

Mayor Crombie to attend the RHA AGM on May 17th

This year's keynote speaker at the Rockwood Homeowners' Association will be Mayor Bonnie Crombie. Of course, our Councillor Chris Fonseca will also be on hand to field questions on issues that affect our community.

With the air traffic on everyone's mind, we are pleased to announce that Robyn Connolly from the GTAA (Greater Toronto Airport Authority) will also be on hand to answer any questions and concerns. This is your opportunity to



Crombie

Fonseca

come out, listen and speak out on topics that are of interest to our community.

If you have topics that you would like any of our speakers to address, please send them to us at rockwoodexec@gmail.com. We will forward them to the speakers, so that they can come prepared with appropriate information. There will also be sufficient time allocated to addressing your questions. We look forward to seeing you!

Rockwood Homeowners Association AGM (Annual General Meeting)
Wednesday May 17th at Sts. Martha and Mary Church, 1870 Burnhamthorpe Rd E,
from 7:00 to 9:00 p.m.

Roaring over Rockwood

Help! Make them go away...



For more than three weeks, we have been subjected to a constant barrage of air traffic that has not gone unnoticed. We know planes use the north south runway for landings when the wind is coming out of the north and that this will end relatively soon. We also know that this runway is traditionally used only 5% of the year, which works out to 18 days. You get used to it, you can handle this. However, in the first two weeks of noise, we have already surpassed the 2016 usage and noise toleration.

It would appear that we are living in a seven-week nightmare that features the roar of planes, not only landing, but often taking off, every 30 seconds from early morning until late at night. It is extremely stressful. The RHA is getting calls and emails from Rockwood residents, all wondering, "What the heck is going on?" and "Have they added a new runway over our neighborhood?" The good news is that the noise is temporary; the bad news is that we will be in this holding pattern until mid May.

There is a four-phase construction project underway on the main east-west runway (5-23) at the airport. The first two

phases are underway now and scheduled to be completed by mid May. In order to complete this work, traffic has been diverted to the north-south runways, right over our homes. Unfortunately, this whole scenario will be repeated in October when the balance of the work is scheduled to be completed.

On April 19, a regularly scheduled CENAC (Community Environment and Noise Advisory Committee) was held. Joe Silva, RHA President, described the meeting as "hot, lively, loud and crowded." With rumours circulating that the current noise levels were a "trial balloon" for things to come, the meeting drew a large and diverse crowd. Since all levels of government, Federal, Provincial and Municipal, were in attendance, this issue is being taken seriously. Sightings of "close calls" and averted take offs were noted, and highlighted the need to ensure that safety protocols were being followed.

Peter Fonseca, our Member of Parliament, expressed the community's sentiment of dismay that the GTAA failed to communicate to anyone its intention to change airport traffic patterns, let alone those of us who would be most affected.

continued on page 2



LOCAL CONTACTS

RHA Executives

Boris Swedak • Advisor LM

Joe Silva • President

Lisa Portolese • Vice President

Val Thomson • Treasurer

Nicole Danesi • Secretary

Dale Bason • Director

Leszek Pisarek • Director

Frank Medoro • Director

Christine Ales • Director

Stephen Roscoe • LM

LM - (Life Member)

•

Airport/Noise Complaints

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The Rockwood

Homeowners' Association

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Rockwood Homeowners' Association



Twitter @rockwood_rha

Silence only from the Mayor?

The airport noise has created quite a flurry of comments in the past week. Your RHA is keeping up to date with events as they unfold and will update our website and send out tweets as we receive any relevant information. When a blast was sent regarding the GTAA Meeting on April 19th. We received the following from residents.

• • • My first comment is to thank the Rockwood Homeowners Association for keeping residents apprised of issues which affect our community. I have been a member of many boards and appreciate the commitment required by all of you.

We have been residents of Rockwood for 38 years. The recent increase in air traffic noise in our neighbourhood has become intolerable. It does not appear that any consideration has been given to the human element such as sleep deprivation particularly when traffic continues well after midnight and resumes before seven.

What happened to the noise abatement bylaw?

Jean Suttie

• • • I'm sorry that due to a previous commitment, I will not be able to attend the airport meeting tomorrow evening. However, I do have one question which you might ask at the meeting. I have been tracking flight patterns using WebTrak (available on the GTAA website) and with the exception of a few times during the day yesterday and today, all arrivals and departures at the airport have been on runways 15/33 L and R, the north-south runways, although arrivals and departures have been switching between the two - sometime taking off and landing on 33, sometimes on 15 (depending on the wind, I suppose). Since the construction is on 05/23 (on the northern side of the airport), why are runways 6/24 L and R (at the south side of the airport) hardly being used at all. I understand that when there are strong winds from the north or south, it is preferable to

use 15/33, but that has not been the case at all today. While it may be necessary to increase the use of 15/33 during the construction on 05/23, why cannot 6/24 continue to be used for the bulk of movements, as is usually the case?

