

WELCOME TO Aileen-Willowbrook Residents Association Inc. 2024 ANNUAL GENERAL MEETING



**Help us to ensure our community
become an even more vibrant place
to live, work, shop and play!**

Join!!

Membership open to Residents over the age of 18 living in in the Association's catchment area. Membership fee \$20 per year per family

Volunteer!!!!

your expertise and/or leadership to improve our community. Our strength lies in our members!!

Keep in Touch!!

let us know about your ideas, concerns

Donate!

enable our good work

Sponsor!

our activities

Meeting will start at 7:00 PM





WELCOME TO

Aileen-Willowbrook

Residents Association Inc.

2024

ANNUAL GENERAL MEETING

Aileen-Willowbrook Residents Association Inc. Annual General Meeting

January 22, 2024



AWRA concerns YOU and WHERE YOU LIVE

and was set up to represent the best interests of the Aileen-Willowbrook neighbourhood.

- Since 2003 eliminated >95% of over 600 tonnes of annual harmful emissions into the air from the industrial area, that's 2 tonnes per Day !
- Helped focus the community to stop the proposed unsightly highrise development on the Shouldice property. Instead we got a PARK!
- Huntington Park Culvert & Bridge Repaired!

Current focus

Development and Livability

Storm Water Flooding

Industrial Area Property Standards Compliance

NEW! Renewed focus on Community Engagement



Continuing to monitor

Air Quality

CN Crossing Weeds

Keeping Lawns Neat and Beautiful

Green Lane Speeding & Revving Noise

Local Parks Improvements

We Need More Volunteers!



AGENDA

- 1. Introductions**
- 2. Approval of Minutes from 2022 AGM**
- 3. AWRA's Incorporation & New Constitution**
- 4. Executive Elections**
- 5. Financial Statement**
- 6. 2023 Overview & 2024 Lookahead**
- 7. Guest speaker(s)**
- 8. Q & A**
- 9. Adjournment 9PM**

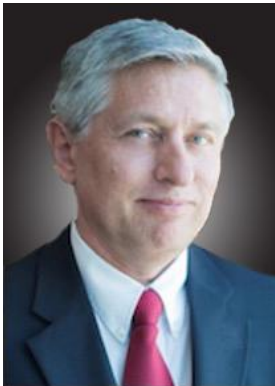


Current AWRA Officers

2022-2023



Alena Gotz
President



Louis Olivera
1st Vice President



Judson Maizels
2nd Vice President



Sue Shillow
Treasurer



Debra Hanff
Secretary



Eric Casper
Director - Flooding Prevention
and Remediation



Laurie Koch
Director - Industrial Area
Property Standards
Compliance



Alevtina Pavlovitch
Director - Community
Engagement



Bill Hertha
Director - Maple Valley
Access Subcommittee



Approval of Minutes from 2022 AGM



Changes to Constitution and By-Laws

Members' Vote

CONSTITUTION

(As amended December 31st, 2023)

Article I Organization Name

On March 1, 2023, what used to be known as the AILEEN-WILLOWBROOK RESIDENTS' ASSOCIATION, was incorporated as a not-for-profit corporation and became the AILEEN-WILLOWBROOK RESIDENTS' ASSOCIATION INC. (AWRA), corporate # 1000421451... without charitable status.

Article II Purpose

AWRA was set up to independently represent the best interests of the residents within the Aileen-Willowbrook catchment area (defined under article III). This includes keeping members informed of issues and betterment programs that will impact this area, and of the meetings and lobbying AWRA does with Markham City Council, the Regional, Provincial and Federal Governments, and other influential Groups to bring about changes and improvements.

Article III Geographic Boundaries

The AWRA catchment area is bounded by Bayview Ave. on the west and the railway tracks on the south. The east side is bounded by the German Mills Creek that flows through Maple Valley Park, and by the south side of Hwy. 407 in the north.

Article IV Membership

1. Membership to AWRA shall be on a household basis, with one household constituting one Membership.



Election

Laurie Koch, Facilitator



Election of Executive Board 2024

- President
- Treasurer
- Secretary
- 1ST Vice President
- 2nd Vice President
- 3rd Vice President



Note: AWRA Directors are appointed by the Executive Board



Nominations AWRA Executive Officers 2024 - 2025



Louis Olivera
President



Bill Hertha
1st Vice President



Sue Shillow
Treasurer



Alevtina Pavlovitch
Secretary

Note: AWRA Project Leaders are appointed by the Executive Board



Membership Outreach

Financials



Membership Outreach

**AWRA's influence is much greater than its Paid Per-Household Membership
Please Support AWRA**

JOIN@\$20/year or DONATE

Nextdoor Group

Thornhill Centre Amazing
Development:

301 members out of
1,154 registered for A-W
Neighbourhood

1700 sigintatories on
2021 Petition against
inappropriate development

**2023 Paid Per-Household
Membership**
50 Households (x3)

Website Followers
200 & counting

2022 Municipal Elections
Only 32% voted!



Thornhill Centre Amazing Developments

Welcome! Don't miss reading ABOUT US here, This is Aileen-Willowbrook Residents Association <http://www.awrathornhill.ca> awra.thornhill@gmail.com. The image... See more

Invite

274 members



Share something with the group...



