



**Orchard Heights
Homeowners' Association**

**Minutes for Orchard Heights Homeowners Association
Annual General Meeting - Online Zoom Call
Thursday, June 24, 2021**

Board Members in Attendance: Tonya Elmazi, David Blakey, Alex Guiney, Caroline Secko, Dominique Giliberti, Zein Lavji, Janet Jackson, Lawrence Pinkney, Raya Shadursky, Mike Kuliszewski, Stacey Reason, Angelina DeLuca, Tisa Zabarylo, Afsaneh Dhalla

Welcome and Housekeeping Items

Meeting called to order at 6:45 PM

Tonya Elmazi recognized and thanked Councillor Stephen Dasko and MPP Rudy Cuzzetto for attending. (MP Sven Spengemann hadn't yet joined the zoom call.)

● **Land Acknowledgement**

Read by Tonya Elmazi

● **Notice of Quorum**

Online Poll showed that Quorum had been reached with 51 homeowners present.

● **Meeting Procedures**

Tonya introduced the facilitators of the meeting and mentioned that motions were previously discussed and recorded in the interest of moving the meeting along. Attendees were advised the meeting will be recorded and all attendees will be muted and cameras off. Attendees were asked to only use the Q&A function to ask questions and to not use the chat box for doing so. Raya Shadursky would ask questions in the order they appeared in the queue to the intended presenter. Questions not responded to will be answered within two weeks after the meeting via email and/or posted on the Orchard Heights (OH) website.

● **Agenda and Motion to Approve**

The Agenda for the AGM was posted and a motion made to approve the agenda:

Moved by Alex Guiney and seconded by Lawrence Pinkney

Online poll was taken to approve the agenda with 98% in favour and 2% abstaining.

● **Motion to Approve OHHA AGM 2020 Minutes**

A motion was put forth to approve the Minutes of the 2020 AGM.

Moved by David Blakey and seconded by Angie DeLuca.

Online poll to approve the minutes with 77% in favour, 6% answering no and 17% abstaining.

● Current Board Introductions

Tonya introduced the current Board members, thanking Alex Guiney who is stepping down from the Board and past member Danny Higashi for their years of service.

OHHA Board Business

● President's Report

Tonya gave her President's Report which focused on three areas: 1) Intensification, 2) Community and 3) Staying Connected.

Intensification has three key items:

- 1) Elm Development where the zoning by-law change of building on 35 ft. lots or those less than 35 ft. could set a precedent in the neighbourhood.
- 2) Plan Dixie Development with the potential to add 6400 new residences and 12-15K people.
- 3) Lakeshore Corridor Development with the potential to add 8050 residential units in the Lakeshore Village Development and two others nearby.

Community has three key items:

- 1) Proposed Pedestrian Bridge in Orchard Heights Park where a recent OHHA survey had some passionate viewpoints both in favour and opposed.
- 2) Membership in the OHHA Association went from 79 household members at the 2020 AGM to its current standing at 142. There is a goal to try and increase membership to 200 households.
- 3) Recognition of the volunteers who helped deliver OHHA communication over the past months.

Staying Connected has three key items:

- 1) The OHHA board has started publishing a quarterly newsletter distributed to OH households
- 2) There is a new OH website (www.orchardheights.ca) as well as a Facebook group
- 3) Going forward we will be exploring interest in regular zoom check-in meetings. We also announced we are hopeful to host Movie Night in the Park this fall – as well as either in person or virtual garage sale, talent shows. And, Tonya announced a new Community Bulletin Information Station will be placed in Ron Searle Park provided by the City.

Tonya thanked all the Board Members for their service to the community.

● Treasurer's Report

Zein Lavji gave the Treasurer's Report – the current balance at Dec. 31, 2020 is at \$3379.22, an increase from the January 1, 2020 balance of \$2454.05.

The receipts of 2020 were \$1800 (down from \$6127.85 the previous year) and 2020 disbursements were \$814.83 (down from \$5050.95 the previous year). The receipts over disbursements were \$925.17.

A motion was put forth to approve the 2020 Treasurer's Report.

Moved by Caroline Secko and seconded by Dominique Giliberti.

Online poll was taken to approve the report with 94% in favour, 2% against and 4% abstaining.

● Changes of By-Laws

Some proposed changes to the by-laws were presented (document on the website), including the introduction of an electronic vote and clarity over the role of Past President.

A motion was put forth to approve By-Law Changes

Moved by Stacey Reason and seconded by Raya Shadursky.

Online poll was taken to approve the report with 84% in favour, 2% against and 14% abstaining.

