



WINTER 2022

DMRI NEWS

Don Mills Residents Inc.



PRESIDENT'S MESSAGE

The past two years have been quite a challenge for our neighborhood and the DMRI. With the on and off lockdowns, school closures, restaurant closures, many of our members have been struggling. With these struggles we have seen our neighbors step up and help. Over this time the DMRI has been busy working to make Don Mills an even better place to live, work and play.

Over the next 5 -10 years Don Mills is going to go through a massive transformation. There are currently about 50 new highrise condos in the early stages of building or design. The Wynford area has an application to build 13 new towers that will double the population of the neighborhood. One of the proposed towers is 65 stories tall. Development is inevitable as Toronto continues to grow. What the DMRI is trying to do is influence the overall density and design of these projects. We work with the developers and City staff at the earliest stages to try and make the impact as positive as possible. Our development team under the Vice President of Development, Brian Story, has built relationships with City staff and the developers, and has been successful in influencing development.

Unfortunately, one of the biggest challenges is that Don Mills has a very outdated secondary plan which is now largely ignored. We have

been pushing our elected officials to get it updated but so far, we have not been successful. What this means is the development that is happening is on an ad hoc basis requiring us to deal with each development separately. What we really need is a new vision of where we want to go over the next decade, dictated by a new secondary plan and not the developers.

One of the proposals that some of our board members are working on is to develop an off-leash dog park. We have also talked about trying to raise money and interest in repairing some of the baseball diamonds and fields at our local schools. With tight budgets, the school boards that have these amenities have let them fall into disrepair. They are not just used by the schools but by the neighborhood at large.

There is an article in the newsletter about the litigation that the DMRI has been involved with over the last few years. The neighborhood at large has been very supportive, and we would like to thank everyone. It is unfortunate that we had to take the City and Cadillac Fairview to court to try to get what was negotiated. The time, effort and money used for this case could have gone to much needed initiatives in the area.

We look forward to 2022, the end of Covid and the continued well being of the residents of Don Mills.

Regards,

Stephen Ksiazek, President, DMRI

Join the DMRI TODAY!



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Jason Walker

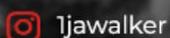
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PS. The Best Compliment we can ever receive is when you tell others about us.



It's been over 12 years since the City, Cadillac Fairview and the DMRI signed a deal to build a community centre in central Don Mills at Don Mills and The Donway, and a little over three years since our counsellor, Denzil Minnan-Wong, pledged his support to build it as contracted. Since then, everything about the community centre has been unilaterally changed by the City. Over \$24 million pledged by Cadillac Fairview has been transferred to build a community centre at Celestica, at Don Mills and Eglinton. The land at Lawrence and The Donway is now in the process of being rezoned to allow commercial use and Cadillac Fairview has been given the first right of refusal for a period of 20 years, to purchase the land. The DMRI decided, rather than give in to this behavior, we would take the City to court to require it to live up to its written obligations. The Superior Court judge dismissed our application in June of last year. After consulting with our members, we filed an Appeal to the highest court in Ontario. Our board, members and legal team, felt that the lower court judge made multiple errors in law and fact.

The DMRI has also pursued other options: We met with the principals of Lanterra Development which is Cadillac Fairview's development partner. There was a proposal made to build a much smaller community space at the base of a proposed new tower at 169 The Donway West. As long as the DMRI did not oppose the addition of three storeys to the proposed tower, Lanterra would build a 19,000 sq. foot community space on the first floor. The offer was presented to the City. Unfortunately Denzil Minnan-Wong placed a condition on this proposal, that the DMRI drop its Appeal on the larger Centre. The City's rationale was that if we won our Appeal, we would end up with two community spaces a mere 300 metres apart. The DMRI agreed that this would not be ideal and presented an option: We would remove from our Appeal the requirement to build a 48,000 sq. foot community centre. If the Appeal was successful, the only demand required of the City would be for damages. The City rejected this offer.