AWRA Financials Feb 28, 2023



Sue Shillow
Treasurer

Aileen Willowbrook Residents Association - PROFIT And Loss Report September 1,2022 to February 28,2023			
Bank Opening Balance September 1, 2022			\$2,649.69
Revenue			
	Membership Fees		\$1,000.00
	Donation		\$1,000.00
	Total Revenue		<u>\$2,000.00</u>
Expenses			
	Insurance	\$854.28	
	Go Daddy	\$567.15	
	Meetings/Zoom	\$257.63	
	All Candidates Meeting	\$198.12	
	Fees	\$170.59	
	Service Charges	\$31.05	
	Total Expenses		<u>\$2,078.82</u>
	Net Deficit for Period		<u>\$ (78.82)</u>
Bank Balance February 28,2023			<u>\$2,570.87</u>



AWRA Inc. Financials Dec 31, 2023

Aileen Willowbrook Residents Association - PROFIT And Loss Report March 1, 2023 to December 31, 2023		
Bank Opening Balance February 28, 2023		\$2,570.87
Revenue		
Membership Fees		\$180.00
Advertising		<u>\$200.00</u>
Total Revenue		<u><u>\$380.00</u></u>
Expenses		
Insurance	\$854.28	
Meetings/Zoom	\$226.00	
Bank Charges	<u>\$45.75</u>	
Total Expenses		<u><u>\$1,126.03</u></u>
	Net Deficit for Period	<u><u>\$ (746.03)</u></u>
Bank Balance December 31,2023		<u><u>\$1,824.84</u></u>

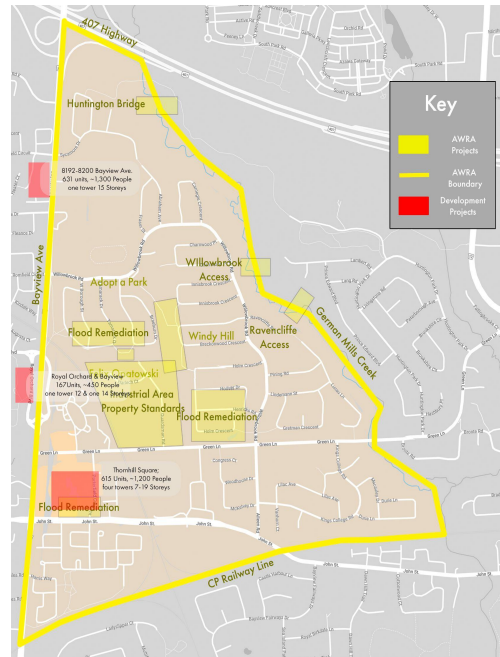


Sue Shillow
Treasurer



2023 Overview

2024 Lookahead





Speed humps along Willowbrook Rd



- Speed humps along Willowbrook replaced 2021
- Due to poor construction, AWRA representatives met with officials from the City
- After on-site inspection, City agreed a number of humps would be redone
- Speed hump at Henricks Rd was omitted
- Repeated calls, combined with input from many residents resulted in this final speed hump to be redone with final restorative treatment summer of 2024





Basement Flooding Help for AWRA Members

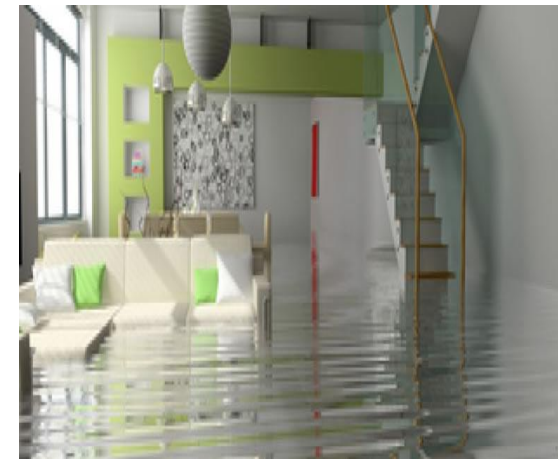
Contact Eric Casper awra.thornhill@gmail.com

AWRA Members receive help from AWRA's Flooding Remediation Program with volume discounts combined with City Rebates for:.

- **Backwater Valve Installation**
- **Weeping Tile Disconnection & Sump Pump Installation.**
- **Sanitary and Storm Lateral Relining and Repair**

Rebates will expire April 2027!

To date, over 40 residents have taken advantage of this Program, working with a local plumber who continues to offer **discounted rates to AWRA Members.**



Eric Casper,
Project Leader
Flooding
Prevention
and Remediation



Windy Hill Park Now Adopted by AWRA

2023 Fall Clean Up completed

New Gazebo



2024 outlook:

- Spring clean up in April is planned
- Community Picnic and Fall park clean up will be organized in September
- AWRA sign will be installed by the City of Markham within park boundaries
- Request for Windy Hill Park improvement will be submitted, tentatively an additional bench



Huntington Park Bridge Installed in Dec 2023

Both sides of the ravine are now connected



Bridge Installation clip link

https://youtu.be/YI94Hc5Qh_0?si=qkfT4-W1Wp5M09gX



Maple Valley Ravine Access



Two access points proposed:

- from Willowbrook Rd
- from Ravencliffe Rd

Current Status:

- Initial analysis done by City Engineer
- On hold until funds again available in Markham's Parks Budget
- Councillor Irish keeping track
- Will revisit in 2025



Industrial Area Property Standards

Monitoring of Property Standards Compliance will resume when the snow melts in Spring 2024.

If you notice problems, please notify customerservice@markham.ca and copy AWRA.thornhill@gmail.com. Your AWRA liaison is Laurie Koch..



Laurie Koch,
Project Leader
Industrial Area Property
Standards Compliance

Aileen-Willowbrook Residents Association Inc.- AGM - January 22, 2024



Great Lawns, Great Neighbourhood

Positive peer pressure works!

If grass and weeds overgrow 6" contact Markham By-law Officers via customerservice@markham.ca





Respect for All Property & Property Values

Mailboxes are Federal property belonging to Canada Post.





For Continuing Health & Safety Issues

Contact City of Markham, ask for By-law Dept. customerservice@markham.ca

Contact Ward 1 Councilor Keith Irish kirish@markham.ca

- Littered, Messy or Uncut Lawns and Boulevards - bring a plastic bag on your walks
- Nauseous Odours emanating from Industrial Area - always watching
- Industrial Area messy properties - we continue to monitor for spring and summer ongoing compliance
- Rat Infestation improved but still,
 - **DON'T** leave your garbage & recycling bins outdoors overnight
 - **DO** keep your garbage & recycling bins in the garage until garbage day

Contact York Region Police **1-866-876-5423**

- Speeding, Engine Revving, Late Night Noise
- Car Break-ins
- Rooming Houses

Let AWRA know awra.thornhill@gmail.com



Keep Checking AWRA Website

Click to register for AWRA's Annual General Mtg Jan 22 at 7 p.m.

Aileen-Willowbrook Residents Association (AWRA) Inc.

