

## Harbord Village Residents' Association Board Meeting

Thurs. Dec. 14, 2017, 7.00 pm; Kensington Gardens, 25 Brunswick Ave

### Minutes

**In Attendance:** Sue Dexter, Anne Kerekes, Cathy Merkley, Gail Misra, Christian Mueller, Carolee Orme, Margaret Procter, Nicole Schulman, Gus Sinclair, Merrill Swain

**Regrets:** Ann Eyerman, Lena Mortensen, Jane Perdue, Andrea Poptsis, Regine Schmid, Bob Stambula

1. **Chair's Welcome.** Gail welcomed the members present and noted that we had quorum.
2. **Approval of Agenda.** Moved by Christian Mueller to accept the agenda, seconded by Cathy Merkley. Agenda adopted.
3. **Approval of November meeting minutes.** Minor corrections to the draft were recorded. Merrill Swain moved to adopt the minutes as corrected; seconded by Carolee Orme. Minutes approved.
4. **Other Business.**
  - a. New Board member orientation (cont'd)
    - i. Web (Margaret Procter). Margaret encouraged all board members to explore the HVRA website using the Search box, Site Map, and other navigation aids. It includes many items useful for board members: e.g., a Calendar of yearly dates, minutes of board meetings, current and past financial statements, and Position Descriptions for board roles. The password-protected Board Area stores practical information such as past calendars and board contact information, along with sample letters and guidelines for organizers of regular board events. All board members are encouraged to send material to the webmasters at [web@harbordvillage.com](mailto:web@harbordvillage.com) for posting on this page.
    - ii. Planning & Development (Sue Dexter). Sue asked that her orientation talk about this committee's work be deferred until January, when more members are expected to be present. She did note, however, that everything developed by P&D and said in public is approved by five people, including the chair.

Sue then reported on ongoing activities of the P&D Committee, updating news contained in her written report previously circulated by email.

- Heritage: Sue and Leslie Thompson had just attended a meeting of the Heritage Preservation Board, which was considering a recommendation from Heritage Preservation Services for approving a number of areas for Heritage Conservation District study. In 2013, our area requested HCD expansion, beyond our existing two districts: Brunswick south of Ulster and Robert to Spadina from College to Bloor. If approved by council, this motion puts us one step closer to realizing Heritage status for the remaining HVRA Streets. Sue and Leslie requested

correction of the study boundary map so that Major south of Ulster and all of Lippincott were included. HBP recommended Harbord Village be included on City worksheets for study, but the earliest timing is probably 2019. In the interim, Sue and Leslie asked for HVRA to be notified by the City of planned demolitions or other major work on houses so that interim protection can be sought. This was not approved. Leslie has volunteered to find out whether we can hasten the process if owners nominate their own houses, do their own research, have the Architectural Conservancy of Ontario confirm its accuracy and pass that information on to the City.

- TOCore: P&D was asked by Planning to communicate its analysis of the TOCore plans. Our response pointed out the plan's lack of reference to low-rise downtown neighbourhoods, our need for protection of greenspace, including their frontyard and private trees. Local concerns also include the proposed mixed-use heights at the corner of Harbord and Spadina. In general, in the Downtown, we advocated for the importance of mid-block walkways or cutthroughs to improve the pedestrianization of high-rise areas.
- Bloor-Huron development: HVRA is also in the working group on redevelopment of the Bloor St. United Church site. Concerns include breaches to city plans, excessive height of the 42 38-story tower, and lack of affordable housing units.
- Spadina-Sussex residence: The OMB pre-hearing conference is Jan. 3, and HVRA will request party status. Our position has been articulated clearly in documents available on the website. Mediation may follow. It is held in camera, and forbids public release of what is discussed or how a settlement failed to occur, or was reached. In mediation, parties discuss the items in camera and then bring any agreements back to their sponsoring bodies for ratification. City Council can refuse to accept even agreed-on settlements, in which case, should the City refuse, an OMB hearing would follow. Other parties may or may not join.
- Laneway housing: Once the City gets closer to a developing standards for laneway housing, HVRA will review their ideas. The larger concern is affordable housing, and P&D would like to see more productive options considered, for instance expansion of supply through new infill buildings on main streets as called for in the Official Plan. One suggestion for enlarging the discussion is to invite David Hulchanski of U of T, author of a major study on income polarization in Toronto, to talk about affordability issues at the Spring meeting.
- Information about CoA cases: P&D has worked with the Councillor to design a better system for receiving information about upcoming cases. HVRA will now be notified more promptly so we can engage the community earlier in the process. It was noted that we had found several serious errors in recent files under consideration, two of which required C of A applications to be deferred for correction.

- b. Nominations Committee: Update on board vacancies (Nicole Schulman). Nicole reported that Gus Sinclair has agreed to serve as Treasurer for the 2017-18 year unless another applicant comes forward. Nicole moved to accept Gus's offer, seconded by Merrill Swain. The motion was approved.

As an interim report on budget matters, Gail reported that a cheque for \$2617 had just been received from the federal government as its grant for the summer student work in our Tree Inventory project. She also reminded the Treasurer that it was customary to present a budget plan at this time of year or early in the new year.

Nicole expressed concern that there was still no Vice-Chair. Gail and others noted that in an emergency, Chair duties can be taken on by the Past Chair or assigned to other board members.

