Harbord Village Residents Association
Spring General Meeting
Wednesday, May 25, 2022 – 7 to 9 pm – By Zoom

BOARD VETTED MINUTES

Anne Fleming, the Chair, called the meeting to order at 7:07 pm. There were approximately 50 Participants at the meeting.

The Chair welcomed residents to the Zoom Spring General Meeting, and read the land acknowledgement statement, recognizing that the area we now call Harbord Village is the traditional territory of the Wendat, Anishnaabe, Haudenasaunee and most recently the Mississaugas of the Credit River.

1. **Approval of Agenda**:

The agenda was amended to include a report from the Safe Streets Committee. Karen moved that the agenda be adopted as amended. Rory (Gus) Sinclair seconded. **Agenda was approved.**

2. **Approval of Spring General Meeting 2021 Minutes**

Gus moved; Tim Grant seconded. **Minutes were adopted.**

3. **Chair's Remarks**

Anne Fleming spoke about:

HIGHLIGHTS OF THE LAST SIX MONTHS:

- HVRA was involved in The Coldest Night of the Year in support of the Fort York Food Bank. The two HVRA teams were the top fund raisers, and many walkers came out.
- Kerry Clare led the spring clean-up for which lots of people turned out; most of the side streets and laneways in HV were covered.
- Gus and Robert Brown organized an online all-candidates provincial election forum in May, in conjunction with other residents' associations in the riding, with the NDP, Liberal and Green Party candidates answering questions.
- In October we had an almost live, pumpkin fest. Photos of the pumpkins were posted online, but the neighbourhood was alive.

LOOKING AHEAD:

- HVRA is partnering with the Harbord BIA to put on the Harbord St. artisan studio tour on June 4. We are also partnering with the Bloor BIA and the Annex Resident's Association to celebrate Weiner's Hardware's 100th anniversary on June 18.

BEHIND THE SCENES:

- Our website team is working on technical issues, and our new webmaster, Nick Provart is updating content, helped by Suzanne Dubeau.
- Also, the board moved last fall to view everything we do through climate emergency lens in addition to whatever our Net-Zero committee is working on.
- HVRA is subject to the new Ontario Non-Profit Corporations Act. Gus and Anne are working on getting everything up to date to comply with this revised act and hope to have updated by-laws ready to vote on by the fall AGM.
- We have been partnering with other organizations. HV is very small – though we punch above our weight -- but there is strength in numbers, so we work with the other residents' associations that border on us. There are umbrella organizations that we have become involved with, including FoSTRA (the Federation of South Toronto Resident's Associations) and the Federation of Urban Neighbourhoods.
- HVRA is working to increase board transparency by making sure that minutes are posted in timely way, that motions are clearly stated and followed up on, that people know when meetings are and that they are open to public. More detail about our efforts can be found in the minutes posted to the website. We are going to try to be more open and provide as much info as possible to public, through more FAQ pages, eblasts, webinars, and so on.
- HVRA has some opportunities for people who want to get more involved. Our SE rep Gina Buonaguro is stepping down soon, so that position will be open. Our SC re Simon Coleman is going to be away for a year, so we are looking for a temporary replacement for him. We are also looking for vice chair for a one-year position, to help the chair particularly with communication/social media.

4. Financial report

Lena Mortensen posted the Statement of Financial Position December 31, 2021 (https://harbordvillage.com/wp-content/uploads/2022/05/Financial-Statement-Year-End-Jan-Dec-2021.pdf). She noted that for the spring meeting these statements are purely informational; it is the fall at the AGM that we vote to approve them. HVRA ended 2020 & 2021 with healthy balances, 2021, slightly less than 2020, so despite two years of Covid restrictions, we have only suffered a small financial loss – less than $1000. Lena clarified that the PayPal and chequing accounts should be regarded together as the general fund. She noted also that the fund balances are also not distinct accounts, rather money that has been raised and designated as spending for specific projects, so they are included in the general account balance.

Lena presented the Statement of Operations and Changes in Fund Balances for the period ended December 31, 2021 (appended), which showed a grant the NetZero committee received.

Finally, Lena presented the Budget for 2022 (https://harbordvillage.com/wp-content/uploads/2022/05/Budget-2022-Proposed-no-detail.pdf). This year you can see that our

budget plan returns to a more pre-Covid normal. We anticipate returning to in-person Fall Fair and Pumpkinfest, so we just have one budget plan this year, as opposed to last year when we were projecting different scenarios. Our budget plan is usually based on the actual figures of the previous year, but this year Lena combined the last three years to get a better sense of what we might be looking at for next year.