[HOME](#) [AREA DEVELOPMENT](#) [OTHER PROJECTS](#) [MEMBERSHIP](#) [WHAT'S NEW?](#) [ABOUT](#)

[Sign In](#)
[Create Account](#)
[My Account](#)



Welcome to AWRA Inc., Neighbour!



Debra Hanff
Webmaster



Keep Checking For In-Depth Information

<https://awrathornhill.ca/>



AREA DEVELOPMENT ▲

- Thornhill Square
- Thornhill Square Proposal
- Thornhill Square OLT Case
- John & Bayview Overview
- Development Stats&Photos
- Our John & Bayview Vision

<THORNHILL SQUARE: PLAN 20-130784 PROPOSED DEVELOPMENT>

Thornhill Square Area



Thornhill Square Shopping Centre's borders are marked in yellow.

The existing community shopping centre, built around 1980 (and used in 2004 in the making of the film *Dawn of the Dead*), was acquired by Timbercreek of Four Quadrant GP2/Hazelview ("the developer") at the end of 2018.

Thornhill Square is part of the lands included in the Thornhill Centre area (which extends across Bayview and includes the Shouldice property). [Visit our Bayview & John Vision.](#)

Proposed Re-Development



PROPOSED RESIDENTIAL DEVELOPMENT

300 JOHN ST.

MARKHAM

ONTARIO

More information on the proposed Thornhill Square development:

- [Re-Development Proposal Summary](#) (the numbers)
- [Proposal Application to the City of Markham](#)
- [Statutory Public Meeting Deputations](#)
- [The proposal in images](#)
- [Understand Community Impacts](#)
- [AWRA's Position](#)
- [Settlement Agreement details](#)

OTHER PROJECTS ▲

- Flood Remediation
- Maple Valley Access

ABOUT AWRA ▲ MOR

- The AWRA Story
- AWRA Executive 2022-2023
- AWRA in the News
- AWRA's Constitution



Debra Hanff
Webmaster

Aileen-Willowbrook Residents Association (AWRA) Inc.



Development, Development, **Over-Development!**

Please Support AWRA's Development Committee (ADC) Team

Join or Donate

We fight for Livability (a vibrant place to live, work, shop and play)!!

Easier Traffic - Thornhill Community Centre - Pomona Valley - Community Character

Get Involved

Portraits of team members: A woman with glasses, a woman with blonde hair, a man in a suit, a woman with blonde hair, and a man with grey hair.



Upcoming Meetings

Development Services Committee Meeting

Tuesday, January 23, 2024 @ 9:00 AM
Live streamed



Development Services Public Meeting

Tuesday, January 23, 2024 @ 7:00 PM
Live streamed



Thornhill Sub-Committee

Wednesday, January 24, 2024 @ 9:30 AM
Electronic Meeting



Special Council Meeting - Budget

Monday, January 29, 2024 @ 10:00 AM
Live streamed

General Committee Meeting

Tuesday, January 30, 2024 @ 9:30 AM
Live streamed



Development Notice

Applications to amend the Official Plan and Zoning By-Law

A change is proposed for these lands: 288, 298 and 300 John Street.

The City has received applications to amend the Official Plan and Zoning By-Laws to allow for a mixed-use development including 4 residential towers, retail, service and office uses.

19 Storeys 615 Units 3,172 sq. Feet (37,365 sq. ft.)

Electronic Public Meeting - March 22, 2022 at 7:00 PM
The Meeting is Web and Audio streamed on the City's Website at <https://www.markham.ca/development/>
PLAN - 20 - 130724

Learn more and tell us what you think:

CITY PLANNING
200 Centre Street, Markham, ON L3R 0W9
(905) 709-2211
planning@markham.ca

CLERK'S OFFICE
100 King Street West
www.markham.ca

Search by address to find out more at markham.ca/plan/
Questions? We are open to your questions at the end of the meeting and email at planning@markham.ca

How do you like our new look? Email your comments to design@markham.ca



Urban Design Brief
Traffic Impact Study
Functional Servicing Management Report
Community Services and Facilities Study
Retail and Services Needs Assessment
Geotechnical Investigation
Pedestrian Level Wind Study
Arborist Report
Shadow Study

AREA DEVELOPMENT

- Thornhill Square
- Thornhill Square Proposal
- Thornhill Square OLT Case
- John & Bayview Overview
- Development Stats&Photos
- Our John & Bayview Vision



Development, Development, **Over-Development!**

Please Support AWRA's Development Committee (ADC) Team
Join or Donate

We fight for Livability (a vibrant place to live, work, shop and play)!!

Easier Traffic - Thornhill Community Centre - Pomona Valley - Community Character



