



JUST IN....

The City's Planning Committee met Monday, February 22 to hear the case for Forest Park Development. RHA, PDOC, and residents put forward cases that contradicted a report from Planning Department to support the plan for two new condo apartments. The Planning Department Report basically dismissed all issues raised by concerned parties as not persuasive enough to decline the project, making the case for residents almost impossible. The final decision will be posted on our website at rockwoodvillage.ca.

SAVE THE DATE RHA AGM

WED. MAY 18 7:00PM

Details on Back Cover

No Changes to Land Transfer Tax

As reported in the last newsletter, the Ontario Municipal Board was considering the possibility of allowing the municipalities to add a tax on top of the Ontario Land Transfer Tax. This practice is currently allowed only in the City of Toronto. Shortly after the article was published, the OMB announced that it would not allow municipalities, including the City of Mississauga, to add any surcharge to the current Land Transfer Tax paid by a home buyer.

This is good news for buyers and sellers and will keep Mississauga properties more attractive to those willing to move a block west of the Etobicoke border, in order to save from \$6-16,000 on the cost of the Land Transfer fees. **RW**

Forest Park Circle Update

Forest Park Study Concerns Ignored

On January 13, Ward 3 Councillor Chris Fonseca invited residents to a meeting using the subject line Re: Forest Park Circle - Capacity Study Community Meeting. Residents packed the auditorium at Tomken Arena in expectation of the City's comment on the status of the Forest Park Development.

The audience was walked through a presentation by various Planning Department members that basically concluded that Ward 3 has sufficient capacity to add additional new development and that, as a result, the City is actively looking at opportunities to intensify properties within Ward 3. To this end, the expectation was that attendees would act as a focus group for visioning of future development and stakeholders were being encouraged to participate in a steering committee.

When the presentation part of the meeting concluded, the audience, who had struggled both to understand the speakers and view their slides, erupted in anger, feeling duped that they came to the meeting under false pretences. The invitation had indicated that results from high-level analysis conducted by the City and the Region of Peel would be discussed in terms of current and potential future developments in Rockwood including parks, community centres, traffic and water and sanitary sewer capacity. However, the invite also included a visioning exercise to help inform and direct future growth.

Residents were confused as to why the City was requesting visioning for future



development, while they were basically ignoring the overwhelming community response to Forest Park. It was generally felt that concerns as to traffic and water and sanitary sewer capacity were basically being rubber stamped by the City for the entire Ward 3 Community without measuring the specific impact on our unique community.

The City was challenged as to the veracity of studies made in regard to the Forest Park Development and, after much discussion and probing, the City disclosed that the studies had been commissioned by the developers and reviewed by relevant departments.

Mississauga's Commissioner, Planning and Building, Ed Sajecki, basically told the crowd that if Planning and Building did not approve Forest Park, it would almost certainly be taken to the Ontario Municipal Board for resolution. **RW**



LOCAL CONTACTS

RHA Executives

Boris Swedak *Advisor LM*

VACANT *President*

Joe Silva *Vice President*

Val Thomson *Treasurer*

Nicole Danesi *Secretary*

Dale Biason *Director*

Simi Kapur *Director*

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The Rockwood

Homeowners' Association

1734 Chalkdene Grove,
Mississauga ON L4W 2C3

www.rockwoodvillage.ca

Email: rha.executive@gmail.com



Rockwood Homeowners' Association



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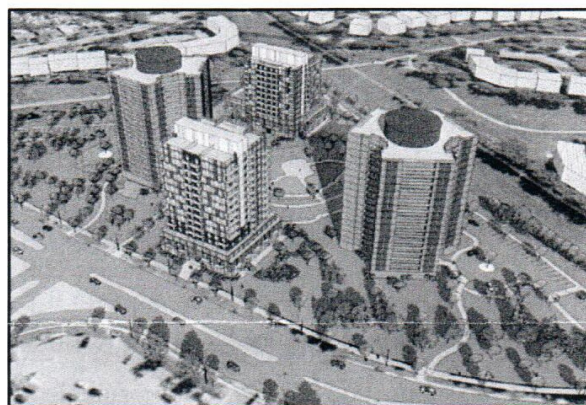
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Email: kathryn.huse@bellnet.ca

Development may become a reality

On Wednesday, January 13, the City put residents on notice that the Forest Park Development, will in some form, become a reality. While we may lobby City Hall and the Planning Department with every legitimate argument, the reality is that the Province and the City are hungry for development. Even if the City accepts our plea to nix this development, it will go to OMB (Ontario Municipal Board) and, in all probability, it will get the green light.