- **Slate of Members Standing for Board of Directors**

Moved by Gary Smith and seconded by Nikki Pavsic.

Online poll was taken to approve the motion with 91% in favour, 4% against and 5% abstaining

OHHA Updates

- **Neighbourhood Watch Update**

Tonya described the Neighbourhood Watch (NW) as handling car break-ins, car safety, bike safety and issues surrounding speeding in the neighbourhood with 164 emails about such incidents.

The Quiet Streets Pylon project last summer was successful and will be re-launched next week. Residents were advised this project is only successful if pylons are not moved as they are strategically placed to ensure effectiveness.

New Slow Down lawn signs can be obtained from Tonya.

The OH NW Facebook page is also a useful source of information.

- **Tennis Association Update**

Orchard Heights Tennis Association (OHTA) Board Member Dimitra Tsanos reported the names of the OHTA Board: Leanne Miller, Gary O'Keefe and Mark Campion in addition to herself. The OHTA is now using Court Reserve, an online booking system, and scheduled play times can be found on their website:

sites.google.com/view/orchardheightstennisassociation

- **Surveys – Preliminary Results of the Plan Dixie and OH Park Bridge Surveys**

Stacey Reason reported on the preliminary results of the Plan Dixie survey with six neighbourhoods involved and 1253 respondents.

51% of respondents have lived in their neighbourhoods for over 20 years with 97% liking where they live.

85% are over the age of 40 with 55% of respondents being female and 37% male.

95% own their home and 27% of the respondents live in OH.

Of the 299 OH respondents, 51% have lived in their home for over 20 years with 100% enjoying living in OH. 93% feel it's a strong community and 92% feel safe here. 79% frequent Dixie Mall.

Only 14% of respondents felt positive about the Plan Dixie Development with more than half expressing negative views. 87% (91% of OH residents) are concerned about the development with 86% concerned about having a grocery store nearby, 72% with other retail stores, 74% with restaurants and 62% with having a community centre.

Stacey also reported on the results of the OH Park Bridge Survey. There were 345 responses: 3% were under the age of 29, 38% aged 30-49 and 59% over the age of 50. 46% have kids under 18 living at home and 19% were not aware of the proposed bridge project. 40% are in favour of a bridge being built, 50% are not in favour and 10% are not sure. There were also 250 comments across the three questions which are currently being compiled and will be available on the OH website in the future.

There will be community zoom meetings in July and August so residents have more time to ask questions and share viewpoints with OHHA and Councillor Stephen Dasko. These meeting dates will be announced shortly after the AGM meeting.

Government Representatives – Updates and Q&A

Lawrence Pinkney introduced **MP Sven Spengemann**. MP Spengemann spoke of it being a difficult month, with the Gaza and West Bank violence as well as what happened in Kamloops and the second discovery of graves at a residential school as well as the recent hate crime murders of a London, Ontario family.

He thanked the people who have sent him comments about what it means to be Canadian.

He spoke of there being mental wellness resources available as we are coming into the second year of the pandemic and its economic and mental impacts. Sven thanked all the front-line workers and mentioned that 2/3s of all Canadians have received their 1st dose of vaccine. The financial burden is big and the economic recovery programs currently in place (i.e. CERB) will slowly be phased out. Look to canada.ca/coronavirus for reliable info and recovery info. Caution is still warranted but changes to the travel protocols are coming.

Global recovery from the pandemic is affected by vaccine equity.

Remember to shop local!

Sven's office is still open virtually during the pandemic.

Lawrence Pinkney introduced **MPP Rudy Cuzzetto**. MPP Cuzzetto spoke about being in stage two of the reopening plan as of next Wednesday, with COVID-19 cases averaging 305 per day. 77% of Ontarians have received the first dose of vaccine and 27% are fully vaccinated. 80% of those getting vaccines are receiving their 2nd dose. He also thanked the front-line workers.

With regards to the area developments Rudy spoke about Ministerial Zoning Orders (MZOs) given to any who'd like one, such as the 640 bed Long Term Care facility currently under construction and ready in 2022, and a new movie studio.

As for the Dixie Road Overpass, the 1st stage will be done in 2022 and the second stage to be completed in early 2023, with the project to be fully completed in 2024. The pedestrian overpass bridge will be closed in March of 2023 to be ready for re-opening in September 2023.

Rudy mentioned the work already in progress on the Light Rapid Transit (LRT) from Port Credit up Hwy. 10 and the new Trillium Health Partners Build in the works.

His office is still open to appointments by calling 905-274-8228.