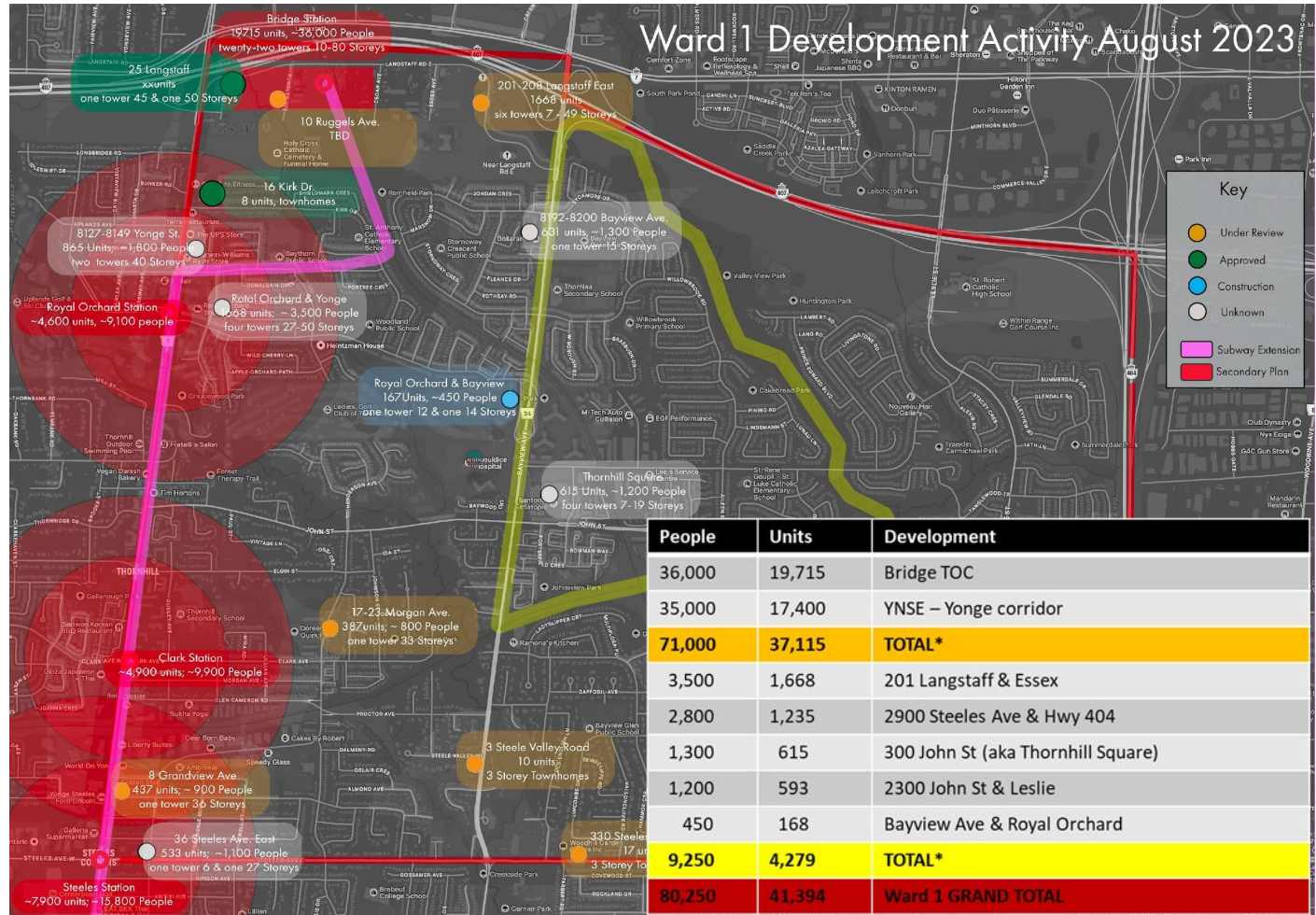
- **Thornhill Centre future at stake**
 - up to 8 high-rise towers at Shouldice - **Prevented !**
 - 4 high-rise towers at Thornhill Square - **Unacceptable Settlement!!**
- **Nearby impacts**
 - 2 highrise Tridel towers at Royal Orchard & Bayview - **Under Construction**
 - 3 highrise towers at Romfield & Bayview - **Proposed**
 - 35-67 mega towers Yonge, Hwy 7, Langstaff - **Ministerial Zoning Order**



Development, Development & Over-Development!

Support AWRA's Development Committee (ADC) Team

- Traffic Congestion
- Stressed Thornhill Community Centre and Services
- Pomona Mills Park overcrowding, impact on Environment
- Loss of long-established Thornhill Community Quality of Life



Contact us at awra.thornhill@gmail.com



Terrible **Over-Development** to “Pay” for Yonge Subway Extension!

Bridge* & High Tech TOCs at Yonge/Hwy 7

to become

most densely populated centre on earth, after Dharavi slums of Mumbai

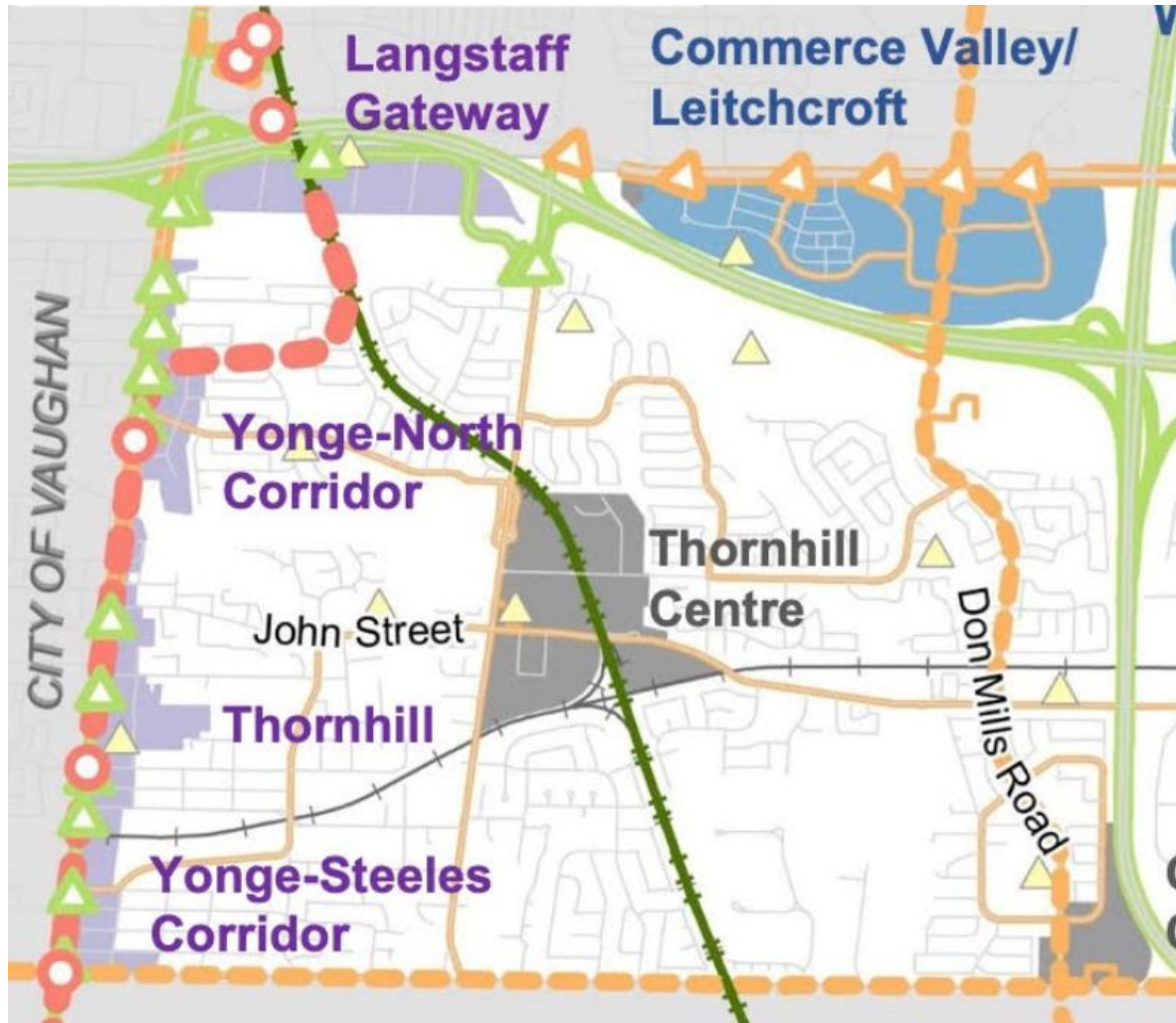
- 40,490 planned units between Bridge TOC and High Tech TOC
- 67 condo towers, 35 to start with
- 11 towers at 80 storeys
- 40 towers at 60 storeys or more
- 40,000 to 80,000 new residents
- 175,000 residents/km² = 6x Toronto Waterfront density