Gus thanked Lena for doing such a great job.

5. **Planning & Development Report**

Bob Stambula reported that THE SCOTT MISSION is rebuilding their whole building. They are not only going to continue providing all the services they currently provide; they are building permanent affordable housing –100% affordable housing. They invited HVRA in early on to see what they were doing and were very open to comments. The plans can be found on their website.

THE COLLEGE STREET UPGRADE was approved in Council, and they are going ahead with construction, likely August or September. Details can be found on the city's website. The TTC is rebuilding streetcar tracks, which provided an opportunity to do more to the entire street. HVRA spent a lot of time and effort trying to improve on what the city had suggested, but despite our efforts, no changes were made to city plan because of time constraints. Nevertheless, our suggestions will be considered in the next iteration.

Work has begun on the KING EDWARD SCHOOL REVITALIZATION PROJECT. A couple of years ago they asked HVRA for help/support with proposal to city. KEPS was gracious about our concerns and made adjustments to their plan based on our comments. We went to the councillor's office supporting their ask. The city requested a community access agreement allowing residents to use that field. We asked for this and supported it. We cannot again lose a public space like we did with the Central Tech field. Unfortunately, there is a lot of asphalt involved in this project. This is not what we wanted, but there was very little funding, so there was not much choice.

Bob commented on SNOW CLEARING: It took years of effort to get sidewalks cleared by the city, but sadly it was not a great first year. It started with storm of the decade, and city never really recovered, but they are now working on getting the service better.

Many other things going on in the greater community, particularly at U of T who have a new building going in on the SE corner [of Bloor and Spadina].

QUESTION: Leslie Thompson asked about greening in the city's College St. plan. Bob replied that it was in the marketing plan but didn't show up in execution. There is opportunity to push for this going forward, but it will be conditional on finding some money.

Gus said it thought it was important to acknowledge that the Safe Streets committee involvement in the consultation was an important part of how we got to where we ended up.

6. **NetZero Committee Report**

Tim Grant gave a presentation on the work of the NetZero committee, which has been active for 18 months, working to reduce Harbord Village's carbon footprint in the areas of buildings, cars, and waste.

INDUCTION STOVES: Tim spoke about the problems with gas stoves and announced that, through the efforts of HVRA board member Susan McDonald, HVRA has partnered with Best Buy on a bulk buy program that offers discounts on induction ranges and cooktops. (Selection of appliances, is posted to the HVRA website along, with application form for discount.)

WATER HEATERS: The committee is hoping to announce soon a similar program for air source heat pump water heaters, the first appliance there is a federal green home rebate for.

(Tim noted that although the committee negotiated with contractors for a bulk price to do exterior insulation retrofits, costs have grown so much over the last couple of years, and the rebate from the government is so low, that it is not worth it.)

E-BIKES: The committee has a promotion on several models – folding bikes and cargo bikes as well as standard or commuter bikes that come from 4 different neighbourhood shops. They will be posting a video to the website soon, showing the features of these various bikes Because of supply chain issues, they were not able to get discounts, but we have identified several good models and the stores that have a good supply of them.

QUESTION: Any movement on heat pump bulk buying? Tim: not yet, maybe in fall.

QUESTION: Can people outside neighbourhood participate in bulk buying? Tim: Yes, anyone in a Best Buy catchment area in Ontario can take advantage. Also, there was a webinar on induction stoves last night, and a link to that will be going up on website tomorrow.

7. **Gardeners Group**

Margaret Procter offered a piece of good news about the ugly concrete boxes at street corners: most will finally be replaced by those in street plantings. They will not likely be quite as nice as the one Leslie Thompson has at Ulster and Major, but they will aim towards that.

The not so good news: the gardeners' group is postponing the yearly plant sale because jumping worms have been found in Toronto, and they can devastate home gardens, destroy ravines and forests. Next Tuesday the group is hosting a zoom talk on jumping worms with expert Michael McTavish, so they can learn how to manage the issue.

8. Safe Streets

Nicole Schulman reported a stop line has been installed on Robert at Sussex. In addition, residents on Sussex, through Layton's office, have got a speed study. With the new park on the corner of Robert and Sussex, the number of cars that are speeding, ignoring the stop sign, going the wrong way down the one-way street is increasingly concerning. They are hoping to get speed bumps or to come up with more creative solutions to try to minimize the traffic problems.

