

## Annual General Meeting

Date: Wednesday, October 23, 2019

Time: 7:00pm

Location: Thornhill Community Centre – North Hall

### Board Members In Attendance

- Mia Poscente
- Kyle Kowalchuk
- Tim Jessop
- Peter Rawson
- Hilary Jacob
- Lisa Clark (Secretary)

### Welcome

Mia welcomes the group.

Review of RORA Formation: We formed in 2016 as a direct result of the development proposals at the Ladies Golf Club. Since that time, we have addressed many issues. For example, we have dealt with flooding (support from city) and a number of other issues relevant to neighbourhood residents. We continue to be involved in the issues of the area.

### Elections

Current Board members have agreed to stay on. Asked if anybody else would like to become involved? No others. Confirmed slate - all voted in favour, carried by unanimous vote.

### Annual RORA Membership

At the AGM, the Constitution says that we set our annual membership fees. Membership fee has remained \$20 to date. Kyle was welcomed up to give the Treasurer's report.

### Treasury Report

Current bank account balance is \$1,002.86. Account is held at the Bank of Nova Scotia on Yonge St. Expenses for this year were for the website URL (\$12.42), monthly bank fees (\$34.50) and business card printing (\$34.50). Bank fees increased by \$0.50 in January.

Tim asked how many members we have. Kyle will confirm. Mia indicated that we have a spreadsheet tracking membership and fees. Mia indicated that we would love to have more members from other parts of our area.

Types of membership:

Residential - General Member

Business - Executive discussed putting forth a Business Membership class, at a proposed value of \$50/year. Business could put their logo on our website, could put offers on our website. Either

people that operate a business in our catchment area, or a person that lives in our area that operates a business, with one vote only per business. Vote: Unanimous, all in favour.

### [Adopt-a-Park](#)

We will be adopting the park - reporting any graffiti / damage, and organizing two clean-ups per year; generally being ambassadors for the park. The city will erect a sign saying we have adopted the park. We will be given up to \$500/yr. for things such as putting in a bench, planting a tree, etc. High school students can get their volunteer hours by helping to clean up the park.

Resident question: Phragmites - looks like bullrush but has tufts at top. It is a plant that was brought in as a lawn ornamental - is spreading everywhere. He has seen three colonies in the park, between RO and the bridge. Mia has noted it and will inquire.

Resident question: Asked if it was dangerous - mentioned that Pt. Pelee had an infestation, and got permission to treat with a herbicide. Tim suggested working with the conservation authority. Mia also referenced the poison ivy near the driveway entrance at Bay Thorn Public School. Hilary suggested that sub-committees can be struck to deal with various issues, if RORA members wish to form committees.

### [Update on Development Issues](#)

#### [Tridel](#)

Ladies has sold the 9th hole, NE corner of course, abutting Royal Orchard & Royal Orchard. Just about 2 acres in total. Have had several meetings with the golf course, Keith Irish, and developer (Tridel). Many of the issues that have been raised have been addressed by Tridel (190 to 170). Proposed height to remain the same, 12 & 14 stories. Density has been reduced. Changes to the original application from now, 190 units reduced to 172.

Tridel will contribute to sewer upgrades in the area (although the sewers are part of the capital budget for the city, Tridel's contribute will speed this process up, about \$3 million to be contributed). The current fence line will be a public park. Building will be a bit further south. For every tree that they remove (many of the trees that they are going to remove are invasive species, damaged, etc.), they will replace with three trees. Based on the size of the development, 1 acre of parkland is required. Due to the site, they can only provide ½ acre. \$2-3million range payment will go to the city, in lieu. The idea of connecting the Pomona Path has been raised. Tridel is agreeable to doing this. Ladies is privately owned land, so would have to sell off more land (14 houses between Bayview and the ravine).

For the people in the townhouses, the buildings are stepped - they will have the park, and then there is the stepped design, which improves the site lines. Tridel has also offered to pay for a one-way (southbound) traffic solution, stopping people on the bridge - would allow for people to exit the

neighbourhood and deal with the Green Lane traffic light. Keith Irish is in favour of this. Bayview is a regional road, so would require regional approval. The one other component is the Section 37 funds. These are funds that the developer gives to the city. RORA is suggesting that in the area under the bridge into meaningful space as a community improvement.

In the position of the executive, while we would like to keep our area as is, we are in support of the business decision of the Ladies so they can continue to operate and not sell the whole golf course. Tridel is a reputable builder, has appeared to actively consult community, etc. Tridel is giving the parts of the neighbourhood most affected \$3 million in taxpayer savings for the sewers, and will expedite the process, and new park.

If this sails through on Nov 12, what next:

- Will take about 6 months to get their own planning in place, then will start pre-sales
- Earliest sales next spring
- Allowing up to a year for sales
- Once they have sold out, need six months to a year to get drawings finalized by architects, then
- Earliest shovel in the ground is spring 2021
- Three-year construction period

Resident question re: the areas that got flooded. Response - throughout the area. As a result, Markham provided rebate approval.

Resident question re: next steps.

Goes to the city for their vote. Staff report on environmental, traffic, shade, etc. Most likely date is Nov 12; Council will vote either to approve or not approve. It is an amendment to the bylaw. If you are on Councillor Irish's list, we can get an alert as to when the staff report is available. Typically, it comes out a week or 10 days ahead of the vote. Has to be a majority vote.

Resident question: What happens if it gets rejected. Mia said she didn't know. Tim suggested that things are probably fine with staff, or else they wouldn't suggest going to council.

Resident question: Can we send out an email with the vote. Yes

### Shouldice

Property has been purchased by Liberty Developments. Shouldice is 22 acres, sold to Liberty Developments for \$85 million. Councillor Irish reports that there have been no applications. Hilary did research on condos in the area - she wrote a personal letter to the city (not a RORA letter) asking for a smaller footprint and researched if 14 storeys was a tall structure. She looked at the current projects underway, 71 towers overall active projects, average was 26 storeys and median is 24 storeys.



Royal Orchard Ratepayers' Association

### Food Basics Plaza

Property was sold to Greenpark almost four years ago. Councillor Irish met with the developer in January, but expects there will be an application submitted. Councillor Irish is very committed to get a park on the eastern boundary. That is very tied into the subway development.

### Langstaff Gateway

This development is not part of our catchment area, but will have significant impacts on our area.

### Subway Development

No answer as of yet. Current plan is for Finch to Richmond Hill with six stations (Royal Orchard and Clark are two). Councillor Irish has had conversations with planners and developers to figure out how to deal with dip - one option is a viaduct (very negative option), but they can tunnel (would be the deepest tunnel); he's been fighting for a stop at RO. The cost of the subway extension is expected to be \$6B, still need to confirm financing.

Resident question: how often does Councillor Irish send communications out? Reference to Councillor Irish website – you can sign up for updates.

Adjourned 8pm