Denzil Minnan-Wong, in his special newsletter of December 6 to the residents of Don Mills, said the following:

"We did not reject the DMRI's proposal, though we did not accept it outright. We made a very significant concession by agreeing that the DMRI could proceed with its Appeal because they felt it had "precedentsetting implications" as long as they modified the Appeal as set out in a public letter from the DMRI's lawyer dated October 31, 2021."

What the counsellor left out of his statement was that the demand by the DMRI for damages, be capped at \$20,000. This amount made no sense, so we offered to negotiate the amount. The City solicitor indicated that the amount was not negotiable. We

continued to offer to meet but the City ran out of time based on its self-imposed deadline. Throughout the process our lawyer responded in a timely matter.

The DMRI also proposed that the land at 966 Don Mills Road (the original site for the larger centre) could be used to build a new long-term-care home. (Thompson House, established in 1967, is on borrowed time). Our counsellor stated the following:

"I support looking at this idea, however there are too many uncertainties outside the City's control for us to link it to a legal agreement.

*The City doesn't yet own 966 Don Mills and may not own it for several years. Before ownership can be transferred to the City, Cadillac Fairview has to clean up the land which is very contaminated. They have up to 12 years to do this.

*It's not clear whether the site is large enough to accommodate a long-term-care home, according to provincial standards.

*The City will not proceed with any decision on future use of 966 Don Mills without consultation with the community."

The City would not even meet to discuss ways to make this happen. Cadillac Fairview could implement the transfer of ownership of the property at any time. The transfer could take place with Cadillac Fairview immediately, with Cadillac Fairview signing an undertaking to remediate the site starting this Spring. The site remediation could take place over the spring and summer and be completed by September. The site is more than adequate to accommodate a long-term-care facility, according to provincial standards. As far as community consultation, the City has already met that obligation with three meetings of community representatives and a larger meeting held at the Japanese Cultural Centre, open to the community at large. One of the recommendations in the staff report to come out of the larger community consultation was that the property could be used for a long-term-care facility.

The DMRI would be happy to continue to meet with the City and its counsellor and feel that we could come to an agreement that both the 19,000 square-foot community space at 169 The Donway West and a long-term-care home at 966 Don Mills Road could be built in the near term. We ask that the counsellor reach out to our offer to reopen negotiations for the good of the community. Failing that, the DMRI will proceed with our action at the Ontario Court of Appeal on April 11.

The Don Mills Residents' Inc. (DMRI) has been very active in the Don Mills community since its restructure in 1971 when the association reconvened to fight the height of a new 14-storey building proposed for the Don Mills Centre. (75 The Donway West – commonly referred to as “the Medical Building” – now LivLofts condominium.) Up until that point, there were no tall buildings in Don Mills, as was envisioned by a young urban planner, Macklin Hancock in the early '50s. The ensuing 50 years since 1971 have been busy!

Presently, in 2022, the current Board continues in its effort to ensure Don Mills remains a wondrous place to live, work and play. The community is perpetually frustrated that central Don Mills is one of very few neighbourhoods in the GTA still without a community centre, and the DMRI is steadfast in its belief that the decision made by the City to relocate the centre out of the reach of most Don Mills families was a travesty of justice. Two generations of children in Don Mills have now been deprived of the many opportunities a community centre brings. A new Centre at Don Mills and Eglinton will not be completed until 2025 at the earliest. The Community Centre legal fight with the City has been, and continues to be, an expensive undertaking.

Board members do not receive compensation for their day-to-day exhaustive studies, determinations, and Community hearings - it's done out of the love of the community we call home. Legal fees lately have negatively impacted our financial reserves. The DMRI's only source of income is through a \$25 per annum per household membership fee. Many of our members have been very generous in donations well above the basic \$25 fee, in order to help out. One of our constant vocal supporters

of the efforts of the Don Mills Residents' Inc. is the name you see on the front page of this newsletter. Jason Walker has very generously stepped up to help defray some of the cost of the 22,000 copies and delivery of this newsletter edition. We are happy to acknowledge his generous gift.