One of the things residents are most concerned about is the proliferation of delivery bikes that grew during Covid. From an environmental point of view these bikes are much better than cars, but the downside is there is a lot of "cowboy" behaviour – riding on sidewalks, going the wrong way in the road and in bike lanes and so on. Safe Streets reached out to the Bloor St. BIA, who reached out to the police, and the police said they would crack down. Safe Streets will continue to stay on top of the issue.

There is currently a speed camera on Spadina south of Bloor by the JCC. They are rotating, so we will only have it for six months.

Residents are awaiting the completion of the Brunswick/Borden counterflow lanes where they connect with College, as part of the College St. Upgrade, as well as the raised intersection at Borden and Ulster due to be installed this fall as part of the contraflow lane installation, which is a wonderful way to calm all traffic.

Nicole noted that those with safety concerns can email safestreets@harbordvillage.com.

9. Remarks from Ward 11 Councillor Mike Layton

The councillor began by thanking and congratulating HVRA on all the work they had done, specifically the NetZero committee, the work with the Fort York Food Bank and transportation planning and noted that it was the HRVA that advocated for snow clearing. He gave direct thanks to Anne Fleming, Sue Dexter, Robert Stambula, and Gus Sinclair for their hard work. The time and effort of the people in leadership at HVRA is having huge impact on how city operates.

The councillor then gave updates in certain areas.

PLANNING FILES

- U of T Secondary Plan: his office is still working through details of the latest draft; they are trying to identify green spaces and housing opportunities and institutional opportunities.

- Redevelopment at Bloor and Spadina: they have started a really deep Indigenous consultation on these sites and have a meeting coming up on the community benefit agreement around the NW corner to ensure the city is contributing to reconciliation through this redevelopment.
- Scott Mission redevelopment: going to council tomorrow. Mike was proud of the way HVRA had embraced this development. He noted the Scott Mission had been extremely respectful of the comments and concerns of the community.
- 666 Spadina – the city is starting engagement around the green space development very soon.

TRANSPORTATION

- Mirvish redevelopment transportation study: Mike thanked Sue Dexter for her patience and her concern on how the traffic coming from the Mirvish redevelopment will impact HV.
- Brunswick and Borden contraflow bike lanes: there is an ongoing study that will provide more information and recommendations.
- Harbord St: There are two small sections of the street up for reconstruction. The cycling unit at the city has decided this is a good opportunity to do a full resurfacing of Harbord and perhaps change the orientation of the bike lanes so they are inside of parking. The scope of work is quite limited, and there is not much wiggle room on Harbord for greening. Mike's office hopes to start engaging the community in June.

COLLEGE STREET UPGRADE

- Mike noted that the College St. timeline is linked to the reconstruction of the Queen Street line 5 years from now: Queen line is going to be closed for many, many years, so the other east/west routes can't be down.
- His office did get a commitment from staff that HVRA input would be part of a longer conversation around work along the College St. corridor.

LIPPINCOTT/BORDEN TPA LOT EV CHARGING STATIONS

- With a loan from the feds, the city is going to build 100s of charging stations in TPA lots. They haven't announced it yet – but because of the work of the HVRA green committee and the survey they conducted on EVs and e-bikes, there is a commitment on their part to build a significant number of charging stations within that Lippincott lot.-
- There will also be one of the first Bixi bike (e-bike share) recharging stations. The city is also doing a deal with Fedex (or Puralator) to have drop stations for "last mile" cargo bike delivery, so there will be fewer trucks getting in your way on residential streets.-
- Mike is also trying to get unused corners of the lot turned into green spaces and has suggested, when this rolls out in July or August, that the city include an acknowledgement of HVRA in their press release, highlighting what can be achieved when a residents' association works with businesses and the city.

CITY WIDE MATTERS

- Changes to the provincial Planning Act around s.37 community benefit payments mean the city will get less money from developers and will get less say in what can be applied for. Many of the things we have achieved through this in the past will now be impossible and even elements of the green plan may not be possible through community development.
- Finally, the city has just changed its home energy loan policy. When you do the energy audit and add the solar panels, the heat pump, the basement insulation, the cladding and so on, the home energy loan program will now offer a 0% loan for up to $70,000 worth of work.

10. Community Builder Award

In recognition of their outstanding contributions to the community, Community Builder awards were presented The Friedman Family of Borden Street. Citations for their award may be found here: https://harbordvillage.com/wp-content/uploads/2022/04/newsletter_Spring2022.pdf

11. Area caucuses (break out rooms) and **Area Reports**

NORTH WEST-- Kerry Clare and Christian Mueller

- The group is very excited that there is new member from the B Street condo, which is a population we would like to hear more from and connect with.
- There was a conversation about a few houses where lawns have been turned to parking pads and a discussion of the best ways to get responses from the city about these sorts of issues.

