



YORK MILLS VALLEY ASSOCIATION

85th ANNUAL GENERAL MEETING

**SATURDAY, DECEMBER 7th, 2024
9:00 AM – 12:00 NOON**

In-Person Meeting

**Agricola Church
25 Old York Mills Road
Lower level**

The York Mills Valley Association (YMVA) Annual General Meeting (AGM) is an excellent opportunity to catch up with neighbours, hear about issues affecting our neighbourhood and share your views on association activities and priorities.

Paid up members are invited to attend the meeting and are entitled to one vote per household.

If a member of the community wishes to attend, they may arrive between 9:00 am and 9:15 am on the day of the meeting to register.

The agenda for the meeting, minutes of last year's meeting, proposed slate of directors and officers, 2024 financial statements and accountant's review report, and committee reports are attached and will be available at the meeting for your review.

Our MP, Rob Oliphant, MPP, Stephanie Bowman, and Councillor Rachel Chernos Lin will speak between 9:30 am and 11:00 am to provide their reports and to take your questions.

**Please join us on Saturday, December 7th
Doors will open at 9:00 am
Light refreshments will be served**

YORK MILLS VALLEY ASSOCIATION

85th ANNUAL GENERAL MEETING

AGENDA

Formal Business:

- Approval of the Minutes of the Annual General Meeting of January 13th, 2024
- Election of Directors and Officers
- Tabling of financial statements of the YMVA as of and for the year ended October 31, 2024 and the review engagement report of accountants Lipton LLP
- Re-appointment of Lipton LLP to conduct a review engagement of the YMVA's financial statements as of and for the year ending October 31, 2025
- Any other business

Reports:

- President's Report
- Treasurer's Report
- Roads
- Development
- Environment and Beautification
- Community Safety
- Communication
- Membership
- YMVA Neighbourhood Activity Group
- MP, MPP, and Councillor

Appointment of Proxies:

A Member has the right to appoint as a proxyholder a person (who need not be a Member of the Corporation) as their proxyholder to attend and act on the Member's behalf at the Meeting or at any adjournment(s) thereof. Such right may be exercised by a proxy prepared and completed in compliance with the Ontario *Not-For-Profit Corporations Act* that includes the name of the Member's proxyholder and has been signed by the Member. The proxy must be deposited with the President or the Secretary of the YMVA by no later than 9:00 am Eastern time on December 5th, 2024, or if the meeting is adjourned or postponed, not less than 48 hours, excluding Saturdays, Sundays and holidays, before the commencement of such adjourned or postponed meeting. If a Member who has submitted a proxy attends the Meeting, any votes cast by such Member on a ballot will be counted and the submitted proxy will be disregarded.

APPROVAL OF MINUTES OF 2024-01 ANNUAL GENERAL MEETING

Copies of the draft minutes of the Annual General Meeting of members held on January 13, 2024 are attached as Schedule A.

Resolution:

A resolution to approve these draft minutes as follows will be moved:

RESOLVED that: the Minutes of the Annual General Meeting of January 13, 2024, are approved.

PROPOSED OFFICERS AND DIRECTORS FOR YEAR ENDING OCTOBER 31, 2025

YORK MILLS VALLEY ASSOCIATION

Officers/Directors

President	- Nick Dhillon
Vice-President	- Louise Sugar
Secretary	- Louise Sugar
Treasurer	- Jonson Sun
Past President	- Chris Hewat

Other Directors

Ann Bedard	- Community Safety
Vito Cassano	- Member, Development Committee
Kocho Cumandra	
Annie Katsiris	- Communications, Neighbourhood Activity Group Chair
Laura Lamarche	- Member, Development Committee
Dan Mida	- Co-Chair, Development Committee
Steve Morson	- Co-Chair, Development Committee
Diana Salerno	- Member, Development Committee
Vlasta Samograd	- Environment and Beautification

We are pleased to include in this year's nominations for election as Officer/Director a nominee with an additional portfolio: Louise Sugar is nominated as Secretary; and as Other Directors two nominees with revised portfolios: Dan Mida and Steve Morson are nominated as Co-Chairs of the Development Committee. Brief biographical notes on the Members proposed for election are set out below:

Nick Dhillon – Nick grew up in Hogg's Hollow, where his parents moved 58 years ago. 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 mining equipment business. Nick has been Chair and President of the YMVA Board for three years, and a member of the Board since 2017.

