



## **YMHRA Newsletter Winter 2023**

It has been over a year since our last newsletter and we are pleased to have a chance to report to our Residents of the Association once again.

Please find within this newsletter several important announcements pertaining to community activities. The strength of our association relies on all residents to participate in one form or another. The association is run by a group of volunteers and our activities include: communications with our city of Toronto Councillor on neighbourhood issues, addressing the interests of the neighbourhood at Committee of Adjustment meetings and as needed at the OMB and TLAB Appeals. We also as directors have an obligation to manage the Community Preservation Fund within the guidelines set by our Association by Laws.

In the past we have held social events that served as community building events for all ages.

We have 355 homes in our area and we are one of the smaller resident associations on the north Toronto area. SAHRA, the residents association to the west of us, has 834 homes. We are a manageable size and are lucky in that respect.

For new residents that have recently moved into the neighbourhood, WELCOME!



**Notice of Annual General Meeting - Please mark your calendars with this important date – March 1, 2023 at the Toronto Cricket Skating and Curling Club – 7:30 pm in the Founders Room**

At this meeting, we will be reviewing the financial statements of the Association and electing a new slate of board members. The Founders Room is on the upper level at the west end of the building. If

you are not familiar with the club please ask at the front desk. If you feel you can serve your community in this volunteer capacity, please let a board member or me know. We encourage you to attend the AGM and learn more about our mission and finances.

As we are well aware of crime in our neighbourhood be it car thefts or break-ins we have arranged for Police Constable John Sconza, a 33 year member of the Toronto Police Service, 32 Division Crime Prevention Officer / Community Relations Officer to be attend at the beginning of the AGM to present some advice on ways to prevent crimes and to answer questions. Included with this newsletter are two Toronto Police flyers that should help with advice on how we can all reduce the opportunity for car theft and break ins.

## **Membership Report by Barb Black - Treasurer**



Membership in our Residents Association is automatic to both owners and those renting homes in our area. Paid membership is voluntary but encouraged.

During the past membership year (September 1, 2021 - August 31, 2022), our member payments were down as we did not push on a membership drive during COVID. Revenue was \$980.00 while expenses in the fiscal year ended August 31, 2022 totaled \$1524.00 leaving a shortfall of \$524.00. The dues we did collect would be from families who had paid after our August 31, 2021 year end. Thank you for your membership dues. Dues are used to pay for communication with members, hosting of the Annual General Meeting, accounting fees for the review of our financial statements and social events on occasion. Funds from our Community Preservation Fund are restricted and used when approved by the Board, for preservation of the character of the neighbourhood. We have specific by laws governing how we need to approve and spend monies from the Preservation Fund. Join us at the AGM for a more detailed report on the Association finances.

Please find enclosed with your newsletter a membership form for the 2023-year, as well as a return envelope addressed to me at 78 Mason Blvd. On this form there is an area to add your email address. We would dearly like to communicate more often and electronically so please consider giving us your email address so we can update our records and be in a better position for electronic communication. Thank you in advance.

## **Development of 4050 Yonge Street NW corner of Yonge at Wilson Ave.**

In August of 2020 the YMHRA submitted to City of Toronto authorities a position statement regarding the proposed development at the NW corner of Yonge and Wilson where there currently is a parking lot. This statement expressed concern regarding proposed density that was a result of two towers of 35 and 21 stories, parking concerns, environmental concerns as the property abuts the Don Valley Golf Course and is in the Don River ravine system along with traffic concerns. As well the proposed development was seen to be very precedent setting for the Yonge and York Mills intersection. The development was eventually appealed thru The Ontario Lands Tribunal since the city did not make a decision on the development application in a timely manner. As well in the summer of 2020 your association joined with a group of residents associations to monitor the development of the property. There were 5 associations and included the South Armour Heights Residents Association, St Andrew's Ratepayers Association, the Yonge Ridge Homeowners Association and the York Mills Valley Association. All of the groups joined in retaining a land use lawyer to represent us. The official community consultation meeting was held on Jan. 12, 2021 remotely due to Covid concerns and we attended that meeting.

At the outset, we knew that the City and Government of Ontario had deemed the area at Yonge and York Mills a "transit hub" in such that there is a GO bus station, TTC train, bus station and close proximity to the Highway 401. The implication of being a transit hub is that the area surrounding is available to be developed with increased density under planning act. We quickly realized that the power was going to rest with the City and not necessarily the various resident associations. In the end both the YMHRA and the York Mills Valley Association (YMVA) obtained party status at the hearings giving us prescribed rights and obligations with the Ontario Land Tribunal. We were aware of outside events that could influence the developer's willingness to move the project ahead. Those influences included the fact that there was a City of Toronto election coming in October 2022 and that borrowing costs were expected to increase. Thru 2021 and into early 2022 several revised applications were submitted based on City of Toronto influence and eventually the City was pleased with two towers of 28 and 14 stories both down in height by 7 stories. Both the YMVA and our association are well aware of the precedent that will be set for this intersection but in the end we feel the outcome was satisfactory.

Following concessions to the proposed development made by the builder, Toronto City Council approved the requested zoning by-law amendment and Official Plan amendment on December 15, 2021. A link to the materials submitted by the developer, made available to the public on December 24, 2021, is as follows:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CC38.8>

Included in the concessions were:

- Reduction in each of the proposed towers by 7 storeys, to 14 storeys for the one tower and 28 for the condo
- A 45 degree tiering of the tower closest to Yonge Street to reduce the impact on the streetscape
- Increased setbacks from Yonge Street and Wilson Avenue
- A \$1M community benefit fund, which tentatively is to be used for improvements to path and trails within the West Don River Valley area adjacent to the site, improvements to Stewart A. McGregor Parkette, improvements to York Mills Valley Park, and improvements to the Don

Valley Golf Course facility, to the satisfaction of the Chief Planner and Executive Director, City Planning in consultation with the Ward Councillor.

This is based on the mediation and the concessions proposed, the YMHRA and YMVA, which had opposed the development at the OLT as Parties, and the other residents associations that had opposed as Participants, withdrew their opposition. The OLT issued an order on June 2, 2022 granting the developer's appeal subject to the agreed concessions, effective upon the filing of a Section 37 agreement on title to secure the developer's commitment to the community benefits referred to above.

## **Loretto Abbey – Proposed Renovations and Addition**

Loretto Abbey Catholic Secondary School, at the north end of Mason Boulevard, has applied to demolish the adjacent infirmary and add a significant extension to the north end of the current building, including a new gymnasium. The new main entrance of the school will be part of that extension, to be accessed by vehicle from the extreme north end of Mason. The plans include more grid parking and a sizeable 'turnaround' with herringbone parking to facilitate parents dropping off pupils by car on the school property, as opposed to all along Mason, Dunster, and McGlashan. The extension will allow a small expansion of the pupil numbers to 1100. Current predictions are that (subject to approval) the work may begin as early as 2024, and be complete by 2026.

The Toronto Catholic District School Board has held a number of open virtual information sessions to keep neighbours informed, and answer questions on the plans. YMHRA board members are participating in this process, to raise a number of concerns. This project will be a topic of discussion at the upcoming AGM.

Your board of directors looks forward to seeing as many of you as possible at our AGM on March 1<sup>st</sup>.

Andy Stephenson  
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