Once a year, we deliver our Newsletter to all Don Mills residents. We do this for two reasons:

1. to keep everyone in the Don Mills community informed about what is happening in our neighbourhood
2. to let you know that we will continue to work every day to ensure compliance with the Don Mills Secondary Plan. Every blatant over-the-top deviation is a challenge!

The DMRI needs your help! For your resident association to continue to fight for our neighbours and community, please join the DMRI. Our latest challenge will be regarding the Wynford Concorde community where developers have argued that the community is a prime target for massive development. This area is in dire need of social infrastructure and the DMRI will challenge any major development that is considered premature. Your support and engagement is needed now, more than ever, in order to preserve our key values in shaping the future of Don Mills.

Please visit our website at www.dmri.ca and click on “get involved” or complete the form included on the back page of this Newsletter.

Thank you,

Dorothy Pestell

DMRI Board Member and Resident of Don Mills since 1963!

WE NEED YOUR HELP!

Please consider a donation to the DMRI as we strive to continue to make Don Mills a great place to live, work and play!

Visit our donation page on the website at www.dmri.ca/donate_to_the_dmri

or scan the QR code to the right



AIRPLANE NOISE OVER DON MILLS

Since February 2012, Don Mills has been negatively impacted by substantial aviation noise resulting from NAV Canada's decision to move a highly concentrated arrival flight path into Pearson International Airport, or a "plane superhighway in the sky" over our neighbourhood where none existed before. This flight path change, and associated negative impact, was not effectively communicated to our local area elected representatives (e.g., Member of Parliament, Member of Provincial Parliament or Toronto councillors) nor to the Don Mills Residents Inc. (DMRI) prior to its implementation to allow for meaningful consultation and feedback prior to the change.

The careful urban planning that went into the design of Don Mills, with quiet intertwining residential streets located away from noisy throughfare roads and intersections, did not anticipate the placement of a "plane superhighway" whereby jumbo planes constantly fly over our neighbourhood (located 30km from Pearson airport) at altitudes below 4,000ft causing noise levels exceeding 65db.

In 2018 NAV Canada proposed "six new ideas" to help alleviate Pearson airplane noise in Toronto, but unfortunately none of these new ideas provided meaningful respite from airplane noise in Don Mills. In fact, the 2018 changes have resulted in two new concentrated arrival flight paths flying over Don Mills (i.e., one where arriving planes fly east over the airport and turn back to Pearson over Don Mills, and another which flies directly off the lake up the lower Don Valley and turns over Don Mills back to Pearson). All three concentrated arrival paths now converge over Don Mills together resulting in our neighbourhood getting approximately 45 percent of all of Pearson arrivals (as illustrated by the yellow lines in the screen shot on page 5). Once again, prior to the implementation of these new arrival paths over Don Mills, NAV Canada failed to conduct meaningful consultations about these changes with our political representatives or the DMRI in order to obtain informed feedback.

During the past year, Don Mills is also experiencing concentrated eastbound departures when an easterly wind is blowing, whereby ninety percent of all eastbound destined planes (i.e., eastern Ontario, Quebec, Maritimes, UK, Europe, Middle East, Northern Africa) now fly over Don Mills at altitudes below 7,000ft ascending at over 200ft per second causing a horrible roar which registers anywhere between 60db and over 70db depending upon the plane type and size.

There seems to be a problem with the lack of government involvement and oversight of the private organizations (i.e., NAV Canada and the Greater Toronto Airports Authority (GTAA)) responsible for Pearson's airport operations, including flight path placement, flight path concentration, airplane altitudes, and runway use. While NAV Canada and the GTAA adhere to government safety regulations, their operating decisions are

predominantly based on the economic cost/benefit analyses, with little incentive to consider the detrimental associated social costs (e.g., health, environmental) to impacted communities.