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 20 years.

Kocho Cumandra – Kocho and his family have been in love with Hogg's Hollow for a long time, and bought their dream home on Donwoods Drive 13 years ago. Slowing down from a dental career, Kocho is volunteering his time to support our community and to meet more wonderful neighbours in the process. Kocho joined the Board in 2022.

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 Past Chair and President of the YMVA Board, and joined the Board in 2010. 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.

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.

Vito Cassano – Vito and his wife Rebecca recently moved onto Donwoods Drive with their son Nicholas, and enjoy the community and the natural beauty of Hoggs Hollow. He currently is engaged in the greening efforts at the University of Toronto St. George Campus, drawing on his expertise in building/energy/sustainability engineering. He is a passionate home renovator and looks forward to continued contribution to the YMVA Development Committee.

Annie Katsiris – Annie's family has lived on Plymbridge for almost 27 years. She has actively volunteered for the Neighbourhood Activity Group (NAG) since she and her daughters took over the family home 17 years ago, and has been Chair of the NAG for the past 9 years. Annie joined the YMVA Board in the early 2010's

Laura Lamarche – Laura has lived in Hoggs Hollow for 31 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 13 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. Laura rejoined the Board in 2021, having previously been a member in the late 1990's.

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.

Steve Morson – Steve and his family have lived in Hoggs Hollow since 1990. Steve recently retired from a major Canadian bank, where his last role was managing its global real estate portfolio.

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 was Chair of the Development Committee from 2015 to 2023.

Vlasta Samograd – Vlasta and her family have lived in the Valley for the past 15 years. She has worked in financial advisory, banking and private equity. Vlasta joined the YMVA Board in 2022.

Resolution:

A resolution to elect these nominees to the Board as follows will be moved:

RESOLVED that: the proposed nominees to the Board of Directors of the York Mills Valley Association be elected.

FINANCIAL STATEMENTS AND ENGAGEMENT REPORT
AND APPOINTMENT OF ACCOUNTANTS

At the Meeting, the Report of the Treasurer in respect of the the YMVA's financial statements as of and for the year ended October 31, 2024, and the review engagement report of Lipton LLP, accountants, on such financial statements, will be presented. Copies of such financial statements and accountants' report approved by the Board are attached as Schedule B.

Resolution:

Members will be requested to consider and, if thought advisable, pass a resolution approving the re-appointment of Lipton LLP, accountants, as follows:

RESOLVED that: the re-appointment of Lipton LLP to conduct a review engagement of the YMVA's financial statements as of and for the year ending October 31, 2025, is approved.

PRESIDENT'S REPORT

Nick Dhillon

To begin, on behalf of the Hogg's Hollow community, I'd like to thank the members of your York Mills Valley Association (YMVA) Board of Directors (Board) for their dedicated and tireless efforts this past year.

In 2024, the YMVA's activities continued at normal levels, including the Valley Fair (at the York Mills Park). Please refer to the Reports below for details on the YMVA's activities in this past year.

One matter on the radar for the YMVA was the proposed re-development of the Agricola Church property at 25 Old York Mills Road (at the corner of Campbell Crescent). The YMVA opposed this development at the Ontario Land Tribunal (OLT). Unfortunately, the OLT decided in favour of the developer. As such, the developer can proceed with a 12 storey condominium at that location.

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Another matter which popped back on the radar for the YMVA was the proposed development at 4050 Yonge Street (at the corner of Wilson Avenue). The YMVA, in conjunction with other Residents' Associations, opposed this development, and eventually settled with the developer on a revised scope. However, it now appears that the developer has been able to increase the scope without the knowledge of the YMVA. The YMVA is now taking another look at this matter.

It is noted that we are also monitoring a potential issue on the edge of our neighbourhood, adjacent to 23 Beechwood Avenue.

As indicated in the 2024 Financials (see below), the YMVA continues to have significant funds to take on other matters of major significance, or to pursue improvements in the Valley.

In the past few years, it has been a challenge to get newish residents in Hogg's Hollow to join the YMVA, and to attend the numerous activities that our volunteers work hard to organize and host. We request you to reach out to your neighbours, to encourage them to get involved and to come out to enjoy all that we have to offer.

We look forward to seeing you at this year's Annual General Meeting (AGM), and wish you all the best this holiday season.