The Office of the Auditor General of Ontario announced will be looking into MZO's next!





AWRA area is being subjected to Over-development!!!



Our Area

- Our area is a typical 60's commuter, car dependent planned urban area
- It is poorly served by transit (no high-order transit, limited bus routes and frequencies)
- No walking distance to HoT: future Subway (3+km), Go (3.5+km), BRT (3+km) with a road and transit system highly inadequate to reach it
- Planned BRT corridors will continue to be far away
- Area infrastructure and services are not planned for high intensification
- Richmond Hill Go line service level will not get better

Still, many developers and some Markham officials consider we are close enough of HoT services and/or it is easy to get there!!!!



Bayview 8190 & Romfield Over-Development



Walk Score
50

Transit Score
43

Bike Score
48

Status: Proposed
SPM: Nov 7th , 2023 19:00hrs

- 3 towers 13, 14 & 15 storeys
- 2 storeys common podium
- 631 units (~1300 people)
- 1119 parking spots
- Similar existing non-residential footprint





Tridel Condominiums at Bayview and Royal Orchard Blvd

- under construction expected to open 2024
- 2 high-rises 14 storeys (“The Bayview”) & 12 storeys (“The Royal”)
- 168 high-end two and three-bedroom units
- 400+ people
- 360+ cars



Walk Score
79

Transit Score
40

Bike Score
49



We Need A Better Redevelopment of Thornhill Square!

- 4 box-shaped towers 19, 17, 12, & 7 storeys, 615 units, 1200+ people, 740 cars
- Important reduction in Grocery (20%), Other Retail and Commercial services, and Parking
- Massive “podium” structure will directly align with Green Lane leaving just a curb, in sharp contrast with Landmark’s deep green setback.
- On Oct 13th, the developer, TimberCreek/Hazelview, presented to the Ontario Land Tribunal (OLT) a **Settlement Agreement** with City of Markham that **keeps the proposal unchanged in all aspects that matter**

Visit AWRA’s website for details!

Walk Score
56

Transit Score
39

Bike Score
48



Walk Score
80

Transit Score
40

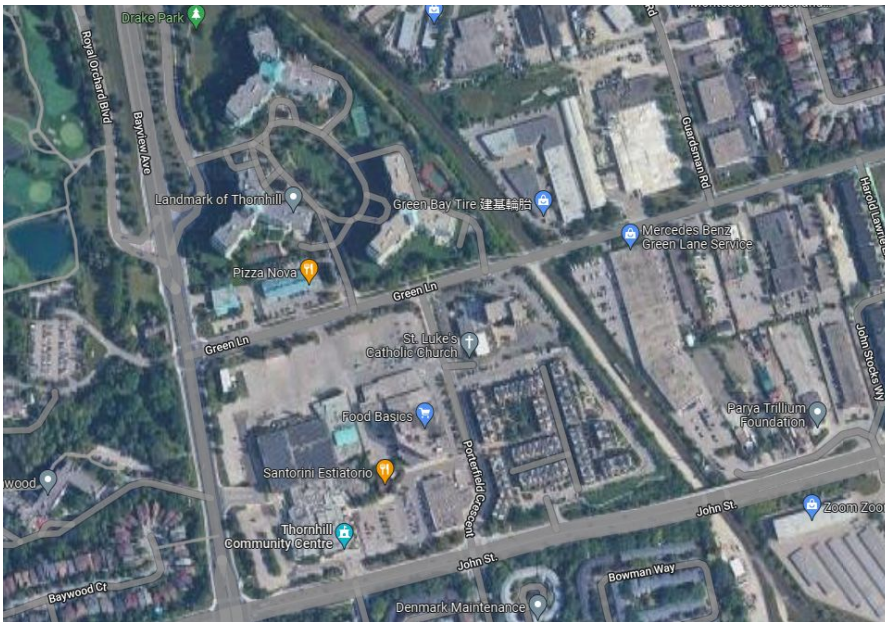
Bike Score
58



We Need A Better Urban Plan for Thornhill Centre

- AWRA advocates for the overall livability and improvement of our neighborhood as a complete community
- Thornhill Centre is the heart of our community
- Thornhill Square is a key component to fulfill community daily basic needs
- **Visit AWRA's website, we need your support!**

2022-2026 Council Mayor Scarpitti Inauguration speech
*"We in Council, we understand the importance of place.
We'll move forward to create a new vision for the
Bayview/John precinct in Thornhill"*





Aileen-Willowbrook Development Committee (2024 ADC Outlook)