There is a need for greater transparency in the decision-making process by NAV Canada and the GTAA and more meaningful consultations by the private organizations with elected political representatives and neighbourhood resident associations with respect to improving existing operations and future proposed changes.

Members of the DMRI Board have been attending meetings with NAV Canada and the GTAA during the past two years, along with other representatives from Toronto area neighbourhood resident associations, which take place three times a year to advocate on behalf of Don Mills and provide feedback to these organizations of the adverse affects that the Pearson airplane traffic is having over Don Mills. We have also met with our area political representatives to inform them of the issue and ask for them to get involved on behalf of Don Mills.

What You Can Do?

If you are bothered by the noise of Pearson's airplanes over your home and want to get involved, there are a number of options available:

1) Register a Noise Complaint

Residents can contact the Noise Complaint Office at Toronto Pearson International Airport at the following website address:

<https://www.torontopearson.com/en/community/noise-management/noise-management-program/noise-management-office/noise-complaint>

The GTAA has an online tool called "Webtrak" at <https://webtrak.emsbk.com/gta> which provides a near-real-time view of the sky above Toronto and allows residents to identify the Pearson plane causing the noise and make a noise complaint directly from the platform. Alternatively, residents can call the GTAA Noise Management Office directly at 416-247-7682 with the exact time and date of the Pearson airplane noise and leave a voicemail message. The GTAA records all of the noise complaints and compiles aggregated data by neighbourhood.

2) Attend One of Pearson's Public Noise Forums

The GTAA organizes public meetings three times a year allowing residents to learn more about airport operations, hear about noise management efforts, and provide feedback to industry partners (e.g., NAV Canada). The meeting format includes an interactive session with employees of the GTAA and NAV Canada followed by a virtual public meeting with presentations and opportunities to ask questions in a group setting. The meetings for 2022 are being held on the following dates: April 7, September 20 and December 7.

The following website address provides up to date information about Pearson's Public Noise Forum Meetings, including how to register for the virtual meetings.

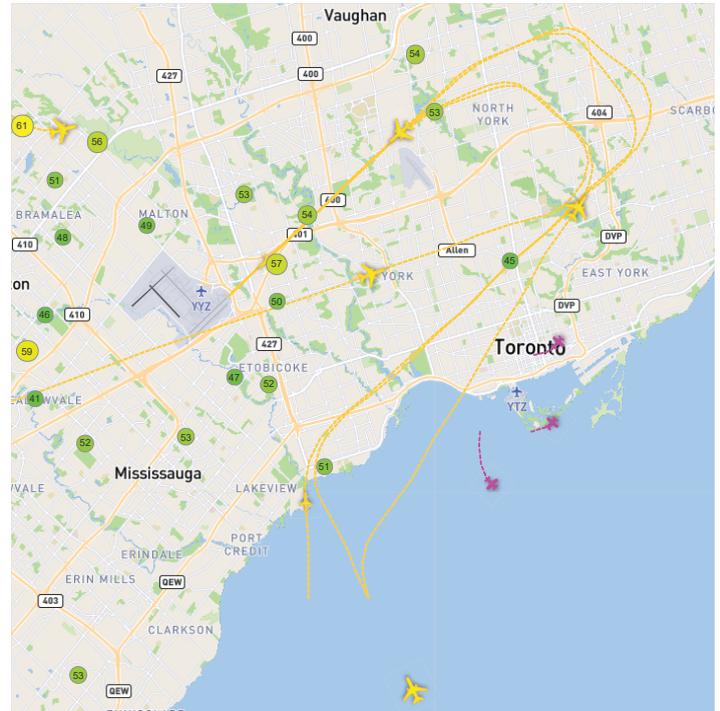
<https://www.torontopearson.com/en/community/noise-management/noise-forums>

3) Contact Your Political Representatives

Let your political representatives, at all three levels of government (MP, MPP, City Councillor) know if you are being adversely affected by Pearson's airplane traffic and noise over Don Mills and ask them to get involved in advocating for a more equitable distribution of Pearson traffic throughout Toronto instead of the concentration of Pearson arrivals and departures over Don Mills. NAV Canada and the GTAA conduct meetings with Toronto political representatives three times a year to brief them on any changes being made to airport operations or airspace design in the Greater Toronto Area.