Nick Dhillon

On behalf of the YMVA Board

TREASURER'S REPORT
Jonson Sun

In the YMVA's financial year ended October 31, 2024, the YMVA had total revenues of \$ XX,XXX, of which \$ XX,XXX was from Membership, Donations, and Beautification, and \$ XX,XXX was from Investment Interest. The operating expenses for the fiscal year were \$ X,XXX, which resulted in an operating gain of \$ X,XXX.

Total Assets as at October 31, 2024 were \$ XXX,XXX, consisting of \$ XXX,XXX in investments, and \$ X,XXX in cash plus prepayments minus payables.

Notes:

Investment Interest income improved significantly in fiscal 2024

Professional fees were incurred in fiscal 2024 for the:

- Additional Professional Fees to oppose the proposed development at 25 Old York Mills Road

ROADS REPORT
Louise Sugar

Current Initiatives:

We are trying to (re)establish No Parking Signs to stop parking on both sides of streets.

We are trying to get Speed Humps on Donwoods Drive and Plymbridge Road.

We have also been trying to get the Donini Road Bridge parapet wall(s) repainted, unsuccessfully so far.

Should you have any questions or comments regarding these matters, please call or send an email to:

Louise Sugar

(416) 788-5922

louisesugar1@gmail.com

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 (CoA) 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 7 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 CoA, the Toronto Official Plan amendments, and Ravine Guidelines.
2. Through our membership in the Federation of North Toronto Residents' Associations (FoNTRA) and in collaboration with the Confederation of Resident & Ratepayer Associations in Toronto (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 typically seek status as a Party unless there is risk of a substantial impact to the neighbourhood's infrastructure. 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).

On major neighbourhood affecting matters, the YMVA also engages at the Ontario Land Tribunal (OLT).

Developments in 2024

In 2024, the Development Committee reviewed a number of applications to the CoA. The irregularity of lots in the Valley sometimes triggers the need for minor variance applications to the CoA. Unfortunately there continued to be some CofA applications where the variances being sought were not perceived to be minor in the view of the Development Committee. Generally these applications prioritized maximizing the footprint of the house and hardscape, while prospectively impacting negatively the character of the street, eroding green space, and creating negative building precedents for future buildings within the Valley.

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. The Development Committee made several submissions to the CofA in opposition to Applications.

In addition to opposition in the past year to certain proposed residential developments and to a development proposal for 25 Old York Mills Road (site of Agricola Finnish Lutheran Church), the Development Committee and YMVA have reviewed and engaged with neighbours for the following addresses where Applications were initiated in 2024:

- 14 Green Valley
- 2 Campbell Crescent
- 23 Beechwood

What to Do?

Since 2022, decisions rendered by the CofA have been largely favourable to Applicants due to an inability for neighbours to appeal a decision, thereby increasing the need for homeowners to evaluate CofA notices in a timely and effective manner.

If you receive a notice from the CoA 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.

ENVIRONMENT AND BEAUTIFICATION REPORT

Vlasta Samograd

This year's Valley Clean Up was held on Saturday, April 20th, 2024. This was the continuation of a more than 25 year long tradition in our neighbourhood and we are grateful to neighbours who came out to help. Along with picking up litter, a lot of goutweed was dug up and pulled out in the Millstone Parkette.

We continued to make posters for York Mills Valley Park and Doncliffe Road to keep our community informed of upcoming events. The tulip, daffodil and scilla bulbs that we planted last year in the flowerbeds around these posters bloomed and spread this spring. They looked lovely.

Our initiatives for next year include further weeding and beatification of Knightswood Parkette. We are also working on the introduction of Little Libraries to our neighbourhood.

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 with your input. We welcome all your suggestions on how to add to our Country in the City.

If you have any suggestions on how to add to our Country in the City, please email me at samograd@live.com

COMMUNICATION REPORT

Annie Katsiris

Communication for the Hogg's Hollow community is offered 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 activities.

Posters

Information is posted at 3 sites. The north-west corner of Mill Street/Old Yonge, the Millstone Parkette and Doncliffe. Many thanks to our volunteer poster artists!

Website (www.hoggshollow.net)

The YMVA uses a webmaster to maintain and update our website to provide a quick reference to relevant information and enable users to learn more about the Valley. It is also an easy and safe way to pay neighbourhood membership fees online.