NORTH EAST– Nick Provart

- Motorized delivery e-bikes on sidewalks on Bloor are an issue.
- Note that trees anywhere on property have to be permitted to be removed if > 30 cm!
- When renovations happen, backyards should be softscaped - permeable paving etc. But backyard parking spaces must be kept if in backyard! One idea would be to have permeable pavers if keeping the parking space is required but you want a greener option.
- Also nice to see boulevard greenspace along the west side of the Robert St. field!

SOUTH WEST – Jane Perdue and Bob Stambula

- The group met new neighbour, Wolfgang, who lives across the street from the school yard, so we spoke about the renovations there – the horrible chain link fence that's around the daycare facility.
- There was talk about laneway housing, lots of activity on Croft – good and bad, some successful, some not.
- It was a nice chat, but there were just three of us.

Also, in an email from Merrill Swain, who could not attend, these points were raised:

- Re contraflow lanes on Ulster and Borden -- there is continued concern on Ulster for pedestrian safety as adults and children are forced to walk on to the road to get around vehicles parked on the sidewalk by the park for delivery purposes. Also, having the parking on the same side as the contra flow lane, continues to create safety hazards for cyclists and pedestrians.
- Also, on Borden, vehicles stop illegally (because there is no legal spot for them to stop) in the contraflow lane and cyclists are forced to go around them and into oncoming traffic.
- These and other problems concerning the contraflow lanes were documented in a report to the HVRA board last august. When will any action be taken?

SOUTH CENTRAL – Simon Coleman and Susan McDonald

- We had a lively, big group, 13 or 14 people and everyone had something to say.
- Mail-in comments from Gord Brown: concern about traffic issues on south Brunswick between College and Ulster especially fast moving and ebikes; it is a problem, people have been hit by bikes, also there has been no follow-up on contraflow lanes, and he would recommend cross-hatching zones beside parking zones on Brunswick to make it safer.
- Daniel Suss said he's been successful in getting city to install speed bumps, hopefully this June, now pushing for in ground planters.
- Leslie Thompson is concerned about getting heritage study for the neighbourhood. We applied in 2013 but we have not moved up the list. Gus Sinclair said the answer is more pressure on the city is needed, possibly a write in campaign.
- Margaret is very concerned about replacing all the trees destroyed with Kensington Health reno at 45 Brunswick; she and Simon are putting pressure to make sure the trees that were removed are replaced by lovely mature trees, Blake Poland also said with the renovation equipment has been driving across his property compacting his soil, so Simon will also talk to them about that.
- Patsy Aldana on Major said how great if the Green Committee could get bulk buy for heat pumps.
- Everyone was very pleased about the news of charging stations in the Lippincott TPA lot.
- There is concern the impact on the heritage nature of the neighbourhood if the new affordable housing doc is implemented.

- Ongoing concerns about cyclist problems, cyclists riding on the sidewalks and there not being enough room on Brunswick north of Harbord for cyclists to ride in the bike lane there.

SOUTH EAST – Gina Buonaguro and Cathy Merkle

- We were a smaller group, but we did meet a new neighbour from Harbord St.
- Big concern about illegal rooming houses, we know about the one on Major, apparently there is also one on Robert St. with lots of students, very difficult to deal with. Sue said you just have to keep reporting them at 311, and also let our councillor know.
- Knox still thinking about redeveloping their site; they don't really know what they want, but it will be coming. Sue thought probably a mid-rise – 11 or 12 stories, similar to what the Scott Mission is doing.
- And RBC on the N.W corner of Spadina and Harbord, the lease is up there, but no knowledge of whether there will be another business going in or it will be redeveloped.

12. Guest Speaker: Todd Irvine, Arborist - "How to Make Your Trees Thrive"

Todd Irvine, a certified arborist, and cofounder of *Spacing*, the quarterly magazine on urban issues, spoke on how to protect our trees in normal conditions, and also how to protect them against the new normal – those extreme weather conditions that we are seeing more and more of. He spoke about pruning, root and soil health, and protection during construction. Todd's entire presentation has been uploaded to the website and can be found here: https://www.youtube.com/watch?v=3U8UIr6Ss_o

13. Adjournment

Minutes prepared by Karen Laurence, Secretary 2021-2022