4) Get Involved with the DMRI Airplane Noise Committee

If you would like to get more involved or obtain additional information regarding the issue of Pearson airplane noise over Don Mills, please contact the DMRI Board member involved at: dmairplanenoise@gmail.com



Yellow lines represent concentrated flight paths used by planes arriving into Pearson Airport, which all converge over Don Mills. (Purple lines represent Billy Bishop Toronto City Airport flights)

WYNFORD CONCORDE DEVELOPMENT BY ALLAN MCKELLAR

We are dealing with the first of many development proposals in the Wynford Concorde portion of Don Mills. Developers have decided that the Don Mills-Eglinton area is a prime target for massive developments since this intersection will also be the intersection of the Eglinton LRT and the Ontario Line. This first proposal is for 175 Wynford Drive, the current site of the Don Valley Hotel. It would be replaced by three towers with the tallest being 64 storeys. There has been a Working Group with members from the community joining members of the city's Planning Department and representatives of the developer. There have been four meetings. At the request of the community an additional meeting will be held on January 21 to discuss Community Services and Facilities. The community lacks these services and facilities and needs significant improvements before any additional developments are approved. One of the City's goals is to create a complete community and this isolated area requires much more before it can be considered reasonable for more people to live, work and play. We have proposed outdoor and indoor facilities for recreation and indoor facilities for meetings and activities such as are found in Resource Centres.

The Planning Department will soon be starting a Focused Area Study to establish parameters for considering development

proposals and we hope that any decision on this proposal will be deferred until the study is complete. I made contact with the owners of the four rental buildings on Wynford Heights Crescent to inform them of the Study and put them in contact with the Planning Department as they are very interested in participating. I have been assured that the Study will involve extensive consultation with various members of the Wynford Concorde community. The Study will be conducted by community planners hired by the city.

The community members of the Working Group have done excellent research and have presented it orally and in writing to the Working Group, the Planning Department and the Councillor. The Councillor has expressed great concern about the size of the proposal and has been joined by other members of the North York Community Council. The most effective way the members of our community can voice their concerns is to express them directly to our Councillor, Denzil Minnan-Wong, and to state clearly that they expect him to maintain his opposition until a solution can be worked out that is acceptable to the community. The community has made it clear that we are not opposed to development but that any development must be appropriate and enhance the area for all.

DEVELOPMENT UPDATES BY BRIAN STORY

1121 Leslie Street

This property is on Leslie Street just north of the fire station. It is the site of the former Sony building. We are aware of a proposal for this site which will contain a retirement living building with graduated care and a couple of condo towers. We don't have the details on this development as an application has not been filed. A representative of the developer reached out to the DMRI offering to do a presentation to our Board and/or the community on the plan they have envisioned. Ideally this would happen in person although Covid continues to make that a challenge. The developer is interested in working with the community to secure community benefits as part of the project.

1123 Leslie Street – former Wrigley's facility

An application has been filed regarding the property at 1123 Leslie Street. This is the former Wrigley's building and now home to OTT Financial. The application proposes to develop a private not-for-profit Club on the subject site. The Club will include a variety of social, dining, recreational, and business functions. The proposed development contemplates the retention and continuation of OTT's office uses within the existing buildings and a series of renovations to the existing manufacturing/warehouse buildings and elevated parking deck to the rear for the purposes of developing the new Club use. The proposal includes various social and recreational uses for Club members such as basketball, tennis, badminton and pickleball courts, a gym, swimming pools, an ice rink, children's play areas, an auditorium as well as ancillary banquet halls and dining areas.

We have little additional information on this plan.

