns Contact his office about Canadian Revenue Agency, Employment Insurance, Veteran Affairs, Old Age Security etc.

Perry Lupyrypa: Perry noted thanks to Minister Bains for introducing the Consumer Privacy Protection Act and commented on two privacy incidents: a) She was concerned that when she called 311/hydro about a downed wire in the neighbourhood, they could pinpoint her location from the call. B) Her neighbour installed home security cameras around the perimeter with some focusing on Perry's property. Response from Rob: The issue of privacy issue is real and amplified due to COVID and all our online activities. The federal government is trying to balance the right to security and safety with the right to privacy. Rob noted that he receives more correspondence on security than on privacy.

Chris Hewat: Sub 15 m cell towers are being installed increasingly in the valley. We hear concerns from neighbours about the obtrusiveness and radiation of towers located outside their homes. Towers under 15 m require no local permitting. In 2013, the City adopted prudent avoidance which is a lower allowable emission than Federal Safety Code 6.

Rob's response: Health concerns are a federal issue; the location of the towers is a city issue. He hears from residents in the valley who want faster, improved cell service. Health Canada assures us that emissions are at a safe level. Safety Code 6 is fifty times the margin of where negative health effects are observed. City's prudent avoidance is 100 times the limit. Limits are constantly under review and there are currently no negative health effects. 5G network concerns are also being studied.

7. Other business

Christine Acconcia : Residents should phone 311 when they observe foam in the West Don river. The city will follow up with TRCA who acts quickly and identifies source of effluent upstream.

Annie Katsiris, NAG: Congratulated Chris Rosenthal, Perry Lupyrypa and Jennifer Fortier for organizing a safe neighbourhood cookie exchange. She noted that we don't normally included charitable organizations/requests in valley communications, but the cancer walk was held in our neighbourhood by a neighbour's family and was appropriate for community support and spirit. Simon Levy has agreed to build the ice rink for 1 more year and has helpers ready to go. If you would like to help or take over for next year, let Simon know.

Chris Hewat: Thanked Leslie Gage for her 2 years on the Board and her work as Membership chair. Current memberships expire Oct 31, 2020. Membership drive will commence in the spring and continue to be held in the spring going forward. We will also have a more streamlined website for membership renewals. We are looking for a new Membership chair.

Thanks to Diana Salerno and the development committee for all their efforts and work.
Thanks to all executive.

Adjourned: 10:55 am