



**Minutes for Orchard Heights Homeowners Association
Annual General Meeting - Online Zoom Call
Thursday, June 16, 2022**

Board Members in Attendance: Tonya Elmazi, David Blakey, Dominique Giliberti, Zein Lavji, Janet Jackson, Lawrence Pinkney, Raya Shadursky, Stacey Reason

Board Members Absent: Afsaneh Dhalla, Tisa Zabarylo, Michael Kuliszewski, Grant Stidwill, Andrea Amaro

Welcome and Housekeeping Items

Meeting called to order at 6:45 PM

Tonya Elmazi recognized and thanked Councillor Stephen Dasko and recently re-elected MPP Rudy Cuzzetto for attending.

Land Acknowledgement

Read by Tonya Elmazi

Notice of Quorum

Online Poll showed that Quorum was reached with 25 homeowners present.

Meeting Procedures

Tonya introduced the facilitations of the meeting and mentioned that motions were previously discussed and recorded in the interest of moving the meeting along. Janet explained meeting procedures which is detailed on the slide deck. Attendees were asked to only use the Q&A function to ask questions and to not use the chat box for doing so. Questions not responded to will be answered within two weeks after the meeting via email and/or posted on the OH website.

Agenda and Motion to Approve

Tonya reviewed the agenda with participants. A motion was made to approve the agenda:

Moved by Raya Shadursky and seconded by Lawrence Pinkney.

Online poll was taken to approve the agenda – 22 yes votes indicated agenda was approved.

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 Zein Lavji.

Online poll was taken to approve the minutes – 21 yes votes indicated minutes were approved.

Current Board Introductions

Tonya introduced the current Board members, and thanked leaving board members – Tisa Zabarylo, Caroline Secko, Angelina DeLuca, Dominique Giliberti and Mike Kuliszewski for their service on the board and dedication to the community.

OHHA Board Business

President's Report

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

Infrastructure:

On the infrastructure front, Tonya provided an update on:

- The **Affordable Housing Report** commissioned by the province and the recommendations that could pose a risk to detached homes. Some of the concerning recommendations noted were:
 - Limiting all public consultation on future developments
 - Lowering design standards
 - Erasing heritage designations and,
 - Removing neighbourhood character considerations.

- **Infill projects**, in and around our community:
 - **Elm development on Cormack Crescent** – participants were advised of a public meeting scheduled on June 20th at 6 pm, by the City's Planning and Development Committee to review their recommendation to approve the application submitted by Elm.
 - OHHA's position on this initiative – not to move beyond what was allowed for the Sedona development, which is a frontage width of 45 ft
 - Biggest concern is the risk of future infill projects within our community and not just on the periphery.

 - **Dixie Mall redevelopment** - Tonya reminded everyone about the survey we conducted last year along with neighbouring Ratepayer's Associations on this initiative.
 - Proposal would have a significant impact on Orchard Heights and surrounding communities with a potential of 6,400 new residential units
 - To date, no application has been submitted to the city. OHHA will keep residents posted on any new developments.

- **Dixie/QEW Interchange project** – Update provided on QEW Improvements from East of Cawthra to West of Etobicoke Creek, noting the next phase of construction is to start in May 2022 and continue for five years with a completion date of July 2026. Some key components include:
 - Replacement of the Dixie Road underpass bridge and reconfiguration of the QEW/Dixie Road Interchange
 - Localized QEW widening and pavement rehabilitation
 - Drainage improvements
 - Installation of new retaining walls and noise barriers
 - Installation and upgrades to lighting and,
 - Landscaping

Tonya noted OHHA is most interested in learning more about restoration of the significant number of trees cut down to facilitate this project.

Community:

Tonya reported on several community-based items – notably new features to be installed in Ron Searle Park, membership update and information about a speed study in OH.

- **Ron Searle Park** – New features are being installed this summer and fall.
 - We received a generous donation from a resident who built us a **Book Exchange Box**. More details coming on when it will be installed and where.
 - We also will have two **new chess/checker tables installed** thanks to the city and Councillor Dasko. Tonya asked for a volunteer to start up a chess/checker club.
 - We also plan to **install a two-sided Bulletin Board**. We've raised funds from poinsettia sales and received a generous donation from Councillor Dasko. Tonya advised we need more donations to fully fund a community board. It will help those who feel isolated, by providing a venue to meet new people and get engaged with the community.