There will also, occasionally, be a printed newsletter hand delivered by volunteers to each resident. 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

Our Neighbourhood Watch Group has grown from 171 members last year to 186 today. This group of committed neighbours has been effective in keeping community members informed of safety concerns affecting Hoggs Hollow. In 2024, there have been 29 emails sent out regarding concerning incidents in the Valley, up from 21 last year.

The majority of emails have been related to prowlers and unknown people videotaping homes. There have been some emails regarding wildlife and others offering information on safety measures and recommendations. However, over the past year, there have been an estimated six very concerning incidents where intruders broke into homes, often in search of car keys. Police have been called and have canvassed neighbours who may have seen or heard something, as well as for video footage from security cameras.

In addition to sharing information and a sense of community, another consideration for enhancing neighbourhood safety is the idea of groups of homeowners hiring private security. Eva Lin has taken the lead on this and has provided the following information:

“Currently we have 35 families in total interested! 27 of the 35 are agreeable to a \$300 monthly budget, and 8 are agreed able to a \$200 monthly budget. We just need 33 families at the \$300 level or 50 families at the \$200 level to kick start this. So, \$300 level is more realistic at the moment, and we would love to attract 7 more families to join! Once this initiative is started, more people can still join and will only lower the monthly costs can be for everyone!”

Thank you to everyone who has reached out with information or concerns, and to Eva Lin for her work on private security.

Ann Fitzhenry Bedard
Safety Committee Chair
annfbedard@gmail.com

MEMBERSHIP REPORT

Louise Sugar

For Membership this past year, we had 117 paid up residents.

The Membership campaign was undertaken through e-blasts and email reachout to the community - residents were directed to the YMVA's website for memberships or renewals.

For the campaign this coming year, Members are requested to volunteer and/or to encourage other residents to volunteer.

NEIGHBOURHOOD ACTIVITY GROUP (NAG) REPORT

Annie Katsiris

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

The following lists just a portion of these special events that have been held annually:

June Valley	Fair Dinner Club
Book Club	Walking Group
Cookie Exchange	Soup Swap
Wine Tasting	Mom's Group
Potluck Luncheons	Holiday Carolling
Fall/Spring Socials	Halloween Pumpkin Roll

But...sometimes change is necessary to maintain engagement as the neighbourhood evolves. Although long time favourites like the Cookie Exchange and the Valley Fair are still very popular, interest in hosting the Spring and Fall Socials seems to have stagnated. Due to the increased cost, the Miller Tavern, as a venue, is unlikely as an option but we are hoping to find another local restaurant that could host a Spring Social. Of course, having a neighbour volunteer their home is always our first choice.

The Halloween Pumpkin Roll is one of our newer events and has quickly become a favourite. Again, a new idea but one that brings our families with children out to the park for lots of fun. This is the kind of activity that we would love to help facilitate for our community. We will continue to look for and welcome any new ideas for social events that engage people.

Our June Fun Fair was held for another year in the York Mills Valley Park to great success thanks to all of our wonderful volunteers and, of course, the attendees. Long time neighbours have wondered why, now that the road work has finished, we didn't go back to Brookfield Park. Aren't we lucky to have a choice of parks to use? The YMV park has been a good fit because of the added amenities like the play structures, multiple garbage receptacles and lighting. We will begin planning for 2025 Fun Fair now so please reach out if you have ideas or would like to volunteer.

The Dinner Club is popular again and many thanks to Jennifer Fortier for taking that on once more. Jen has great ideas to refresh the Club and, hopefully, encourage more people to join. Please keep an eye open for the e-blasts with news on events like this for 2025!

We encourage all community members to reach out, welcome new families and encourage them to attend events and activities like those listed above. **Helping build relationships to enhance our sense of community is our mandate and we appreciate any support.**

We can not organise our events without volunteers. We appreciate you! If you can offer an idea, an hour or two of time or would consider hosting an event, please let us know. You can contact Annie at anniekatsiris@hotmail.com

Schedule A

**York Mills Valley Association
84th Annual General Meeting
Saturday, January 13, 2024
9:30 A.M. – 11:30A.M.
Agricola Church**

Nick Dhillon, President of the York Mills Valley Association (YMVA), acted as Chair of the Annual General Meeting (Meeting), and Kocho Cumandra, Secretary of the YMVA, acted as Secretary of the Meeting. Nick Dhillon called the Meeting to order.