Lawrence Pinkney introduced **Councillor Stephen Dasko**. With regards to all the developments happening, Councillor Dasko mentioned that 33½% of all the City Committee Adjustments are in Ward One and 20,000 approved units have yet to be built.

With regards to the Elm Development, Dasko mentioned that that project began with 29 units, then went down to 21 and are currently at 19 units and as of February 2020 these had 40 foot frontages.

With regards to the Plan Dixie Development, nothing has been filed yet with the City. Slate Developers held one kick-off meeting at Dixie Mall and their current plans are “light years apart”. The community is “very much against” their plans for redevelopment. It is still a residential community, the park is in a floodplain and many are hoping for a major redo of the look. The City has concerns. Plan Dixie is to hold focus groups with the community.

With regards to the Van Dyke/Sheridan Ford development at Dixie and Lakeshore – that development was approved 1½ years ago and is expected to build a four-story build on Lakeshore and an eight-story build on Dixie with 474 units. On the opposite corner (where the Vietnamese restaurant was) there are plans for an eight-story building on Lakeshore and a 15-story building on Dixie. Stephen mentioned it was a “terrible application” and has already gone before the Local Planning Appeal Tribunal (LPAT, the former Ontario Municipal Board) and the Ontario Land Tribunal (OLT).

Regarding community reach outs conducted by the City regarding the building of a pedestrian bridge in Orchard Heights Park across the Etobicoke Creek:

In 2019 Councillor Dasko and his team knocked on 246 doors of the 468 homes, and received responses from 98 residents - a 40% response rate. At that time there were 81 residents who were in favour (33%) and 17 residents opposed (7%).

In 2021 there was a City survey that was sent out to 867 residents. This included Orchard Heights residents as well as homes along Dixie and Lakeshore. This survey had 110 responses – a 13% response rate. Of those responses - 57 residents were in favour (52%) and 53 residents were opposed (48%).

Councillor Dasko has met with Mayor Crombie and (Toronto City) Councillor Mark Grimes on this project.

Stephen spoke of the work being done on the CNR bridge on Dixie Road. There is a major gas line under the bridge giving the project “more red tape than you can shake a stick at.” Work is being done to replace the handrails, sidewalks, gutters and drains.

There are increasing complaints about cars with loud mufflers and increased measures to reduce them. There is an online petition originated by Stephen Dasko which has 1300 signatures on it.

The request for an outdoor bulletin board in the Orchard Heights neighbourhood has been met by Stephen’s budget. Lastly, Ron Searle Park will be receiving some enhancements in the form of some outdoor chess tables.

Q&A

Councillor Dasko answered a question about speeding in the neighbourhood by saying that speed bumps will not be installed, but the speed camera is to come back as well as the Slow Streets pylon project. There is also a new look to the Slow Down lawn signs. Stephen is pro-stop sign but a request to have one at Liveoak and Park Royale needs a formal study done.

Stephen also addressed a question someone had regarding live wood fire pits in backyards and the smoke and smell they create and will the city make them illegal? Residents should send their concerns directly to him to be addressed.

Someone asked for more signage for road closures.

A reminder that lot severances are not allowed (the worst areas for this being on Maple Ave. N and Pine Ave. N.)

MP Sven Spengemann answered a question on border control and when the U.S. border may open up. His office had many writing to it saying to keep the border closed and now has many writing to him stating to open it up. He mentioned the ease of COVID-19 protocols for vaccinated travellers and that the government has eased the hotel quarantine for passengers as of July 5th.

Someone was inquiring about Canada Day celebrations being cancelled and Sven mentioned that many are treating this as a reflection of their views and an opportunity for deeper reflection.

MPP Rudy Cuzzetto responded to a question about which Mississauga Hospital is to be rebuilt by explaining that it was Trillium at Queensway and Hurontario. Peel is most impacted due to intensification and in the Golden Horseshoe it is expected to add 14 million more residents by 2050. Rudy would like to see more housing and road construction in North Mississauga to add to the growth up there.

Sven mentioned that Canada is trying to get all three levels of government working together by 2050.

Draw for 2021 OHHA Members – Announcement of Winners

Tonya thanked Angie Deluca for getting the prizes, offered as recognition for 2021 paid up OHHA members. The winner of an Amazon gift card was Doreen Russman, the winner of a Buon Giorno gift card was Louise Musial and the winner of a Longo's gift card was Lise Lefaive.

A motion to adjourn the meeting at 8:30 PM was made by Afsaneh Dhalla and seconded by Lawrence Pinkney.