- **Membership** – Update provided on 2022 membership.
 - Our goal is to renew the 100 plus members we had in 2021 and gain more in 2022. **So far this year we are at 107 members.**
 - **Membership fees** have not increased for quite some time, we'll be asking later in the evening if members are in favour of a \$5 increase beginning in 2023.
 - We would like to **streamline the renewal process**. We will be asking if members would be agreeable to an automated renewal process via credit card at the beginning of every year starting in 2023.

- **Speed Study**
 - OHHA is working closely with Councillor Dasko on managing the speed within our OH boundaries. Most residents are adhering to the 40 kph speed limit
 - OHHA is requesting a speed study to be conducted on Rometown as it's been 9 years since the last one was done. Councillor Dasko will provide further details on this in his remarks.

Staying Connected:

Tonya discussed how we work together to build and sustain community spirit.

- **Events/ BBQ**
 - **OHHA BBQ** will begin at noon on Saturday June 25. The fire department will be bringing around their firetruck and we will feature all the usual favourites – face painting, bike parade, kid's activities, burgers and hot dogs, a bake sale and silent auction. Tonya asked for volunteers to step forward to help us run the event!
 - Movie Night in the Park coming this fall – stay tuned for details.

- **Newsletter**
 - OHHA Spring Newsletter was sent out by email only. We **still do not have a full email list for all residents in OH**. Residents who have not provided their email address were encouraged to **contact OHHA so we can include in our distribution list**.
 - If a resident has no email address or access to the internet, they were encouraged to advise OHHA to be included in their delivery distribution list for Newsletters and Notices.
 - To help fund the Newsletter and website, residents who have their own business were encouraged to advertise in the Newsletter. More info can be found on the OHHA website.

- **Community Groups**

- Tonya noted that in addition to looking for volunteers to form a chess/checkers club, she encouraged members to form other clubs that can help bring residents together over a shared passion. It could be bridge, walking, yoga or a book club.
- Residents urged to launch a group, or expand one already created with other residents in OH
- OHHA will help to promote it and get group organized.

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

Treasurer's Report

Zein gave the Treasurer's Report – the current balance at Jan 1, 2021 was at \$3,379.22, compared to the Dec 31, 2021 balance of \$3,717.97.

The receipts of 2021 were \$4,853 (up from \$1,800 the previous year) and 2021 disbursements were \$4,514.25 (down from \$874.83 the previous year). The receipts over disbursements were \$338.75.

Assets as at Dec 31, 2021 - \$3,717.97. No liabilities.

A motion was put forth to approve the 2021 Treasurer's Report.

Moved by Afsaneh Dhalla and seconded by Grant Stidwill

Online poll was taken to approve the report with 22 yes votes indicating the report was approved.

Link to report - <https://orchardheights.ca/category/meetings/agm-news/2021/2021-financials/>

Slate of Members Standing for Board of Directors – 2022 to 2024

Tonya Elmazi

David Blakey

Zein Lavji

A motion was put forth to approve members standing for board of directors

Moved by Garry Smith and seconded by Peter Giliberti

Online poll was taken to approve the slate of members standing for the board with 24 yes votes indicating members approved.

OHHA Updates

Neighbourhood Watch (NW) Update

Tonya, as NW captain, provided an update.

- **NW program** is run by SafeCity Mississauga. This organization works with the city to promote safety within our community and reports on anything suspicious or concerning.
 - Does not replace calling 911 in emergencies
 - SafeCity launched the Crime Management Prevention System. It's faster and more efficient than reporting through a NW coordinator. Go to SafeCity website to register
 - Happy to arrange a webinar with SafeCity rep to showcase how this works.