1. Minutes of the 2022 Annual Meeting

Upon motion duly made, seconded and approved unanimously, the minutes of the Annual General Meeting of Members of the YMVA held on December 10, 2022 were approved.

2. Election of Directors and Officers

Nick Dhillon introduced the current directors of the YMVA in attendance, and indicated that Vito Cassano and Steve Morson had agreed to serve as new Members of the board of directors of the YMVA.

Upon motion duly made, seconded and approved unanimously, the directors and officers proposed for election as set forth in the Notice of Meeting were elected and proposed officers appointed, as follows:

Officers/Directors

President	- Nick Dhillon
Vice-President	- Louise Sugar
Secretary	- Kocho Cumandra
Treasurer	- Jonson Sun
Past President	- Chris Hewat

Other Directors

Ann Bedard	- Community Safety
Vito Cassano	- Member, Development Committee
Annie Katsiris	- Communications, Neighbourhood Activity Group Chair
Laura Lamarche	- Member, Development Committee
Dan Mida	- Member, Development Committee
Steve Morson	
Diana Salerno	- Member, Development Committee
Vlasta Samograd	- Environment and Beautification

Nick Dhillon recognized the Board Members (especially Chris Hewat) for contributions this past year.

[Post Meeting note: Nick Dillon recognized Simon Levy for his many years of contributions.]

3. Financial Report

Nick Dhillon provided a summary report on the financial results of the YMVA for the year ended October 31, 2023. Mr. Dhillon advised the Meeting that revenue from interest income had increased relative to the prior year, while expenses had increased, primarily as a result of professional fees incurred to oppose proposed developments at 4050 Yonge Street and the Agricola Church. The YMVA had approximately \$516,000 in investments as at October 31, 2023, reflecting an increase over last year.

Nick Dhillon discussed the requirement under the Ontario Not-For-Profit Corporations Act (“**ONCA**”) for Members to pass an extraordinary resolution, requiring approval by a vote of at least 80% of the votes cast at the Meeting, to provide for no audit or review engagement in respect of the YMVA’s financial statements for the current fiscal year.

Upon motion duly made, seconded and approved unanimously,

RESOLVED as an extraordinary resolution that: no auditor be appointed, and that there be no audit or review engagement in respect of the YMVA’s financial statements as of and for the year ending October 31, 2024.

4. Amendment of YMVA Articles and By-laws

Chris Hewat reviewed the requirement under the ONCA for the YMVA to amend its constitution (which are Letters Patent issued in 1977, and are now referred to under ONCA as “Articles”) to bring it into compliance with ONCA by October 2024, as discussed in the AGM Notice.

Chris Hewat reviewed the proposed amendments to the Articles, including provisions dealing with the assets of the YMVA being provided to charity in the event of dissolution of the YMVA and the absence of a successor.

Chris Hewat indicated that it was also advisable to make certain amendments to the YMVA’s Articles and By-laws to update them to reflect the YMVA’s current scope of activities, and to clarify and/or improve certain provisions. The proposed By-laws provide for exclusion of occupants of multi-residential buildings from membership in the YMVA, consistent with past practice of the YMVA, other than those located on Cole Milway or Scotch Elmway, which were grandfathered.

Amendment of Articles

Members passed a special resolution, requiring approval by a vote of at least two-thirds of the votes cast at the Meeting, approving the proposed amendment of the Articles of the YMVA, as follows:

Upon motion duly made, seconded and approved unanimously,

RESOLVED as a special resolution that:

1. The YMVA amend its Articles as set forth in the proposed articles of amendment attached as Schedule C to this Notice of Meeting in accordance with the *Not-For-Profit Corporations Act* (Ontario).

2. The Board of Directors may revoke the resolution before it is acted on without further approval of the Members.
3. Any director or officer of the YMVA is hereby authorized to do all things and execute all instruments and documents necessary or desirable to carry out the foregoing.

Amendment and Restatement of the By-Laws

Members passed a resolution approving the proposed amendment and restatement of the By-Laws of the YMVA, as follows:

Upon motion duly made, seconded and approved unanimously,

RESOLVED that: the amendment and restatement of By-law No. 1, being a by-law relating generally to the transaction of the business and affairs of the YMVA, in the form of Schedule D to this Notice of Meeting, is approved without variation in accordance with the *Not-For-Profit Corporations Act* (Ontario).