The Province is pushing municipalities to look for the opportunity to increase density in areas that could accommodate some intensification, and that already have transportation and other infrastructure. Mississauga is looking for new revenue streams, and new development equals more revenue. City representatives came to the meeting and told us that from their perspective Ward 3 has all the right services in place to move forward with encouraging new development. Mississauga is looking at development in every potential space they can identify for intensification. This includes the land around Rockwood Mall, The Kingsbury Plaza and every apartment building with some currently unused land.



Intensification of plaza property may be anything from adding residential units in the parking lot to tearing down the existing plaza and replacing it with retail, condos above the stores, and possibly satellite buildings or town homes. This is currently underway at Humbertown Plaza in Etobicoke at Royal York and Dundas. Adding new development around existing apartment buildings is exactly what is planned for Forest Park and what has already been approved for 1315 Bough Beeches.

If by some chance we win the "battle" over Forest Park, it looks like OMB may win the "war" again. **RW**

As always, we welcome your comments, questions and any concerns you may wish to share in over 3000 newsletters distributed quarterly in your Rockwood neighbourhood, please forward your information to rha.executive@gmail.com

Storm Water Charges for 2016

As announced last year, a storm water charge will be added to your water bill starting on the first billing period of 2016. While the rates are fixed for the year, they will be billed as a daily rate. For example, a medium-sized house is assessed at \$100/yr. If the billing period is 60 days (since the last bill) the rate charged would be 27 cents per day (this is a leap year so \$100/366) for 60 days = \$16.39. If the next billing period were 65 days, the charge would be \$17.76.



You can check your rate by using the estimator tool on the City of Mississauga at www.mississauga.ca/portal/stormwater/residential-charge

Size does Matter

Are your new carts too big or too small? No problem, you can exchange them for larger or smaller units at no charge, between April 1 and April 30. After May 1st, an exchange fee of \$25 per cart will be charged to cover the cost of pick up, cleaning, and delivery of new ones. Contact the Region of Peel by phone: 905-791-7800, email: Info @ Peel or on their website at peelregion.ca. If you have excess garbage, it must be tagged and set beside your bin for curbside pick up. Tags cost \$5.00 for a strip of 5 and can be purchased on line using a credit card at <http://www.peelregion.ca/waste/garbage#garbage-excess-tags>. Alternately, you can purchase them at the Burnhamthorpe Community Centre, the Burnhamthorpe Library or the Fewster Community Recycling Centre. Of course, you can also take your additional waste to the Recycling Centre; however, there is a minimum charge of \$5.00 and you will need proof of residence in Mississauga.



Small Garbage Cart

2 - 3 bags

Medium Garbage Cart

3 - 4 bags

Large Garbage Cart

4 - 5 bags

There will still be exemption dates when you can place an unlimited amount of acceptable garbage at the curb on scheduled collection days. These will be following Victoria Day, Labour Day, and the Christmas holidays.

There is no limit to the number of clear or blue recycling bags that can be placed at the curb. Excess bags of recyclables or organics do not need to be tagged.

The former replaced bins will not be collected until later this spring. As of now, timing has not been confirmed.

However, they can be taken to the Fewster Recycling Centre at your convenience.

You can keep your old bins. The Region of Peel is suggesting that you consider re-purposing them. Green bins would be ideal to store pet food, birdseed, sand or walkway salt. Blue or grey boxes could hold yard waste, or store household items such as seasonal decorations.

If your carts are damaged, broken, lost or stolen, they will be repaired or replaced, free of charge, except in the case of negligence. *RW*

To order carts visit: prd.app1.peelregion.ca/cart-confirmation/ or call 905-791-7800.



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Forecast Indicates Prices will Continue to Rise

Dale Biason,

This year I predict that we will see larger 4 bedroom homes, that are properly marketed, (dressed to kill) sell in the high \$900's. This is based on recent sales of a semi at \$700,000 and a town home for \$580,000. Based on those numbers, it seems logical that a 2500 sq. ft. detached should be selling north of \$900. That being said, it's what's inside that counts. To reach the target price, the home should be significantly updated, and show well.

A consultation with a home stager could help you identify things that may detract buyers, and provide options to add thousands to your sale price.

In the last 180 days, the median sale of a 4 bedroom home in Rockwood was \$844,000. The Royal LePage pricing survey "forecasts that prices

in central Toronto will continue to rise, predicting 5.5 per cent year-over-year growth across housing categories during 2016". Using this calculation our median price this year should be \$890,420. Since the median includes small houses, larger houses, homes that need repair and those that are all dressed up, these support the

Rockwood is well on its way towards becoming a million dollar neighbourhood

prediction for escalating prices in Rockwood. As for the million dollar neighbourhood, we are there. Two homes in the original Rockwood area sold over 1 million last year. We are seeing consistent 1M+ in the area south of the Longo Plaza.



The traditional selling season for homes in Rockwood is only a month away. Once we pass Easter Weekend, the end of March this year, hopefully we will see a few more listings come onto the market. Right now there are only 5 listings, and all are listed well over last year's pricing. **RW**

Dale Biason is a local resident and sales representative with Royal LePage Signature Realty.