- **Car Thefts/Attempted Car Thefts** – Two car thefts reported in OH.
 - City wide problem– 395 vehicles stolen in Mississauga and Brampton in Jan and Feb
 - Prevention tips – keep doors locked, windows closed, install light sensors, and don't leave valuables in the car
 - If your car is stolen – contact Region of Peel immediately
- **Speed Study** –OHHA will work with Councillor Dasko and report on results of study
 - If you see a car speeding, call 311 to report it or report to SafeCity. These reports are needed to ensure the City can take action
- **Lost and Found** – Tonya reminded everyone that if you find something that someone has lost – email orchardheightsnw@gmail.com
 - We've been successful in connecting lost items with their owners

To get NW updates go to NW Facebook page - Orchard Heights Neighbourhood Watch

Orchard Heights Tennis Association (OHTA) Update

OHTA President, Leanne Miller provided an update.

- Six-member Board of Directors elected Nov 2021 AGM
 - Go to [google.com/view/orchardheightstennisassoc](https://www.google.com/view/orchardheightstennisassoc) for names of board members
- Season runs until November
- 182 Members: 146 Adults, 7 Juniors (13-18), 29 Children (under 12) Pickleball <10
- Court Reserve: Online booking and scheduling helps us ensure fair & equitable access
- Daily scheduled play balanced with open bookings 07:00-23:00 hours lights out
- New members living in OH are welcome: ohmembers@gmail.com
- Spring Tennis Lessons
 - Positive feedback on instructor and approach; lessons have been extended
 - Club's former pro Dean Porcellato, tenniseveryone.ca
 - 1 group beginner adults from OH – we hope they join
 - 2 groups of more experienced adult club members
 - Two groups of children, ages 6 to 10, whose parents are members
- 62nd season well underway – OHTA established in 1960

Tell us What you Think

Q1 – To reduce printing and delivery costs, would you prefer our Newsletter to be emailed to you?

Poll conducted with response: 24 responded Yes – 3 responded No.

Q2 - To increase the ease of membership renewal, we are exploring automatic renewal using your credit card. Would you prefer membership renewed automatically using your credit card?

Poll conducted with response – 19 responded No – 11 responded Yes.

Q3 – Do you support a \$5 membership fee increase for 2023?

Participants were polled to determine if there is support for a membership fee increase and the majority were supportive.

Motion to approve the membership increase in 2023 – moved by Raya Shadursky and seconded by Dominique Giliberti

Poll results – 21 members voted yes to the \$5 increase effective 2023- 4 members voted no

Q4 – Would you be interested in attending a brief session outlining the new approach to the Neighbourhood Watch self-reporting system with SafeCity?

Poll conducted with response – 14 advised they were interested and 12 advised no. We will contact those individuals who indicated yes to this question.

Q5 – Would you be interested in helping to volunteer at BBQ on June 25?

Poll conducted with 5 advising they would like to volunteer and 21 expressing no interest. Those who indicated yes – will be contacted by OHHA to find out how they would like to support this upcoming event.

Q6 – Would you be willing to donate to the purchase of a community Bulletin Board in Ron Searle Park?

Poll conducted with 15 advising they would like to donate and 12 advising they would not. We will contact those who indicated yes to provide more info on how to donate.

Q7 – What other events or activities you would like to see offered by OHHA?

Participants were advised to state their name and send their suggestions to our email address orchard.heights.ha@gmail.com or make suggestions in the chat box.

Questions for the Board

Q – Do we have statistics on number of residents who rent vs own homes in our neighbourhood?

We will post this response on our website.

Q – Who looks after our NW Facebook page?

Tonya advised she oversees NW Facebook page. She also advised she will be stepping down as NW coordinator. This position will be open for someone to take over. Members asked to use the chat box if they wish to volunteer. Tonya advised the participant who inquired about FB page owner, to reach out to her to discuss any issues.

Q – How many homes are there in Orchard Heights?

David advised there are 462 homes in Orchard Heights.

Government Representatives – Updates and Q&A

Lawrence Pinkney introduced **MPP Rudy Cuzzetto**. Lawrence noted Rudy's bio is posted on orchardheights.ca. Below are key highlights of Rudy's remarks:

Infrastructure Initiatives

- Long Term Care LTC facility being built on Speakmen Drive with 632 LTC beds up and running by end of 2022 – it will be the largest LTC facility in the province
- Expanded Trillium hospital at Queensway and Hurontario – will take 10 years to be completed – will be the largest emergency centre and hospital in Canada
- LRT on Lakeshore and on Dundas