801 York Mills Rd & 1855 Leslie St.

We anticipate seeing a revised plan for this development in the near future. When it arrives, the working group will be called together to review it.

The City will also review that plan.

230 Donway West (Donway Covenant Church) – Options for Homes

Options for Homes continues to work with the Church to ensure that requirements are met. An application is planned later in this year.

1-3 Concorde Gate, 10-12 Concorde Place and 175 Wynford Drive - Don Valley Hotel

These two, very large development proposals are within the Wynford Concorde area and the same developer is spearheading both.

Working groups have met with the Developer, City Planning and the local councillor (Denzil Minnan-Wong) to discuss

these developments. For the first of these (1-3 Concorde Gate and 10-12 Concorde Place), the working group reviewed the original proposal which has dramatically expanded since then. As a result, those deliberations will need to be repeated.

The working group considering 175 Wynford Drive has only recently completed its official meetings with the developer. At the request of members of the community on the working group, the Planning Department has scheduled another meeting with them, including a representative of the developer to discuss community services and facilities in the local area. It will be on January 21. It is hoped that some changes will flow from that process. However, that is far from assured.

The Wynford Concorde community was originally envisioned as a seniors community with no schools and virtually no public amenities. The local community worked with McDonalds who agreed to build a small children's playground on its property but that is the extent of public facilities. These new proposed developments do not include schools or any significant public amenities outside of some minor parkettes.

There are major concerns regarding both of these proposals. These include height & density, transportation (e.g. for 175 Wynford there is only one road in and out of the development which is sure to create traffic issues), lack of schools, lack of parks and other amenities.

The City will be conducting a Focus Area Study for the entire Wynford-Concorde community, including The Palisades at 195, 205 and 215 Wynford Drive. A Focus Area Study allows the City to work with local residents and various stakeholders to consider the community and examine critical issues such as the availability of City services, public space, and access to transportation. They will work together to decide what level of development is appropriate for this community now, and in the future.

These two Applications propose more new units in the Wynford-Concorde developments than the whole of the Celestica site!

Congee Queen Plaza

No details are available currently, but a developer is considering development of this site. We will keep an eye on this but if you hear anything, please let us know.

1053 Don Mills Road and 2, 4, & 6 The Donway East (Wingreen Court)

This is a cluster of low-rise rental buildings at 1053 Don Mills Road and 2, 4 & 6 The Donway East at the south end of the Donway E, south of Revera. A proposal has been submitted to the City by Plaza Partners to permit a comprehensive mixed-use redevelopment of the site. The site currently comprises four 3



½-storey rental apartment buildings. The site is approximately 2.0 hectares in size. The proposal replaces the existing buildings with four residential buildings ranging from 16 to 32 storeys, sitting atop 6-storey podiums. The proposal includes a new 1,791 square metre public park and 895 square metre privately owned, publicly accessible open space (“POPS”) located at the southeast and southwest extents of the site. A new 18.5-metre-wide public street will bisect the subject site in a general north-south direction.

The proposed development contains approximately 1,185 dwelling units, comprised of 991 condominium units and 194 rental units, including 160 rental replacement units. The unit mix breakdown is 172 studios (15%), 479 one-bedrooms (40%), 416 two-bedrooms (35%) and 118 three-bedrooms (10%). Two underground parking structures accommodate 800 vehicles (681 for residents, 119 spaces for visitors) and 1,067 bicycles.

The proposal includes a Rental Housing Demolition and Conversion application. We understand that under this the developer is required to provide the same number of rental units that currently exist, of approximately the same size and at a ‘similar’ price. They are also required to provide a subsidy to move current tenants out and back. However, the price can increase under certain conditions and that might well price some people out of the area. This is a major concern.

This proposal will change that corner of Don Mills substantially. The density will increase significantly, and the buildings are very tall by comparison (3.5 stories compared to 16 – 32 stories). There will be concerns about traffic congestion as well on the Donway East near the schools.

The City is just now reviewing the application in detail.