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When Noise Disturbs Residents - Noise By-Laws

Leszek Pisarek

The Rockwood Homeowners Association occasionally receives complaints and requests for help when noise created by residents disturbs other residents. Noise disturbances usually falls into three categories: 1) Noise created by humans (yard entertainment, gatherings, plying music, singing, conversations) 2) Noise created by household maintenance/renovation activities (grass mowing, cutting, hammering etc.) and 3) Noise created by domestic animals.

All Residents believe that their home is their castle. Some think they may enjoy any activity at any time. This could be possible if their house is located far from other dwellings but not in densely populated Mississauga, particularly, Rockwood Village.

All residents want to live in a nice neighbourhood, surrounded by respectful people, entitled to "peaceful enjoyment" of their premises. While for some, enjoyment of premises is hosting loud parties outside, where for others, enjoyment is relaxing on the lounge in the backyard or an armchair inside. How can every resident enjoy their own "castle"? In answer to this question, the City of Mississauga enacted two noise regulations (by-laws), "Noise Control By-law 360-79" and "Nuisance Noise Control By-law 785-80". The by-laws outline the permitted and non-permitted times for noise. The Nuisance Noise Control By-Law states that "No person shall in the City of Mississauga create, cause or permit any unusual noise or noises likely to disturb the inhabitants." This covers almost everything that is loud and bothers your neighbour. Included is: a) any sound or noise in such volume as to annoy or disturb the peace, quiet, comfort or repose of any individual in any dwelling house, apartment house, hotel or any other type of residence. (b) the grating, grinding or rattling, screaming, screeching or similar noise or sound caused by the operation of a motor of any kind which by reason of the condition of disrepair or maladjustment create the unusual noise. (c) crying, shouting or loud speaking in or adjacent to any public street or place, or near private swimming pools.

The majority of noise complaints are not investigated however, when a complaint is reported, a letter is sent to the person(s) creating the noise to advise them that they are required to restrict the noise within the timeframes permitted. When a noise complaint is registered, the complainant will also be sent a letter and information package including a log sheet which is required to document the noise. The complainant is required to document the time that the noise starts and ends, the dates and type of noise. The complainant must return the log sheet with at least 3-4 weeks of detailed notes along with all other requested information within the

package. If the matter proceeds to a form of legal action, the complainant may become involved in the process. This is necessary as the complainant is essentially the witness to the violation. **RW**

To register a noise complaint, contact our Citizen Contact Centre at 311 if within City limits or 905-615-4311 if outside City limits. Report excessive noise online- www.mississauga.ca/portal/services/reportexcessivenoise or by email at : bylaw.enforcement@mississauga.ca.

Noise Restricted Hours - Some Examples

- Persistent barking, whining or other persistent pet noise are prohibited at anytime
- Firecrackers are prohibited at most times with a few exceptions on May 24th and July 1st.
- Yelling, shouting, hooting, whistling, singing in any public street or near private swimming pools from 11 p.m. to 7am (9 a.m. Sunday)
- Operation of any powered or non-powered tool for domestic purposes other than snow removal prohibited 11 p.m. to 7 a.m. (9 a.m. Sunday)
- Operation of any construction equipment, prohibited 7 p.m. to 7 a.m. and all day on Sundays and Holidays

Please refer to the bylaws for more information about the types of noise and the prohibited periods of time on the city's website at www.mississauga.ca

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Hi Joe,

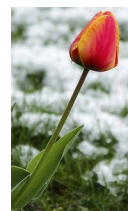
*With the mild weather last weekend I took the
 opportunity to go out and collect some garbage that
 had gathered around my fence and bushes in my
 backyard. I was a little shocked to see that many of
 my plants are already starting to "spring" up. This
 week is so cold I am worried that they will all freeze
 and die. What should I do?*

Mary on Marblethorn

Hi Mary

If your greenery is already up, don't worry, and don't do anything
 to try and help them from freezing. They may bloom a earlier than
 normal this year, if the warm weather returns, of if we get back to
 seasonal temperatures, they may bloom pretty much on schedule.
 Horticulturists advise not to cover shoots with any kind of mulch in
 an effort to protect them. Mother Nature will take care of them.

Please submit your questions to "Ask Joe" rha.executive@gmail.com



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Hidden Gem lies in Rockwood Village

Nicole Danesi

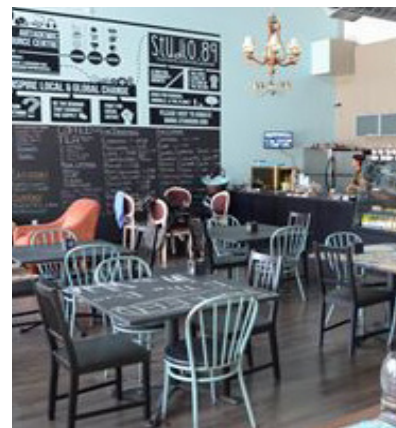
Just outside the borders of our Rockwood Village community is a tiny café located in an unassuming strip mall. Hidden in between storefronts, offices, and even next to an international all-Canadian coffee chain, Studio 89 is what I like to think of as Mississauga's hidden gem.

