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Humps & Bumps...

Traffic Calming Comes to Rockwood

The traffic calming on Fieldgate and Bough Beeches came as a shock to some, but it appears to be achieving the objective of slowing things down. While some residents were surprised when the bumps were installed, the reality is that the City responded to the requests from the residents of Rockwood Village.

The RHA and Councillor Fonseca have been working on reducing speed limits and or calming traffic well before 2015, when a concerned resident wrote the RHA in response to a request for feedback from the Councillor. His letter was sent just after a car, speeding along Bough Beeches, wiped out a camper trailer and a car parked in a driveway just east of Sts. Martha and Mary.

At the AGM in 2017, several residents voiced their concerns to Councillor Fonseca, and Mayor Crombie, in regards to traffic issues. It was the opinion of the residents, that streets in the vicinity of the school should have a speed limit of 40 mph. The mayor indicated that the province was currently reviewing residential speeds at that time. However, in response to the traffic issues that were raised, the councillor, and several senior City Traffic staff attended one of the RHA Board meetings to listen to and address the concerns of our residents.

In the spring of 2018, the City rolled out a plan for traffic calming for our neighbourhood. Residents were invited to attend sessions which outlined plans and invited feedback. In the summer of 2018 another serious accident occurred on Bough Beeches where a car wiped out

a garage, just one block away from that accident in 2015. Once again speed was a factor.

This fall, the traffic calming project came to a conclusion. A resident on Fieldgate reports that she can now back out of her driveway in rush hour. While she believes that there is not less traffic, it is definitely moving slower. Another resident, mother of children attending Sts. M and M, was very pleased that the speed bumps on Bough Beeches had made a definite difference in the speed cars were travelling. One resident believed that the calming measures should be extended further south on Bough Beeches.



The City described the speed bumps as: "Traffic calming intends to allow for operating speeds of 40 km/h to 50 km/h. For those who drive at appropriate speeds, these new devices would not require most drivers to adjust their operating speeds." It would appear that there are bumps and humps. The bumps definitely require a speed less than 40 or the undercarriage of a small vehicle would be compromised. Either way, they can be a shock if you do not notice the speed bump signs that seems to be disappearing from time to time along Fieldgate. A comment from a resident included more signage and more notice prior to the bump. **RW**



LOCAL CONTACTS

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Dale Biason • *Vice President LM*

Val Thomson • *Treasurer LM*

Kimberly Lulham • *Secretary*

Leszek Pisarek • *Director LM*

Frank Medoro • *Director*

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Creative Accounting at School Board

We all know that from the smallest business to the Federal Government, every organization is looking for new opportunities to improve its bottom line. The Peel District School Board has found a unique way to make some cash off school property without the need to answer to the City or residents of affected communities.

The Applewood Heights Secondary School, located at the corner of Cawthra and Bloor, has a large sports field attached that was in serious need of some upgrades. In 2014 the Peel District School Board (PDSB) floated a plan to erect an eight storey dome in the field that would house a turf field and polyurethane track. This was to be a public-private partnership and, more than likely, the funds were not in the budget and the project was dropped. This year the Board entered into a partnership with Community Sports Partners (CSP) which in contrast is a for-profit company that will rent out the track and field to sports groups after school hours. For a mere \$400,000 investment from the PDSB, CSP will absorb the balance of the \$1.6 Million project and reap the profits at the expense of the community.

As the land is owned by the PDSB and there was no structure being built, there was no requirement for public hearings. When the Board submitted a pre-screening of the plans to the City on Feb. 23, it only included the track and field and neglected to include the details such

as 80' LED light poles which surround the track, 6' fences that surround the area and a large berm. According to Councillor Fonseca, had these facts been disclosed, the City's Planning Department would have given it a more lengthy review and would have raised more questions before signing off on it.

While the Applewood Residents Committee agrees that the facility is great for the community, they have some big concerns:

1. The lights infringe on neighbouring properties anywhere from 8:30 AM until 11:00 PM year-round, even on statutory holidays.

2. Increased noise in the area and other issues such as people swearing, yelling and/or urinating in the park in the evening.

3. Residents do not have access to the facility even though it is publicly funded.

These community concerns have been presented to all levels of municipal and provincial government and to date there has been no resolution.

So why should we in Rockwood have any interest in what is happening in Applewood? If a school board can do what they want in one community they can do it here. If property owners such as Hydro or anyone else want to do something on their land, we may find ourselves in the same situation. **RW**

**Wishing you all a
Happy & Healthy
Holiday Season!**

Welcome Back!