Lorne Swan



• • • Thank you in advance for attending this important meeting. I cannot make it but would like to comment. We live on Palisades Lane and our house backs onto the Etobicoke creek.

Planes fly over our house both to the airport and away from the airport.

There has been a huge increase in noise since the one runway has been out of commission. My only fear is this will continue when the runway has been repaired.

You cannot go outside while on the phone, and need to keep the windows closed during the evening and night time because of the noise. We have lived in our home for 15 years and because of the airplane/airport noise, our tranquil setting has been disturbed.

I look forward to once again being able to use my backyard as it is intended and not being directly under the flight path.

Chris Geiger, Community Liaison,
Mayor's Office

continued from page 1

Robyn Connelly, Director, Community Relations, GTAA, has confirmed that she will attend our AGM on May 17 to address our questions. The GTAA has also issued an apology to our residents by way of an advertisement, printed on the back page of this newsletter.

A joint community meeting for Markland and Rockwood is also in the

planning stage, tentatively to be held at Silverthorn Collegiate on May 27, 2017. If and when this meeting is confirmed, it will be posted on our website. Meanwhile, the skies over Rockwood were quiet the last weekend of April. Is this a sign that we are getting back to normal—or just a calm before the next storm??RW

There were lots of e-mails too! The following is the excerpts of email discussions initiated by Boris Swedak, a long time resident of Rockwood, Past President of the RHA, Advisor and Life Member, and Mayor Crombie, Councillor Fonseca, and copied to several MPs and MPPs. It is noteworthy that Councillor Fonseca replied in detail to Boris but as yet, there has been no response from the Mayor other than a note from her community liaison officer indicating receipt of the email. Please note that due to space limitations, some of the communication had to be edited.

••• Hello Mayor Crombie & Councillor Fonseca: I attach a website address of Markland homeowners' dealing with airport noise concerns. It outlines in detail some serious concerns as to what is occurring at the airport, the reasons for the over flights of our Community. If this is a set up by GTAA for revised changes to existing flight patterns, I would request you determine a course of action best suited for your citizens & Mississauga..

Mayor, I understand you have still not sent off a letter indicating Mississauga's concerns re Noise Management and use of 15-R to depart from the CENAC meeting of April 19, 2017.

Boris Swedak

••• To: Mayor Bonnie Crombie, Re: 33-L - Well they are continuing to depart to the south on 33-L, 2017-04-27, I respectfully call on you to assist the residents of Rockwood that are being subjected to this unbearable daily abuse & it seems no one cares.

I would appreciate an email or call to let me and my RHA members know what can be done or should we just grin and bear it for the next 18 days. It certainly is an eye opener when NavCan can impose its will on a captured community. Your personal involvement would be greatly appreciated

Boris Swedak

••• With regards to the GTAA using this construction as a test or trial for expansion of use of the north/south run ways or noise sharing, I asked this question outright to Hillary Marshall at the April CENAC meeting. I said it was absolutely unacceptable. She responded that the current operations were due to the construction.

With regards to the May 27th meeting, this was brought up at the CENAC meeting and all the MPs in attendance, including Peter, committed to working together on this community meeting and, once the date and location have been confirmed, to send the information out to all community members as well as other elected officials.

With regards to the Resident Panel, Hillary Marshall and Robyn Connelly notified me with details of this process for choosing the 36 panel members, a postal drop to 20,000 residents, via a conference call on Friday April 21st.

I was just sent the formal links and information that was just posted on the Toronto Pearson website yesterday, along with some other information on ways that residents can give input, including attending the GTAA AGM on May 4th.

I will be posting all of this information with all of the links on my website Monday and sending out in a special update Monday.

Respectfully, Chris Fonseca, Councillor Ward 3

••• Take a read of the airport section on Markland's website. Lots of good information. The construction is a nuisance however, there may be a bigger concern regarding testing the tolerance of residents for airport noise. I've printed an excerpt from the website:

Simi Kapur, Past RHA President

APRIL 18, 2017

Excerpt from Markland Wood Homeowners Association Newsletter

"The Markland Wood Homeowners Association is receiving repeated sendings of an un-authored and unconfirmed internet message suggesting that the Greater Toronto Airports Authority is hosting a meeting on April 19, 2017 to review a permanent change in aircraft approaches to Lester B. Pearson International Airport. This unauthored and unreferenced message also indicates that the recent heavy use of the north/south runways is a trial by the airport authorities to gauge public acceptance should such a change from the dominant east/west air corridors be made permanent."

Rockwood Residents..