- c. Chairs for 2018 HVRA events (Gail Misra). Gail asked for volunteers to organize the Fall Fair, Yard Sale (if it is continued), and the Pumpkin Festival. Anne Kerekes has already agreed to continue as editor of the print Newsletters. Discussion centred on alternatives to a centralized Yard Sale. Gus suggested that HVRA could consult to find a weekend date for individual yard sales, publicize them widely, and request that a percentage of proceeds to be donated to HVRA or to a local cause such as the Scadding Court scholarship. It was suggested that the Silent Auction and Fall Fair could be separate positions in order to make the duties less onerous, and that the Tranzac Club was a possible location for some of these events. Since no volunteers for the 2018 events came forward at this meeting, it was suggested that past leaders of the Fall Fair and Yard Sale should prepare and circulate job descriptions to the board before the January meeting, and that board members be canvassed again regarding their interest in taking leadership for one of the events. Gail's files describing all aspects of running the Pumpkin Festival are already posted in the Board Area page.

## **5. Business Arising**

- a. Merrill summarized her written report for the new Transportation Committee to say that she and Carolee Orme have submitted a proposal and been accepted for another project in the first-year Engineering course. The topic will be the problem of wrong-way traffic on our one-way streets. The Transportation group will work with the students and report back to the Board. Sue Dexter suggested that we urge the students to look for best practices for controlling wrong-way traffic in other jurisdictions, including students' home areas, and that we ask for a range of modifications rather than a single solution.
- b. Nicole followed up her written report describing the proposal for a local parents' group. It would consist of at least one board member and several parents from the neighbourhood, and would serve as a conduit of information between the Board and the membership about issues that may arise around raising children in the neighbourhood. The group would also encourage participation of younger residents in HVRA. Nicole was asked to develop an agreed-on name and to formulate a blurb that could be used for publicity.
- c. Sue reported on the need to plan for completion of the U of T Tree Inventory. We will need the work of a student for the entire summer of 2018 at an estimated cost of about \$5500. As well as applying again for the federal grant, we could restart the campaign for donations, with receipts to be issued by the Lions' Club. In case we do not receive the federal grant, the donations could be requested for a tree fund more generally. In consultation with Andrea (who has experience with applications of this sort), Sue and Gus will consider the options for grants and fund-raising, and will come to the January meeting with plans and a motion to proceed.

- d. Merrill presented a protocol for using membership lists. Incorporating one change in wording from the draft circulated previously, the following protocol was moved for acceptance by Merrill and seconded by Gus. The motion was approved.

Protocol for using membership lists:

- Confidentiality of information in the membership list is very important.
- Always blind copy (BCC) when sending out group messages.
- Area reps: List to be used only for HVRA purposes concerning your area.
- P&D committee: List to be used for contacting people about development issues.

Distribution of membership lists:

- Area reps will be sent an e-version (Excel) list of their area members.
- P&D will be sent an e-version (Excel) list of all members.

**6. Receipt of Reports:**

Gail thanked board members for sending their reports in advance. Besides those mentioned above (4 a ii; 5 a, b, and d), the following reports were received:

- a. Website: The report noted updates and new material on the site, including photos of the new Board, a link to the HVRA letter supporting heritage designation for 281-9 College, and a restructuring of the HV History page so it links to our acknowledgement statement, Gus Sinclair's history of past residents' associations, and a member's article about the history of the Robert Street Field. The report also gave the shared password for the Board Area page.
- b. The Communications Committee is working on a policy for board members' use of the HVRA letterhead, and will bring a draft for discussion at the January meeting.
- c. Area Reports:
  - North East: Our website now links to an article by resident Nicholas Provart about the Robert Street field. It also links to an article in the Gleaner about BIA plans to revitalize the corner areas at Howland, Brunswick, Major, and Robert. They will become parkettes featuring wood decking, granite seating, lighting, trees, and pollinator-friendly gardens.
  - South Central: Mature trees are being removed, and not all residents are making use of the city offer to plant new trees.
  - South West: 1. Good news: the Crown and Tiger is now closed, and the Green Room is open. While there is still much club activity in this first block east of Bathurst, it is now much quieter at night. 2. Bad news: a Croft resident was assaulted at 11:45pm while walking his dog, outside his laneway home. The police were called, and a record was made. The resident was not hurt, but we will keep prompting the police for regular patrols. 3. Bob Stambula contacted King Edward School about the fact the parking lot was locked at night and on the weekends. Bob informed the new principal that the TDSB

agreed to keep the lot open to accommodate the Dome parking, and the principal has agreed to do so. They plan to meet to establish a connection.

- North West: 1. Renovations have commenced to create a boutique hotel in the space above Tilt on Brunswick. 2. Neighbours reported trouble obtaining temporary parking permits for Brunswick between Harbord and Sussex. In discussion, Gus noted that the City keeps lists of permits used and the spaces available and sometimes has to refuse temporary permits. We can ask for more information from the Transportation Department.

- d. **Chair's Report:** Gail reported that she had followed up from the last meeting by sending a letter to Councillor Cressy about local safety concerns, emailed U of T asking if the Engineering request for project proposals could be circulated to residents (it was then included in an eblast), and explained to Richard Longley and Camille Bégin why we did not intend to host an event for the Brunswick House historic plaque. She also noted that at least 31 people had attended the Volunteer Appreciation Event at her home on Nov. 24, and that she had claimed \$442 for her expenses, about the same as previous chairs. Board members thanked her for her hospitality at a very enjoyable event.

- 7. **Adjournment:** Sue Dexter moved to adjourn the meeting, motion seconded by Merrill Swain. The meeting ended at 8:55pm.

Minutes prepared by Margaret Procter