Authorization of Board to Fix Number of Directors

Members approved a special resolution authorizing the Board to fix the number of directors, as follows:

Upon motion duly made, seconded and approved unanimously,

RESOLVED as a special resolution that:

1. The Board of Directors of the YMVA is hereby authorized to determine the number of directors to be elected at any annual meeting of the members held from time to time from within the minimum number and maximum number specified in the Articles of the YMVA.
2. The foregoing resolution shall be effective upon the amendment of the Articles in accordance with such resolution as may be approved at the Meeting.

5. Rob Oliphant, MP; Stephanie Bowman, MPP; and Jaye Robinson, Councillor

Ms Bowman and Mr, Oliphant addressed the Meeting and answered questions of Members in an open forum.

Ms Bowman commented on Bill 23 and the removal of residents' ability to participate in or challenge development decisions affecting their neighbourhoods, and expanded "as of right" development rights for certain residential developments; and efforts to pass a private members' bill to protect mature trees; and the continuing criminal investigation of greenbelt violations.

Mr. Oliphant discussed the City budget and federal assistance; the federal government's investment of \$6 billion to assist with waste water restoration of the mouth of the Don River; and issues addressing affordability such as higher inflation and housing shortages.

Ms Robinson did not attend the Meeting, but provided a written update (attached).

6. Committee Reports

Storm Water and Road Development Report

In Louise Sugar's absence, Nick Dhillon provided a report on her behalf, indicating a traffic study will be completed to consider any further traffic calming measures including the possible addition of speed bumps on Donwoods, and a uniform 30 km/hr speed limit.

Development Committee Report

In Diana Salerno's absence, Nick Dhillon provided a report on behalf the Development Committee. Nine developments were addressed, with one success. With the passage of Bill 23 and the City wanting to densify, City opposition to proposed developments is limited.

Nick Dhillon reviewed the status of the proposed Agricola Church Development at the corner of Old York Mills Road and Campbell Crescent that was intended to incorporate a 12-storey condo. The YMVA had engaged counsel, a planning consultant, and traffic consultant to oppose the Church's proposed development, together with the Townhomes of Hogg's Hollow Community Association (THHCA). As the City has not opposed the development, the opposition prospects for success are limited.

Nick Dhillon referred to a road allowance pursuant to a 1912 plan of subdivision, with 12-13 lots behind Beechwood going into the Valley where Maytree intersects York Valley Road. If the owner of the adjacent lot on Beechwood is successful in acquiring the Beechwood lot and developing it, this could lead to lots being developed in the Valley. Graham Alloway, who has been involved with other Beechwood residents in opposing this conveyance, noted that even though the road has had protection for many years, the City is entertaining the prospect of selling the lots. The YMVA will be pursuing this matter with Jaye Robinson's office to support the opposition to any development of the road allowance lots.

Community Safety Report

Ann Bedard reported on the status of community safety. Ann reported that the Community Safety Alert group had grown to 171 members. Over the course of 2023, there had been 21 issues reported including nine break-ins, and car thefts. Ann discussed car thefts and the constrained police force, and the advisability of residents taking security steps to protect their property and vehicles.

Environmental and Beautification Committee Report

Vlasta Samograd reported on efforts made by the Committee in 2023, including the Environmental Clean-up day, and plantings of bulbs in the parks.

Communications Committee Report

Annie Katsiris reported on eblasts having been issued at least monthly, with strong interest (a message open rate of approximately 71%).

Neighbourhood Activity Group Report

Annie Katsiris reported on the number of social events that had resumed in 2023 with very good participation. Annie referred to the Valley Fun Fair which had been a great success at the York Mills park (near the tennis courts), and the Dinner Club being revived.

Annie Katsiris commented that lack of volunteers is affecting the events/activities that are offered. This is concerning for the future of the NAG.

7. Other Business

Nick Dhillon invited the Members to discuss other matters in an open forum.

Nick Dhillon asked if there were any other matters to be discussed at the Meeting. There being none, the Meeting was adjourned.

Attachments:

Update from Councillor Robinson - YMVA AGM 2024 *[Post Meeting Note: Attached Below]*

YMVA 2024-01 AGM Notice *[Post Meeting Note: Sent/Distributed Before/On January 13, 2024]*

January 12, 2024

Good morning. I'd like to start by thanking the York Mills Valley Association for hosting today's AGM. While I regret that I wasn't able to join you, I'm pleased to provide a short update on several City-wide matters and local issues in Hoggs Hollow.