Send your comments to
www.rockwoodvillage.ca



Comment

Airplanes. Last 7 - 10 days, the planes have been flying over the neighbourhood. They begin before 7:00 am and finish after 11:00pm. There have only been 4 windy days. Is this the new norm?

Rosa

Comment

The advisory issued by Pearson says that phase two begin April 23 and will be running until May 16. The noise at times is very bad, it wakes up my grandchildren but the biggest complaint is how low some planes fly to the point where our windows shake. We only hope that May 16 is the end of it. Unfortunately we can not attend the meeting.

Thank you.

Bozena

Is our Red hot real estate market cooling down?

With relatively few homes on the market this spring, those brave sellers who listed early were rewarded handsomely. The average sale price of a town house rose to \$624,325 between January 1 and April 28, 2017. During the same time period, the average price of a detached home rose to \$1,236,600. In terms of detached homes, it should be noted that many of the 14 sales were high end, or larger homes, and this accounted for the huge increase over last year's average sale price of \$856,000.

The red-hot real estate market is making a lot of news. Many politicians are putting the blame on a variety of targets including foreign buyers, vacant properties and real estate agents. Real estate agents are blaming the snail's pace of municipalities' approved in-fill projects and new housing developments, and a record breaking low inventory of homes coming on the market. However, this highly publicized attention on the market may be having some effect, as there are signs that things may be changing. There has been a spike in listings, which may be just the seasonal trend kicking in, or possibly that sellers are considering that, with values at record highs, it may be time to cash in and downsize to a condo or the



cottage. The law of supply and demand may write the conclusion to this story. With more inventory, the market should cool and become more balanced so that sellers will no longer receive 10-30 offers on their properties. As for buyers, they may decide to take the "let's wait and see" position, hoping that government will step in and fix everything. It is doubtful that the steps the governments have already announced will have much impact, but if we start seeing a substantial growth in inventory, the market will definitely change from being a windfall for sellers to



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a much more favorable market for buyers. Buyers will also have to keep a close eye on interest rates, as rates may rise while waiting for prices to fall.

The other key player in the end game will be the financial institutions. After all, banks really have the final say in what a property is worth unless you have a lot more to invest than 20%. Right now, bankers are looking at real estate in the same terms as commodity futures. The big question is: "Will there be a correction?" There are lots of theories but I have no definitive answer. Like everyone else, I can only speculate that if there is, I believe it will only be to keep the market on par with traditional gains (2-5%) and possibly a little drop in current prices. In other words, the days of 30% increases may have come to an end, but hopefully, current values will remain established. We will have to wait and see. Unfortunately, values in Real Estate are based on past results.

In the last week of April, with winter behind us we started to see a little more activity in Rockwood. Unfortunately, the noise from the airport, which is anticipated to continue until mid-May, might be a spoiler for those who are not advising potential buyers that current conditions are way outside normal. RW

Dale Biason
Salesperson,
Royal LePage Signature Realty.

Chelsea on The Green Coming Soon?

The much anticipated launch of the condo development on the Forest Park lands is now a reality. Signage is now on the property announcing that pre-construction sales are imminent. Potential buyers are being urged to register on the chelseaonthegreen.com website for pre-sale information.

According to the website, the plan is for two towers with a total of 153 units ranging in size from 524 to 749 square feet. Amenities will include 24-hour concierge, party room, meeting room, fitness center, a yoga/pilates room, guest suite, multipurpose room, lockers, and bike storage and a dog wash centre. There is no mention of any type of pool or exterior amenities other than green space and featured location in Rockwood Village. There is also no mention of pricing.

The developer describes the project as follows: "The sky is blue, the grass is green, so get ready to enjoy life in one of Mississauga's most vibrant and established neighbourhoods. Chelsea on the Green is a unique condominium that showcases its natural surroundings both visually and experientially." WOW!

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Hi, Joe,

Any idea what all the construction work on Maple Ridge Dr. is all about? - Jimmy

Hi, Jimmy,

If you recall, I wrote an article last year on power outages in Rockwood. As it turns out, it looks like hydro personnel must be reading our newsletter. The article mentioned the aging of the underground cables in our area as a cause for outages. This construction is to replace the main power cables and distribution transformers that provide power to our houses.

This spring the following streets are being done: Branchwood Park, Saltdene Terrace, Maple Ridge Dr. (Ponytrail to Fieldgate Dr.) and Fieldgate Dr. (Maple Ridge to Rathburn). Please remember that there will be a significant power outage on the day they transfer from the old cables and transformers to the new ones. There is a plan to do the remaining of Rockwood as the cables approach the end of their lifetime.

Also, when driving, please exercise caution and slow down around the construction work; after all, the personnel doing this work to make our lives better are sons and possibly fathers or grandfathers, so let's give them the respect they deserve. *RW Joe*

Send your questions into “Ask Joe” c/o Email: rha.executive@gmail.com

Important Dates

May 4th at 12:30 p.m. GTAA - AGM.
Sheraton Toronto Airport Hotel
Complimentary parking is provided at the registration table.