- **Thornhill Square:** Make the voice of our residents heard to change the settlement and integrate it into a comprehensive area urban plan
- **Thornhill Centre**
 - Work with Markham officials to create a new vision for Thornhill Centre for the creation of a **“Thornhill Town Centre”**
 - Ensure the new vision is incorporated in the **Markham Official Plan update**
- **Keep advocating for a livable and vibrant community and its transition into a “complete community”** where most daily living needs can be fulfilled without the need to travel outside it
- Continue advocating for a better urban planning and development application process including independent urban design/impact reports and residents participation as key stakeholder
- **Work with other Residents Associations** for the betterment of Ward 1 urban future



Ward 1 Councillor Keith Irish





**BUILDING MARKHAM'S
FUTURE TOGETHER**
2015-2019 Strategic Plan



AWRA Annual General Meeting

Councillor Keith Irish

January 22, 2024

Agenda

1 GENERAL NEIGHBOURHOOD UPDATE


2 YNSE UPDATE

3 DEVELOPMENT UPDATE

4 Q & A / DISCUSSION

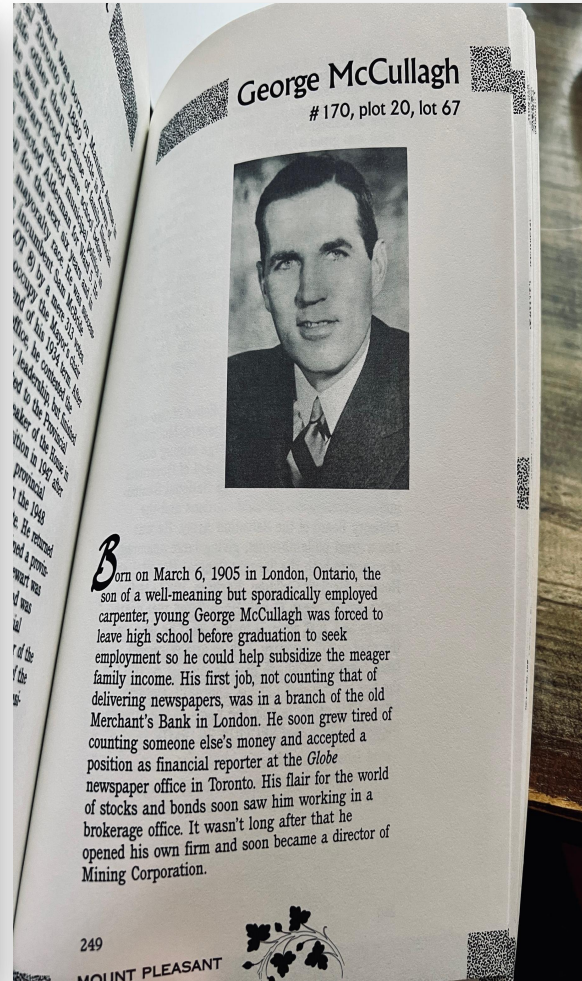
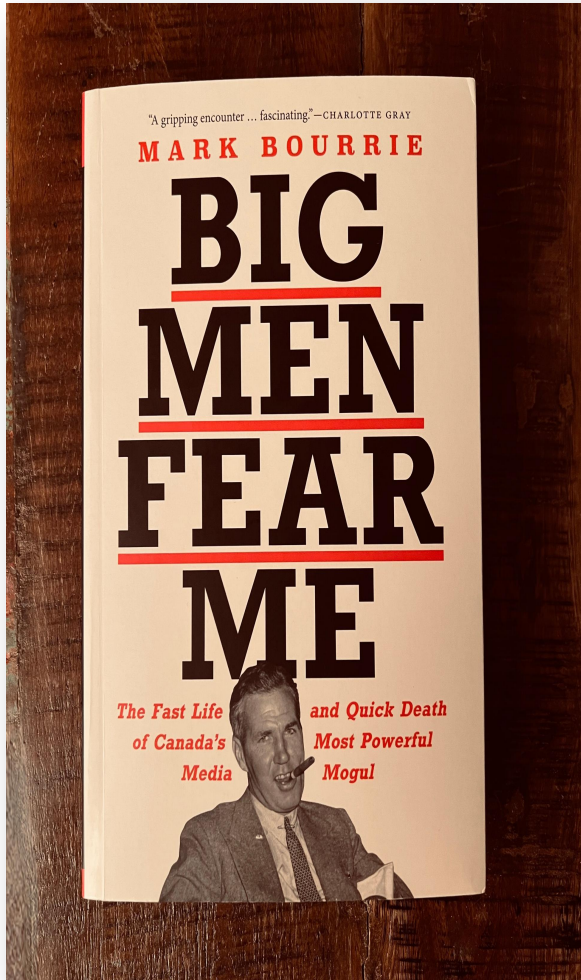
7750 Bayview Avenue

- Thornhill's "newest" public park
- Under the current legislative framework...*steady as she goes* considering the city's pending 2024 budget cycle and the implications of "strong mayor powers"
- Next steps: a visioning exercise with opportunities for public input, timing TBD