As many of you will know, City staff released the staff-proposed 2024 Operating & Capital Budgets this week, which includes a significant increase to the property tax rate of 9%, 10.5% when combined with the City Building Fund increase. I do not support this proposed increase and will be voting against it at City Council. Before raising taxes, we must do our part to streamline service delivery and find efficiencies at City Hall. Under the new "strong mayor system," Mayor Chow will release her budget on February 1, 2024 and it will be considered by City Council on February 14, 2024. I would encourage all of you to review the proposed Budget and share your feedback with the City as soon as possible. Over the next month, there are several ways for residents to get involved, including a series of Telephone Town Halls and the Budget Committee meeting on January 22 and 23. You can learn more at www.toronto.ca/budget.

On another note, Hoggs Hollow residents remain passionate about protecting the local tree canopy and this issue is one of my top priorities as your City Councillor. In December, Urban Forestry submitted a report to City Council called "*Growing Space for Trees: Protecting and Enhancing the Tree Canopy While Supporting Infill Housing*." While Toronto's tree canopy is steadily growing, residential infill construction continues to threaten many healthy, mature trees – an issue we are all-too-familiar with in Hoggs Hollow. Of particular concern during the residential infill construction process is the conversion of pervious land – which is capable of supporting tree growth – to impervious land, which could include driveways, patios, or basements. Because trees cannot be planted on impervious land, overdevelopment on residential lots has the potential to significantly limit spaces where we can both sustain and expand our canopy.

In a similar vein, you will be pleased to know that City staff are preparing to report back to the Planning & Housing Committee on my motion regarding the impacts of Iceberg Houses in 2024. Many of the aforementioned concerns related to impervious land are closely tied to Iceberg Houses and City staff are considering these matters holistically. Like you, I have been anticipating an update on this important issue and look forward to the upcoming Staff Report.

Ranging from residential infill to major applications, development continues to be top-of-mind in many Ward 15 – Don Valley West communities. In the case of 25 Old York Mills Road, the YMVA ensured that the community's interests were represented at every step of the Ontario Land Tribunal proceedings – up to the full merit hearing. As you know, I voted against the applicant's settlement offer at City Council because I was and continue to be deeply concerned by the lack of meaningful engagement with the community since the file was appealed. While the process can be discouraging, I am very thankful for the YMVA's continued partnership on development files in Hogg's Hollow.

City Councillor | Ward 15 - Don Valley West
Toronto City Hall, 100 Queen Street West
2nd Floor, Suite A12

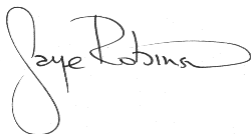
Tel: 416-395-6408
councillor_robinson@toronto.ca
www.jayerobinson.ca

Recently, there have been several articles in the Toronto Star about the concerning impacts of the *Provincial Bill 23 – More Homes Built Faster Act* on protections for heritage properties. One of the lesser-known impacts of Bill 23 is that it weakens the *Ontario Heritage Act* by eliminating the protection of "listed" properties – a heritage status that requires the owner to provide advance notice if demolition or redevelopment is planned. Unfortunately, *Bill 23* introduced a **two-year deadline** (which is coming up at the end of 2024) for all listed properties to be designated, after which point they would be removed from the Provincial register. Delisted properties would be subject to a five-year waiting period before they can be added back onto the register, during which time they would be unprotected. Heritage Planning staff are expected to submit a final report to City Council with recommendations on strategies and next steps before the end of this year.

Finally, construction on the Hoggs Hollow Environmental Assessment (EA) is wrapping up and many of the streets in our neighbourhood have been completely resurfaced. As a community, we worked together to finalize many aspects of the EA, including the installation of speed humps on Brookfield Road and Donino Avenue. This past fall, my team and I also engaged with local neighbours and City staff to ensure the proper restoration of driveways and boulevards on Brookfield Road when conditions permit work to continue this spring.

As always, thank you to the YMVA for the great work they continue to do in our local community. If you have any questions, comments, or concerns, please get in touch with my office at councillor_robinson@toronto.ca. If you're not already on the list, you can also sign up to receive my eNewsletters by visiting my website at www.jayerobinson.ca.

Sincerely,



Jaye Robinson
City Councillor
Ward 15 – Don Valley West

Schedule B

Annual Financial Statements and Accountant's Report