...

May 27th - Community Meeting.

...

May 18th - Deadline to apply for the GTAA Residents Reference Panel.
www.torontopearson.com/rrp.

...

May 31st - Extended deadline to give input into the Toronto Airport Airspace Review.
TorontoAirspaceReview@askhelios.com.

...

July 31st - Deadline to take the GTAA online survey on Noise Fairness & Airport Growth, online survey on Noise Fairness & Airport Growth.

Confirmation and details to follow at

www.rockwoodvillage.ca
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Support RHA On-line!

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It's that time of year again when we ask homeowners to support the Rockwood Homeowners Association (RHA) by purchasing or renewing their membership. Many of you have told us that you look forward to receiving the Rockwood Times newsletter which is delivered to every home in Rockwood four times a year. The newsletter, our website, our Twitter feed and our Facebook Page all provide information relevant to our community, and are places where you can reach out to us for assistance. We field calls and messages from residents who have issues as small as traffic, parking, trees or offensive advertising, and we either direct them to the appropriate City department or to speak with our Councillor directly. On bigger issues, such as new development applications such as Forest Park and Audubon, we attend meetings at every level, fight hard for you and plead

the community case at City Hall.

We want to thank those neighbours who support us every year with their annual dues of \$10/household.

We especially want to thank a few residents who donate a lot more than the membership. However, while there are almost 3000 homes in Rockwood, we receive membership dues from fewer than 100 homeowners each year. In past years, we have collected membership fees at the AGM. We will continue to do so; however, we understand that, with busy lifestyles, not everyone can attend the meeting. To make it easier for you to show your support, we are happy to announce that we can now accept your membership by e-transfer to rha.executive@gmail.com.

The RHA is here to support you. Please support our efforts by sending your \$10 membership today. RW



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Sewer and Watermain Construction

Residents of Rockwood are advised that work will begin in the near future to replace sanitary sewer pipes and watermain. Areas affected are Ponytrail, from Burnhamthorpe to Rathburn, and along Rathburn, from Ponytrail to Bough Beeches.

Although Ponytrail, south of Burnhamthorpe will be closed to traffic for 5 months, no closure is anticipated on the north side. Most of the construction on Ponytrail Drive will be completed by micro tunneling, a trenchless construction method, eliminating the need for deep excavations along the sanitary sewer alignment. Two separate smaller diameter watermain will be installed along the north and south limits of Rathburn Road East, between Ponytrail Drive and Bough Beeches.

The Region of Peel states that the improvements to the sewers and watermain are "to reduce basement flooding in homes on Bough Beeches Boulevard and Garnetwood Chase". Nothing was stated with regard to the impact that the Forest Park Development would have on these services. Previously, the City Planners stated that the existing infrastructure was sufficient to handle increased capacity from the proposed new buildings. Now that the signs are up, the story seems to have changed. RW

For more information you can contact: Derek Gorzynski, Project Manager Wastewater Division 905-791-7800, ext. 5013 or via email at derek.gorzynski@peelregion.ca

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CONTACT US

Residents who want more information about the construction or would like to register a noise complaint can visit torontopearson.com/noisemanagement or call 416-247-7682

Shaping the Future at Pearson

The GTAA is looking for 36 residents from across Durham, Halton, Peel, Toronto and York to be on a Residents' Reference Panel. A request for participation is being sent to 20,000 households across these areas looking for participants to consider:



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- Our approach to managing and mitigating noise
- New commitments to engage and inform area residents about our operations
- Strengthening our environmental sustainability programs

Participants will be required to attend four day long sessions to be held on Saturdays May 27, June 3, Sept. 9 and 16. With the recent activity at Pearson, those who want to provide their input into managing future changes are urged to apply. If you do not get this invitation by mail, you can access it at: https://torontopearson.com/uploadedFiles/Pearson/Content/About_Pearson/Community_Relations/Committees/Residents_Reference_Panel/RRP_Package_EN.pdf

LET'S CONNECT



Mark your calendars for the upcoming events at Toronto Pearson. For all these events, meet us at the GTAA Administration Building, 3111 Connaught Drive, Toronto AMF, Ontario, Canada, L5P 1B2.

COMMUNITY ENVIRONMENT AND NOISE ADVISORY COMMITTEE (CENAC) MEETINGS

June 21, 2017 and September 27, 2017
5:30 p.m. - 6:00 p.m. - Community Open House
6:00 p.m. - 7:30 p.m. - CENAC Public Meeting

A forum for the public to ask questions about noise-related and environmental initiatives at Toronto Pearson.
torontopearson.com/en/cenac



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