Not much has changed in our local politics.

Congratulations to Mayor Crombie, Councillor Fonseca, Trustees Pascucci and Lawton.

The Mayor won with 77% of the votes. Madame Mayor, we hope you will continue to face the firing squad at our AGM next spring.

Councillor Fonseca, we know we can count on you to listen to our issues and work with us to resolve them. We enjoy working with you. We also appreciate your ad in our newsletter with your special events and other important news.

Sue Lawton and Mario Pascucci have supported not only our schools but also our newsletter. The Rockwood Homeowner's Association (RHA) thanks you.

The voters have spoken: apparently they like you best!

A Big Thank you to RHA...



We are taking this opportunity to thank you - the Rockwood Homeowner's Association) for all the work you are doing for our community, and to give you some input regarding the initiative to strengthen RHA membership.

It was not until the October newsletter that it occurred to my husband and me that we should pay any fees for this membership. Honestly! We are always more than happy to receive the newsletter, and even though we had never had the need to contact you in the past (we have been living in the village for almost 17 years!), we most certainly appreciate the fact that we have the RHA in our community as a channel for any questions or needs.

The thing is that RHA membership has not been marketed enough in the newsletter. I, for example, skim the letter most of the time and read only those posts that really catch my attention. RHA membership section/advertising hasn't done it until last month.

My husband reads your newsletter end to end, and it never occurred to him that there is a membership to be paid - now, it might be because the bill payments are not his mandate :-)... or simply because there was not enough understanding what this membership covers.

To cut this short, I am sure that we can ensure much more than 3% of support for this membership in our community, but only if you run the reminder about its importance for a number of consecutive months in

the newsletter. Trust me - it will not look bad, it will not look like pressing people into something they are not willing to do, it will only catch their attention and ensure better support for your work in the future.

Once again, thank you for all the great work you are doing for our community, and do let me know if there is anything that, as members of the community, we can do for the Rockwood Homeowner's Association.




Kind regards,

Boris Jakovljevic and Biljana Gajic-Jakovljevic

Your annual \$10.00 RHA Membership contribution can make a huge difference in keeping our community informed of important issues.

See further details on back cover of this newsletter.

rha.executive@gmail.com.



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New AIRPORT EXPRESS Route

The Mississauga Bus Rapid Transit (BRT) is now offering express service to Toronto Pearson. Identified as **Route 100**, this service is available every 16 minutes Monday to Friday from 4 a.m. to 7 p.m. and will be accessible at all stations.

Those who are day tripping or travelling with minimal luggage will find this an excellent opportunity to avoid traffic and reach the airport quickly saving both time and money - may not be as good an option if you have a lot of luggage. **Route 100** will drop and pick up passengers at both