- LRT on Hurontario under construction and expected to be completed in the Fall of 2024
- Credit River Bridge – over the QE and Credit River – twinning the bridge and then rehabilitating old heritage bridge
- Queensway Hospital – new tower with 150 new beds
- Investing 40 billion into infrastructure for hospitals

Affordable Housing

- Only time province used Ministerial Zoning Orders is when the Municipality and Province ask for it – their purpose is to help accelerate new development builds
- Bill 109 is about building more houses and has been approved by big city mayors
- The Task Force on Affordable Housing Report – Rudy advised he does not agree with a lot of the recommendations – and many have not been included in Bill 109
- 2 million people are moving into the Golden Horseshoe – and we need to build 1.5 million homes – we need homes
- The Province will consult with municipalities to increase homes in ON

QEW/Dixie Interchange Project

- New vegetation will be planted once interchange at QEW is built
- July 2026 will be completion of phase II of the project

The above is a summary of what has been accomplished over the past 4 years.

Lawrence Pinkney introduced **Councillor Stephen Dasko**. Stephen's bio is posted on orchardheights.ca. Below are key highlights of Stephen's remarks:

Elm Development Updates:

- Elm development on Cormack Cres will be coming forward to be presented to city council by the Planning and Development Committee
- The development initially proposed 20 semis and detached homes – and now the application is at 19 detached homes
- Stephn advised he is not in favour as the application stands. He would like to lose one more unit to give us closer to the 45 ft lot widths, similar to Sedona
- Encouraged everyone on the call to join the Planning and Development public meeting on June 20
- Stephen thanked Rudy for providing him with a contact at the Ministry. Once the Dixie interchange project is complete, there will be provincial land available to sell – providing a potential driveway access to Cormack from the Elm development. This would remove the need of an access road via Marionville.

Affordable Housing Task Force

- Stephen noted some of the recommendations in this report are deadly for Ward 1. The Official Plan in place and local area plan serve us well in terms of housing. We cannot support the increased 1.5 million homes and the impact that will have in our community. Stephen further advised he held a ward specific community meeting and then did a city meeting on this topic as well.

MZO's and Bill 109

- Stephen noted there have been MZO's that the city requested -- Trillium hospital –and a film studio in North Mississauga. There is one that the city did not request.
- Bill 109 did not receive much input from the municipalities at all. One key problem with the Bill is reduced processing time, which impacts community consultation. Every time an application is submitted, Stephen hosts a community meeting. The Bill reduces the time for the application to move forward – so it will constrain the ability to do community consultation going forward.

Dixie Road

- There are a lot of new folks coming into the community with developments along Lakeshore which could impact Dixie Road. Currently it is only two lanes with painted cycle tracks. Stephen advised he is asking for a study to be done.
- With Lakeview and Lakeshore corridor activity, the study may point to the need to bring back two lanes in each direction, an off-road cycle lane on one side and sidewalks on the other side.

Dixie/QEW Interchange

- Dixie Interchange had some challenges. Although this is not a City project, Stephen advised he asked City staff to change the signage to better inform drivers that there is no exit to QEW from South Service Road -- helping to re-direct traffic from entering OH
- Stephen recognized Julie Ross and Brian Soteris on reaching out to him about the property north of Star Academy when trees were getting clear cut. They asked if it was necessary for trees to be cut to the fence line. Stephen investigated and then requested an interim stop work order. Apparently, the excavation team misread one of the drawings and did not need to cut those trees down.

OH Speed Study

- The last speed study done on Rometown was in 2013.
- Stephen had a recent study done and reported the following results:
 - Rometown between Kenneth and Marionville – 85th percentile came in at 54 km per hour – average was 44 km per hour
 - Clearwater between Liveoak and Rometown – 85th percentile came in at 39 km per hour – average was 31 km per hour
 - Park Royale between Liveoak and Skyline – 85th percentile came in at 45 km per hour – average was around 36 km per hour
- Another mitigation measure to calm traffic especially on Rometown is coming very soon

Car Thefts

- Due to the number of car thefts in the city, Stephen advised he recently held a ward wide police call to go over prevention strategies. He is happy to host another meeting with a more targeted scope and can certainly do that for OH if there is interest.