On a recent weekday trip to Studio 89, I was reminded of its uniqueness and impressed yet again by its overall purpose within our community. Studio 89 isn't just a café, it's a social enterprise working to educate people about social issues, provide a creative space for arts and culture, and give young people an opportunity to do some good. But on top of all that, the café acts as a creative community hub where people can gather to grab a fair trade coffee, listen to an all-candidate political debate, or use the space to learn about each other and the world around us through their endless community programming.

When I popped by recently on a Wednesday afternoon, I was surprised to see the number of regulars who stopped by to get their mid-day caffeine boost and the number of young people who are given the opportunity to contribute in the shop.

A stone's throw away from Rockwood Village, the café is located near the intersection of Eglinton Avenue and

Tomken Road at 1065 Canadian Place, Unit 104. Although I don't visit nearly enough as I wish, I think Studio 89 is changing the way in which we see business as a place for social ventures, and for that, it is one of my favourite unofficial Rockwood Village places to be. **RW**



Studio 89 "social" cafe concept

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(GTAA) is hosting a

Community Open House

Tuesday, March 22, 2016

7pm to 9pm Tomken Twin Arena,
4495 Tomken Road

...

Chat one-on-one with GTAA Staff about the airport's role in the region and its daily operations. Gain a better understanding about the airport's business and open dialogue for new and innovative things we can do together as neighbours.



FOR DETAILS VISIT
[www.torontopearson.com/
en/communityevents/#](http://www.torontopearson.com/en/communityevents/#)

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CITIZEN ENGAGEMENT MEETINGS

CENAC (COMMUNITY ENVIRONMENT & NOISE ADVISORY COMMITTEE)

GTAA Administration Building, 3111 Convoir Drive East, Boardrooms Pearson A&B, Toronto AMF.

Wed., Apr.20, 2015

5:30 p.m. - 6:30 p.m.

Community Open House:

Review informational story boards and speak one-on-one with the GTAA Team & CENAC Committee Members

6:30PM - 7:30PM – CENAC

Public Meeting: Ratification of minutes and recommendations, formal presentations from guest speakers, and public questions to committee as a whole.

...

COMMUNITY & ENVIRONMENT

BIRDING WITH THE EXPERTS

The Riverwood Conservancy

Sat., Mar.26, Apr.2, - 8:30 am - 10:00 am

Join renowned birders Luc Fazio and Dan Salisbury for a winter or early spring bird-watching hike. Dress for the weather!

Saddington Park at the foot of

Mississauga Road. Meet at the parking lot closest to the lake. **905-279-5878**

Register: www.theriverwoodconservancy.org/index.php/registration-form

BUILD A BEE BOX

Sat., Apr., 9,2016

9:30am – 11:00am

Bees are in

decline. Learn about native bees. Help out cavity-nesting native bees by giving them a house.

Fee: \$2 per box, \$3 per mounting stake.

MacEwan House,

4190 Riverwood Park Lane

MARCH BREAK FOR THE FAMILY

Bring the family out for hikes and hot chocolate; Party Safari; and Little RES Q, an organization that rescues exotic pets. Click here for details and to register.

info@TheRiverwoodConservancy.org

www.TheRiverwoodConservancy.org



THEATRES & MUSEUMS

GLENFOREST SECONDARY SCHOOL

Music Night – Spring Printempo

Thurs., April 28, 2016, 7pm

MEADOWVALE THEATRE

Abbamania

March 5, 2016, 8pm

6315 Montevideo Road

culture.mississauga.ca/meadowvale-theatre

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culture.mississauga.ca/event/maple-magic

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Change Makers aims to re-evaluate the relationship between Aboriginal and Western cultures.

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NEXT NEWSLETTER DEADLINE

APRIL 25TH

Free Telephone Reassurance Program



This FREE service provides check-in and friendly phone calls to older adults who live alone and are in need of someone to touch base with them to ensure their well-being on a regularly scheduled basis.

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SAVE THE DATE

RHA AGM

WEDNESDAY

MAY 18th 7:00PM

The Rockwood Homeowners' Association **Annual General Meeting** on Wednesday, May 18, 2016, in the Knights of Columbus JFK Hall at Sts. Martha and Mary Church. The church is on Burnhamthorpe Road just west of Ponytrail.

Details of the agenda and guest speakers will be published in the next newsletter. visit www.rockwoodvillage.ca