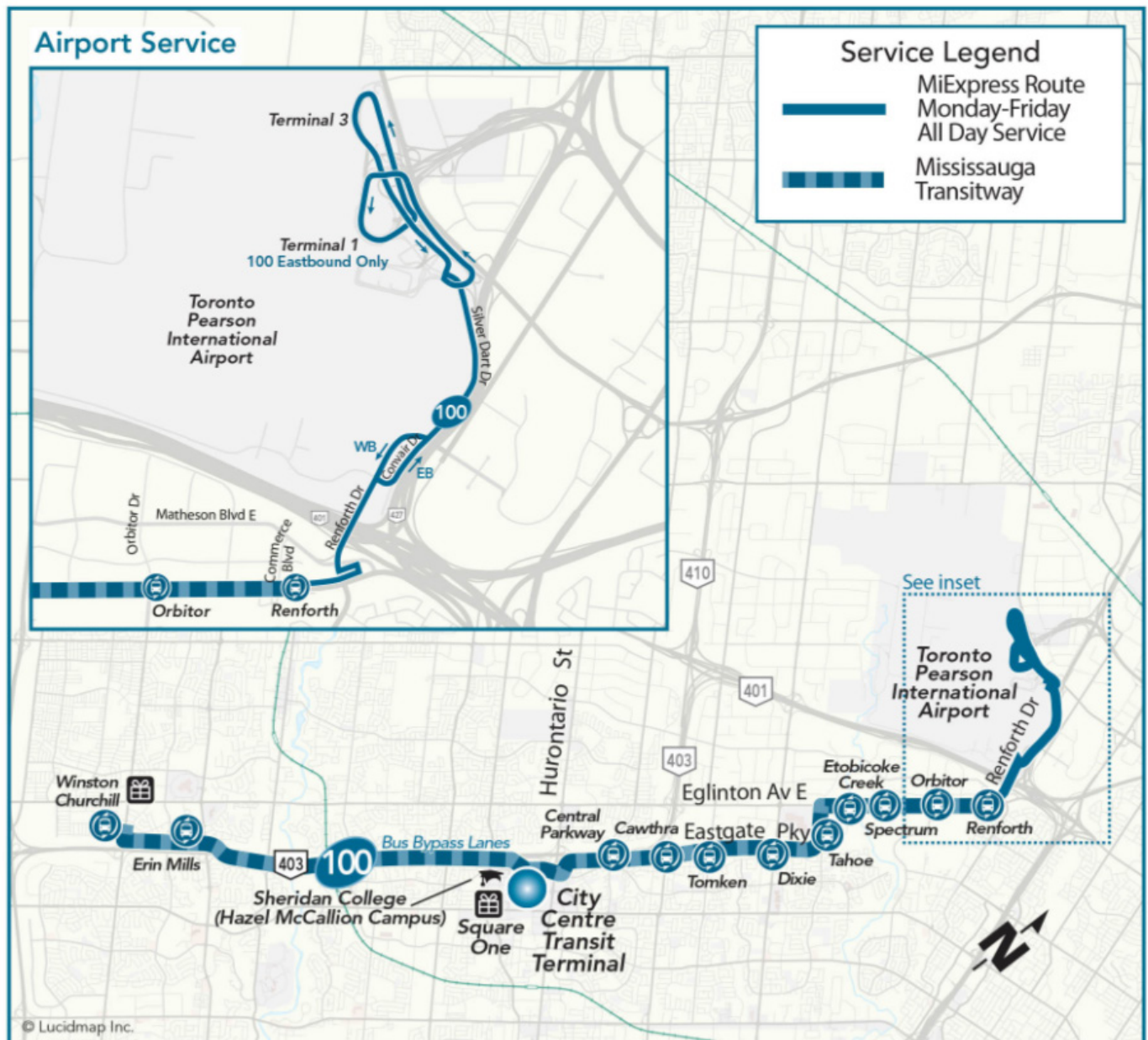
Terminals 1 and 3.

Residents who need to park their cars would have to use Dixie or Cawthra stations, as Tahoe is a Kiss and Ride station that offers no parking. The BRT now operates from Winston Churchill to Renforth Rd. It links with GO bus service at Winston Churchill, Erin Mills, City Centre, Dixie and Renforth stations. From the station at Renforth, you can connect to the TTC to access the subway. The Brampton Transit is accessible from the City Centre station. **RW** Visit mississauga.ca/portal/miway/new-service



MiWay FREE BUS SERVICE ON NEW YEARS EVE

Stay safe and ride FREE on the evening of Dec. 31. within the city, between 7:00p.m. on Dec. 31 and 4:00a.m. on January 1. If you plan on staying out later, note that MiWay's service hours will be extended on routes that depart from local malls, GO stations and the Islington Subway Station. Find more info at mississauga.ca/portal/miway/holidayseasonservice



The Ontario Municipal Board (OMB) has been Replaced - Bill 139

The Ontario government recently passed legislation to replace the Ontario Municipal Board (OMB) with a new Local Planning Appeal Tribunal ("LPAT"). Known as **Bill 139**, the Building Better Communities and Conserving Watersheds Act was introduced with the intent to make changes to the land use planning appeal system in Ontario.

In future, all land use planning issues that are not resolved at the municipal level will be referred to and adjudicated by LPAT.

One major change under LPAT is the introduction of a two stage process for administering disputes. During stage one, all interested parties will be expected to submit, in writing, their respective positions to LPAT. LPAT will review the submittals and related issues and respond, in writing, accordingly. Should the matter remain unresolved, a stage two, or appeal stage will be scheduled among the parties. This phase will take the form of and be referred to as a Case Management Conference.

Another important and major change under LPAT is the elimination of the Tribunal's power to substitute its decision in place of decisions previously made by a municipality or a municipality's committees.

The stated objectives of the government for the introduction of LPAT are the following:

- reduce the time required to resolve disputes.
- reduce the number of cases being appealed.
- reduce overall costs to parties involved in the process.

To facilitate the changes being made, a new "Local Planning Appeal Support Centre" is being established. This will be a provincial agency, located at 1700 Bay Street, that will provide free and independent advice and representation to Ontario citizens on matters pertaining to land-use planning and related issues. **RW**

Richard Schwarz, RHA



Sales Representative

Jolanta Pawlowska

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Housing Market Rebounding, *Maybe?*

There is no sure thing in real estate. In the spring of 2017 the market was on fire. Houses were selling way over asking price and first time buyers were being frozen out of the market. Fearing that it was too hot, government restrictions were put in place and the fire was extinguished.