Ron Searle Park Items

- Stephen advised he is happy to bring chess tables into the community. They are likely coming in early fall. With COVID-19, he noted he is competing for supply and a timely installation schedule.
- An update on the community skating rink. Since the water on the rink was not settling properly – last year the rink was regraded. He understands the surface is now somewhat improved.

Stephen also gave special thanks to Tonya on the hard work she does for OH. She represents the community's interests well at joint calls Stephen runs about shared issues with neighbouring homeowners' associations.

Q&A

Q – Rudy – Why does the government look to build more homes in well-established neighbourhoods? Why not expand the city limits for housing? It's concerning to see how many infills are being considered.

Build transit – people don't want density. Build 403, people don't like urban sprawl. Must build density around transit. Need density when people are moving into the areas.

Q – Inquiry about the traffic on Rometown. Would stop signs be a consideration?

Stephen responded by stating he is not afraid in advocating for stop signs. He is in favour of doing them when process is followed, and results indicate implementing them. He is happy to have a traffic count done and then a survey. If the survey results indicate more than 66% of people would like them, then stop signs would be put in. So far, he has received no requests for stop signs in OH.

Q – What's support do you need from community members to assist with speaking out with the over density in Ward 1. Volume of community hearings too many to attend all of them. What can we do to help influence the outcome?

Stephen acknowledged residents are bombarded with community meetings that are trying to get people's attention. He noted Ward 1 is the busiest spot in the entire city. There is no limit on the number of proposals. We have our local area plans, and official plans, yet density targets are not being respected, and developers are emboldened as province mandates higher density targets.

He stated that it is offensive to see what developers are submitting. Developers' attitude is bold –i.e, if the city is going to give us a hard time – we'll just file with Ontario Land Tribunal – then they will give us another shake at it.

Stephen urged everyone to show up at community meetings because attendance makes a difference. Attendance and residence submissions make their way into the reports that are considered by City Council. Get involved. Dixie Plaza is a good example of how resident involvement makes a difference. Stephen advised he firmly believes, after their public visioning session – and then public meeting to present their proposal – and once introduced to each Ratepayer group – the developers went underground and did not submit an application to proceed.

Rudy agreed with Stephen about high density. He noted we must work together with municipalities and developers. Many developers do work closely with the community. And yes, there are bad apples too. If we work together, we get so much value for our communities. We will fight if they don't want to work together with city and province. He noted we should bring back existing legislation on preserving existing communities. Stephen and Rudy agreed to work together on this.

Q – Ramp to QE from Park Royale. Will it open June 22?

Rudy will check into this.

Q – Any plans to improve the maintenance at OH Park? Weeds are taking over and garbage spilling over on private property.

Stephen advised he would address this issue immediately. He noted, people sometimes take their household garbage and drop it off in the parks. Garbage at a park is meant for the people using the park for their garbage, not household garbage. Nuisance weeds are a problem – staff will get that looked at.

Q – Residents on Dixie Road are dealing with speeding and motorcycle noise is a problem. Can we get speed bumps put in?

Stephen advised residents will never see speed bumps on Dixie Road as it is a major arterial road. Speed bumps can be effective in the right place, but when used incorrectly it can be dangerous. He can look at implementing a speed limit of 50 kmph as well as get more enforcement out. Peel regional police are trying to do more local based policing. He also advised about road watch. Residents can go online to road watch and report speeding and other similar items.

Tonya thanked Rudy and Stephen for their hard work and dedication. She also advised any questions unanswered will be posted on the OHHA website.

Draw for 2021 OHHA Members – Announcement of Winners

Tonya noted that OHHA's goal is to grow to more than 100 members and we are well on our way. Our Members Draw will award three prizes to thank our 2022 members.

Amazon gift cards for three winners: 1st prize \$100, 2nd prize \$75 and 3rd prize \$50
Just prior to AGM, David assembled all 2022 members and selected winners randomly.

3rd place winner -- Preeya Malik
2nd place winner – Marg and Ken Calder
1st place winner – Amber Leon

Gift cards will be delivered to the winners' home over the next few days.

Tonya thanked members for attending the meeting and asked everyone to complete a feedback survey that will be sent out after the meeting.

A motion to adjourn the meeting at 8:21 PM was pre-moved by Andrea Amaro and seconded by Stacey Reason.