OUT & ABOUT BY KEVIN SKINNER

Remarkably, we are rapidly closing in on two years of Covid-19. The resilience shown by the places of worship and other organizations in Don Mills to carry on with services and programming is very much appreciated by area residents.

With indoor events limited to five people or fewer, regular and seasonal events are limited to, for the most part, on-line only happenings. At places of worship, on-line services, coffee hours, and discussion groups are available. Check out some of the proceedings available in Don Mills by visiting the following:

- Church of the Ascension (including Café 65) – www.ascensiontoronto.ca
- Donway Baptist Church – www.donwaybaptistchurch.com
- Donway Covenant United Church – www.donwaycovenant.com
- Don Heights Unitarian Congregation – www.donheights.ca
- Jubilee United Church – www.jubileeunited.ca
- Parkwoods United Church – www.parkwoodsunitedchurch.ca
- St. Bonaventure – www.st-bonaventure.ca
- St. Marks Presbyterian Church – www.stmarkstoronto.org

Staff shortages due to Covid 19 has resulted in Toronto Public Library closing 44 branches across the City. Thankfully, the Don Mills branch remains open at 50 per cent capacity. In-branch programming has been halted, but access to its on-line services is always available.

“Brainfuse” is just one of the on-line services offered. This service features on-line homework help for students in grades K-12 offered daily from 2:00 p.m. to 11:00 p.m. Also includes practice tests, support for adult learners, writing assistance, skills building and more.

The “A-Z List of Databases” is a rabbit hole that will keep you occupied for days. Hobbyists, knowledge-seekers and the curious will find something to peruse in the many databases that are accessible with a library card.

Details on the branch’s status and hours of operation can be found at: www.torontopubliclibrary.ca/donmills/

The following Don Mills organizations are also offering many on-line services and programs:

The University Women's Club of North York is a not-for-profit organization. Members are dedicated to advancing the status of women and supporting the education of women and girls. The club consists of more than 160 active and energetic women who eagerly participate in public affairs at the local and national levels in the spirit of cooperation and friendship.

University Women's Club – www.uwcnorthyork.ca

The Japanese Canadian Cultural Centre offers a wide variety of Japanese cultural programs for members and visitors: traditional and contemporary Japanese performances, seasonal festivals, art and history exhibitions, the Toronto Japanese Film Festival and a year-round cinema program, Japanese language classes and a wide range of courses and workshops in traditional Japanese cultural arts and music.

While the centre is currently closed, virtual tours and on-line streaming are available. An example of what the JCCC offers is:

KAZÉ (wind) by Nagata Shachu and Toki Tatara

May 1, 2022 7:00pm - 8:45pm

Japanese Canadian Cultural Centre – <https://jccc.on.ca/>

The Aga Khan Museum provides engaging opportunities for lifelong learning for people of diverse ages and interests. Its focus is on the promotion of pluralism, the history and diversity of Muslim civilizations, and their contributions to artistic, scientific, and intellectual development of our shared world heritage.

Consider engaging with self-paced on-line courses such as The Art of Bookmaking, Islamic Art 101, or Islamic Architecture Past to Present.

Aga Kahn Museum – <https://www.agakhanmuseum.org/>

The Toronto Botanical Garden connects people to plants, inspiring us to live in harmony with nature. You can check out the many adult education and family programs offered via the garden's website.

Toronto Botanical Garden – www.torontobotanicalgarden.ca

And, don't forget the many trails, ravines, and parks that we are fortunate to have in Don Mills. With proper footwear and clothing, even on the coldest days of the season the great outdoors is a welcome respite from everything Covid.

To see your Don Mills organization's events promoted in the DMRI Newsletter, please contact secretary@dmri.ca.



Renew your DMRI Membership - Thanks to all our members who have already renewed!

DMRI MEMBERSHIP

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Annual Membership: \$25.00 Donation \$ _____ Total Amount Enclosed \$ _____

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Please note: The DMRI is not a registered charity. Tax receipts are not provided.

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