In the aftermath, when prices started falling, buyers could not finance their purchases and sellers lost thousands. By the fall of 2017, the days of multiple offers had ended and real estate prices returned more in line with moderate gains based on 2016 pricing. While an average detached 4-bedroom house in Rockwood was selling for \$1.14M in the spring of 2017, prices fell by 10% to \$1.03 in the fall. Town houses fell by 11% and were averaging \$580k in the same timeframe.

Then in January 2018 the banks

tightened their lending rules making it more difficult to get financing. The hot ticket became condos and properties under \$1M. If you look at the average selling price of homes, it would appear on first blush that Rockwood prices were falling in the spring market, but diving into the numbers, the majority of the sales were smaller homes, semi detached, linked homes and fixer uppers, all priced under the \$1M mark. Sales of larger high-priced homes strengthened into the summer and reached all time highs. A traditional Sullivan Home, the original Rockwood home, totally renovated sold over \$1.3 million in early fall indicating that the detached market in Rockwood is healthy.

But the big news is town homes. They are the hot commodity in Rockwood. A well-appointed 3 storey town house is now valued between

\$680,000 and \$745,000. In the fall of 2017 the highest price paid for a similar unit was \$685,000, representing an increase of almost 9%.

Looking forward, all bets are off. Pricing will continue to depend on mortgage rates and availability. But, recent sales tell the story that current market values indicate that Rockwood is maintaining its reputation as a desirable neighbourhood. *RW*

Dale Biason

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Hi, Joe,

I recently purchased a home in Rockwood and this summer, during the heavy rainstorm we had, my window well filled up and water started to seep in around the window frames. I was under the impression that there is a drain at the bottom of these wells. Can you tell me what could be wrong?

Jason

Hi, Jason,

That's a great question, as this is an issue of fairly significant concern especially in the Rockwood area.

First of all, your impression about a drain is correct. The issue is that Rockwood was mostly built in the mid 70's to late 80's and during this time period contractors were allowed to simply build a square wooden box from the bottom of the window well to the top of the weeping tile at the footing of the house. This box was then filled

with crushed stone to allow any water entering the window well to run down this stone and find its way to the drain below.

Over the years, this wood has simply rotted away, allowing soil and decomposing organics (like leaves) to mix with the stone making it ineffective.

To fix this, one needs to dig out the window well to the draining tile at the house foundation and install a plastic weeping tile pipe with a filter fabric (sock) on the outside in a vertical manner. Fill it up with $\frac{3}{4}$ inch clear stone, and back fill the window well area but ensure that the last 18 inches of the back fill is nothing but $\frac{3}{4}$ inch clear stone.

Also, ensure you keep any debris like leaves, etc. from getting in the well. The bottom line is that in order for window wells to function properly they need to be kept clean.

One method of keeping the window wells free of leaves, water, animals, etc. is to place a piece of Plexiglas, 3/16" thick and a little more than the length and width of the well over the window well, holding it in place with heavy stones or bricks, as shown in the picture.

Plastic window-well covers are available in local hardware stores but they do not hold well under our extreme temperatures.

Joe



To our neighbours and friends in Rockwood Village, we wish you peace and joy during this holiday season and in the New Year



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to find out when you can expect the plows or salting truck to show up on your street. Major routes are not subject to this chart and will be cleared or salted first.



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Freeze Out Auto Theft this Winter

November was Crime Prevention month and Peel Police took the opportunity to give residents some pointers in reducing the risk of becoming a victim of auto theft. In 2017, a total of 189 "warm up" thefts were reported, more than double the number reported the previous year. Peel Police point out that "while newer cars only need 30 seconds to a minute to warm up, it only takes a few seconds to become the victim" and warn residents to **never leave a running car unattended.**

For those who are not prepared to wait in their car for the auto to warm up, the police offer the following suggestions:

- Keep the keys with you if your vehicle is a push start and lock your doors.
- Use a spare key set so you can lock your doors when you leave.
- Install an automatic start in your vehicle and lock all doors.
- Don't leave your vehicle unattended for long periods of time.
- Park in the garage to avoid having to warm up your vehicle



They also issued a reminder that "the less time you use warming up your vehicle, the better it is for the environment, the easier it is on your wallet, and the lower your risk is of being a warm-up theft victim."

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RHA Membership



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