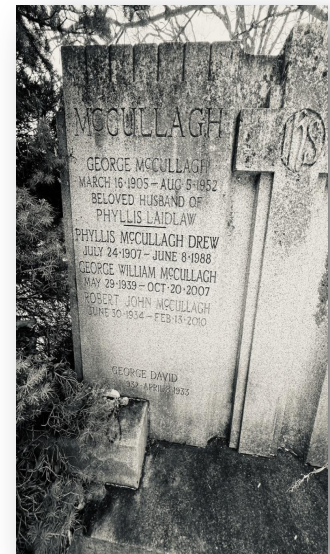


John Street bridge
over East Don
River

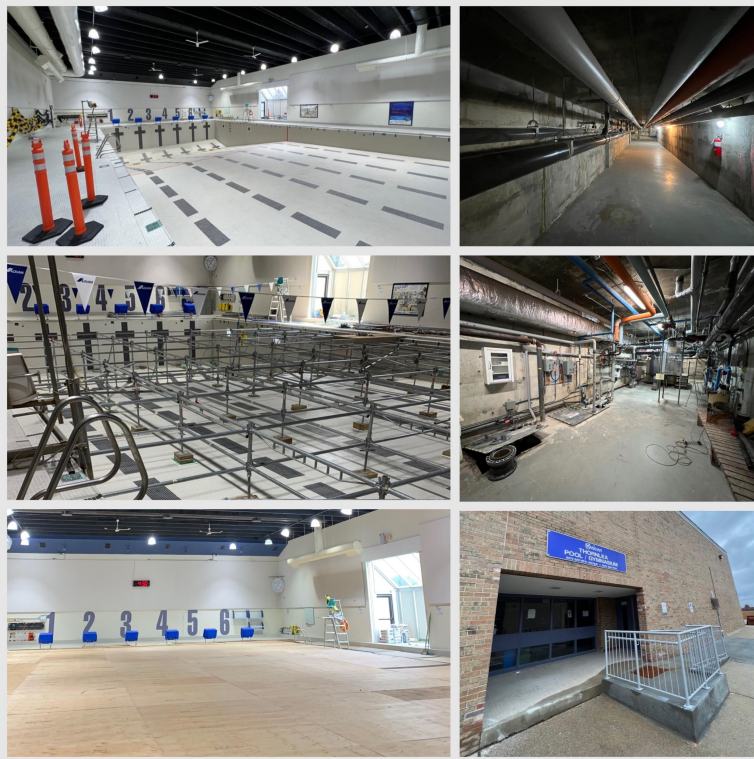
7750 Bayview Avenue



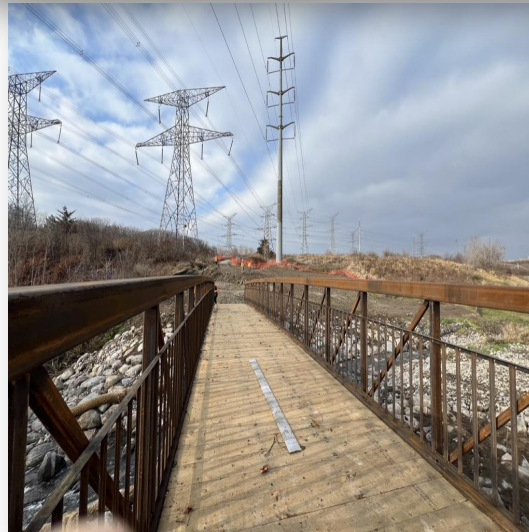
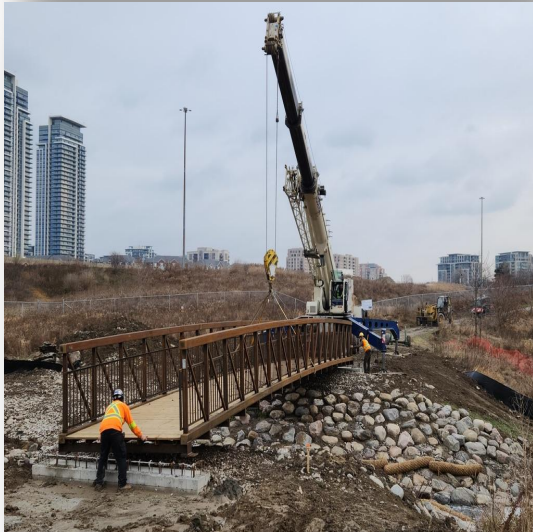
- Visit "Keith's Notebook" at <https://markhamward1.ca/big-men-feared-thornhills-george-mccullagh/> for my review of the book



Thornlea Pool



Huntington Park Bridge



Agenda

1 GENERAL NEIGHBOURHOOD UPDATE

2 YNSE UPDATE

3 DEVELOPMENT UPDATE

4 Q & A / DISCUSSION

Yonge North Subway Extension Update

- **Preparatory work at Finch station** has been completed.
- In April 2023 Metrolinx issued a **Request for Qualifications** seeking interest.
- A shortlist of qualifying companies received a **Request for Proposals** in December 2023. It will take approximately 12 months to complete procurement and award a contract.
 - The work includes tunnel design, supplying the tunnel boring machines, and building the launch/extraction shaft (in Langstaff) to be used to lower the machines into the ground and bring them to the surface again.
 - It also includes design and construction of the walls that will support the underground stations and emergency exit buildings, as well as relocating utilities along the route.
- **Tunneling will begin** after the contract process is complete.
Best case: sometime in 2025 (underground from Langstaff south to Clark)

Agenda

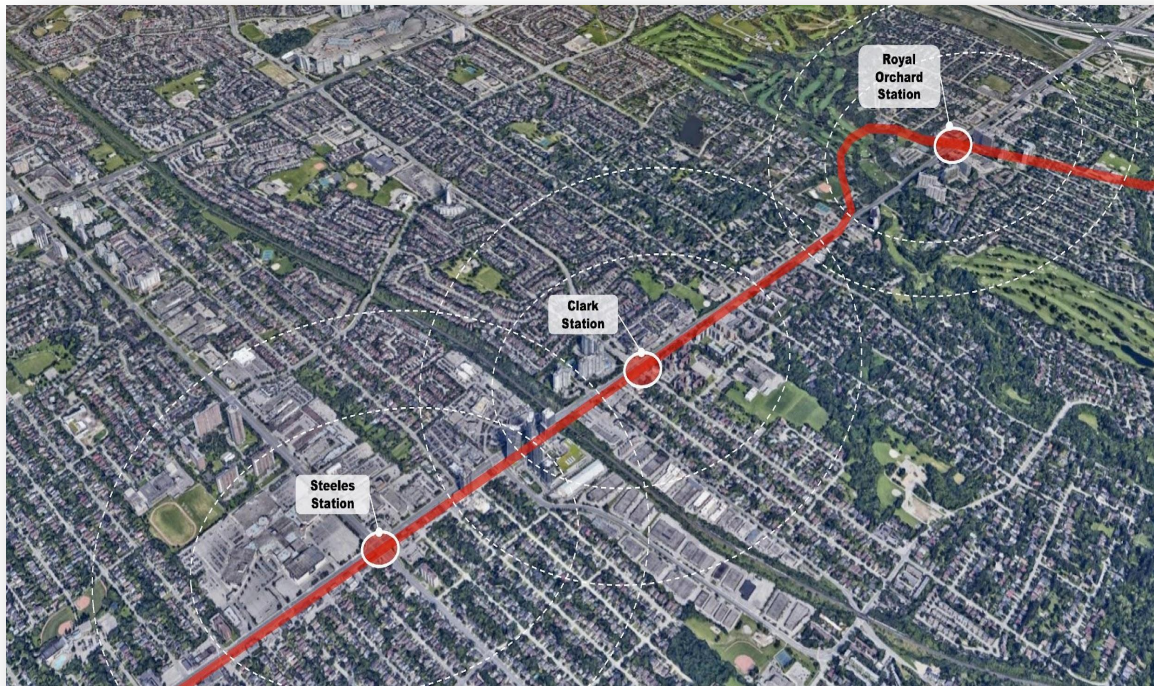
1 GENERAL NEIGHBOURHOOD UPDATE

2 YNSE UPDATE

3 DEVELOPMENT UPDATE

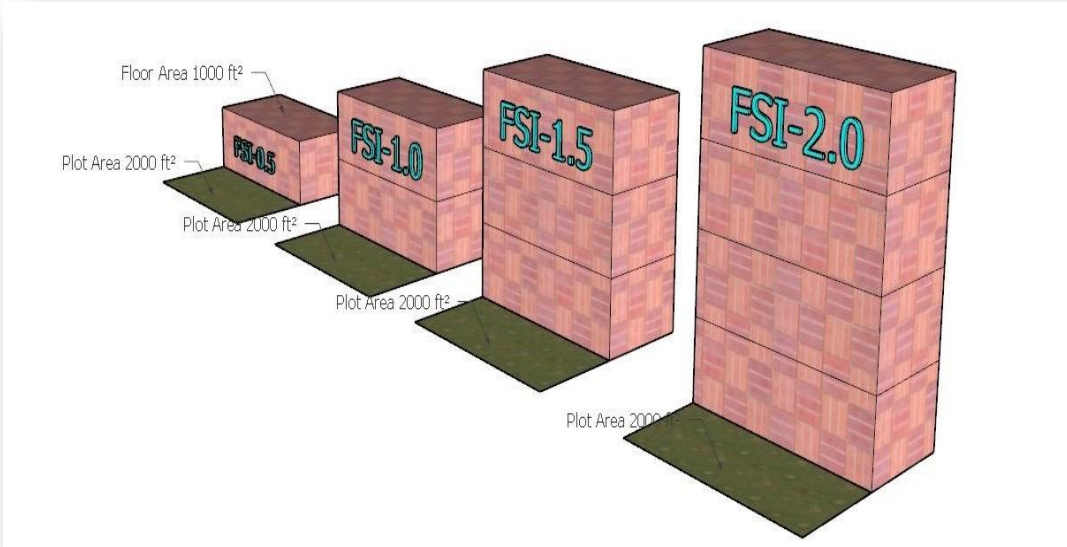
4 Q & A / DISCUSSION

Major Transit Station Areas & Transit Oriented Communities



- **MTSAs** are generally defined as the area within a 500 to 800 metre radius of a higher order transit station representing a 10-minute walk
- **TOCs** are a provincial program led by Infrastructure Ontario and/or Metrolinx to deliver mixed-use high-density developments that are connected to, integrated with or nearby major transit stations to increase ridership and reduce traffic congestion

Floor Space Index



An indicator of density

Derived from the total floor area of the buildings divided by the area of the property

- Landmark I, II, III: 2.61
- Avignon (Bayview & Steeles): 2.06
- World On Yonge: 3.5
- The Vanguard: 3.75
- Tridel at Ladies Golf Club: 3.7
- Thornhill Square: 2.3
- Dollarama Plaza (on Bayview): 4.76
- Greenpark at Yonge & Royal Orchard: 10.4
- Farmers Market & Octagon: 15.3

$$\text{FSI} = \frac{\text{Floor space covered in all floors}}{\text{Area of the plot}}$$

Development Update: Yonge Corridor Secondary Plan

- Yonge Corridor **Land Use and Built Form Study** was first step in the process
 - More information about it can be found here: www.markham.ca/YongeCorridor
-
- The **Yonge Street Corridor Secondary Plan** project launched late 2023 and will take over a year to complete
 - Led by city Planning staff with an urban planning firm under contract
 - Opportunities for public input throughout the process
 - It will not stop current “in flight” development applications, but it should at least slow or stop those that follow now the process has begun

Development Update

- **Here's what we are seeing:**
 - Land sales and redevelopment applications coincident with construction of the subway
 - Developers taking advantage of changes to planning legislation made by the province in 2022. Specifically, enormous reductions in development charges, community benefit charges and parkland dedication funding that **reject the notion that “growth should pay for growth” / Why? Because they can.**
 - Some too are simply launching appeals to the Ontario Land Tribunal on the basis of decisions not made by the city and Council within 120 days of deeming applications complete
 - Some appeals include revisions completely disconnected from feedback they have received from planning staff, Council and the community



- **Bad** and uncoordinated urban **planning**
- **Traffic congestion and infiltration** especially that resulting from YNSE tunnelling and station construction
- Location of the **subway Emergency Exit Buildings (EEBs)** from Steeles to Langstaff/Richmond Hill Centre
- **Dangerous driving** and ways to address it effectively
- **Vehicle thefts**



Q & A

Post your question in Chat

OR

If you wish to speak, raise your digital hand and unmute yourself when you are recognized

Aileen-Willowbrook Residents Association Inc. AGM - January 22, 2024



Help AWRA to ensure our community become an even more vibrant place to live, work, shop and play!



Join!!

Membership open to Residents over the age of 18 living in in the Association's catchment area. Membership fee \$20 per year per family

Volunteer!!!! your expertise and/or leadership to improve our community. Our strength lies in our members!!

Keep in Touch!! let us know about your ideas, concerns

Donate! enable our good work

Sponsor! our activities

Thank you.

Aileen-Willowbrook Residents Association Inc. AGM - January 22, 2024



Thank you.

