

Harbord Village Residents' Association Annual General Meeting

Thursday, October 18, 2022, 7:00 P.M. – By Zoom

APPROVED MINUTES

Anne Fleming, the Chair, called the meeting to order at 7:05 pm.

The Chair welcomed residents to the Zoom. There were about 50 participants in the meeting.

The Chair read a statement acknowledging that the meeting was taking place on Indigenous lands.

1. Approval of Agenda

Jeannie Hastie moved to approve the agenda. Seconded by Elizabeth Chen. **Agenda was approved.**

2. Approval of the 2021 Annual General Meeting and the 2022 Spring General Meeting Minutes

The minutes from the 2021 AGM had not been approved at the 2022 Spring GM, so were included in the agenda at this AGM. These minutes were reviewed by the Board shortly after the AGM and before posting to the website to ensure they were as accurate as possible. Patricia Aldana moved that the 2021 AGM Minutes be adopted; Kerry Clare seconded. **The Minutes of the 2021 AGM were approved.**

The minutes from the 2022 Spring General Meeting were also reviewed by the board and have been on the website since the summer. Kerry Clare moved that the Spring AGM Minutes be adopted; Patricia Aldana seconded. **The Minutes of the 2022 Spring General Meeting were approved.**

3. Chair's Report (Anne Fleming)

The **return to in-person events** has been very exciting. We had our Spring Clean-up and our Fall Fair, which was amazing. We had lots of volunteers at both events and many new members signed up at the Fair. Coming up, Pumpkinfest will be back in person, which we're looking forward to.

HVRA plays a lot of different roles. If residents are having problems with the City or have neighbours that are being difficult, we can help them navigate where to go to get help. Most recently, neighbours around 60 Borden St. which is a personal care rooming house, had found that the conditions in the house had deteriorated to such an extent that the residents were acting out and causing quite a few problems in the neighbourhood. The neighbours were very organized and concerned about the residents of the house and were able to get an audience at a tribunal when the landlord was up for their license; what was heard was not just the appalling conditions found when the inspectors went into the house, but also the impact this was having on the neighbourhood. The result was that the landlord was given one month to clean up their act.

With **planning issues**, HVRA provides expertise around developments and acts as a go-between for neighbours and small developments or renovations. We also work on a larger scale, liaising at the City level. For example, there are four high rises going in around Spadina and Bloor, which will have a huge impact on the neighbourhood, so we are working to make sure developers are sensitive to both the people who need housing and those who already live in the area.

The **Net Zero Committee** has been punching above its weight, with other organization coming to us to see how it's done. The committee has been promoting ways individuals can improve their energy efficiency, including getting deals on induction stoves and heat pumps. They have also been holding

webinars to help people make climate positive changes. More information is available on the website. <https://harbordvillage.com/projects/netzero-carbon-project/>

Communications: Our web team is doing great work in the background, cleaning up a website that has become a little bit unwieldy. Compared to many residents' associations' websites, ours is excellent and very up to date.

Our **Safe Streets Committee** continues to keep an eye on things. The particular focus at the moment is getting zebra crossings and raised intersections in the neighbourhood.

We have some very enthusiastic gardeners who are happy to share their knowledge. During Covid shutdowns, the **gardeners' group** had online talks and recently restarted in-person walks, which highlights one of the strengths of HVRA – neighbours helping neighbours.

One of the other things HVRA does is **host debates** whenever there are elections. We had two online this year, one for the provincial election in the spring and another for the municipal election in October. They were very well attended and provided a critical way for people to distinguish the many candidates we had.

[A fuller version of the Chair's Report is appended to the minutes.]

4. Treasurer's Report (Lena Mortensen)

The **financial statements** for the year ending 2021 (<https://harbordvillage.com/wp-content/uploads/2022/05/Financial-Statement-Year-End-Jan-Dec-2021.pdf>) show that HVRA ended the year with a healthy balance. Over the two years of Covid we did not suffer much financial loss, despite how much Covid affected our fund-raising activities. Chief expenditures were the newsletter, web hosting and development. There were no costs associated with holding usual annual events as they were canceled because of Covid. As most of those events are fundraisers, we did not see the usual revenue from them either, so our revenue came almost exclusively from membership fees.

Looking at the **Budget Plan for 2022** (<https://harbordvillage.com/wp-content/uploads/2022/05/Budget-2022-Proposed-no-detail.pdf>), this budget was approved by the Board in the spring. We based this budget on the assumption that we would resume in-person activities this year, which we were able to do, starting in the spring when we had the Spring Clean-up. It was not included as a separate item in this budget, so it falls under Board Approved Projects and Expenses this year, but there will likely be a budget item for it next year. Each year we base the Budget Plan on the actual expenditures and revenues for the previous year, but because of Covid that would not have been accurate, so we based this year's budget on the previous three years.

The **Interim Financial Statement** for January to October 2022 shows how our Budget Plan aligns with our actual revenues and expenditures. We are close to our budget predictions in all categories except for anticipated income at the Fall Fair, mostly because we had a smaller Silent Auction this year, for a variety of reasons. Fall Fair income was a little bit lower and costs a bit higher, as they are for everything post-Covid. We are on track for our anticipated income from membership fees; we have 31 new members since the last AGM, a significant increase.

Overall, we are in very good financial shape, despite a bit of a shortfall in income. Revenue is down, but not so much that operations are affected.

Suzanne Dubeau moved to accept the 2021 Year End Financial Statements; Robert Stambula seconded.
Motion carried.

5. Area Caucuses and Election of Area Reps

Members gathered in area caucuses Break Out rooms and discussed area issues and concerns. Area Reps were elected for each caucus.

North West – Kerry Clare

Area Reps: Christian Mueller and Kerry Clare (both acclaimed)

- Main conversation was about the world's smallest garbage can at Lennox and Lippincott, which serves an enormous population. It is always crammed and overflowing. People have filed 311 requests to ask that it be moved or replaced with something more suitable.
- The other issue was a house that's been under renovation for years at 201 Brunswick. We have a concerned neighbour who has noted that the house has failed all its inspections, but now someone is living there, so clearly something is not working with that process.
- Everyone was very friendly in our group, and it was a great discussion.

North East – Nicholas Provart

Area Reps: Nicholas Provart and Frank Davis (both acclaimed)

There weren't very many of us. We had some concerns:

- Question re: new in-ground planters at Sussex and Robert, could parking be moved permanently to the north side as part of their installation?
- There was concern about shutdown of Sussex Mews for the construction of the connection from the geothermal system under the field to the new residence - there was no public notice. It should be the contractor's responsibility to flyer the neighbourhood.
- Some concern about the Metro site. What's going on there? Apparently, there will be a new building of around 30 stories, with an application from the developer expected any day now.
- There is still a dangerous bike lane/right turning automobile traffic situation at Major and Bloor. Would removing a parking spot on Bloor just before this intersection help with sightlines?
- Parking for Spirit of Math is a disaster with 35 cars stopped 2 nights a week, it's an accident waiting to happen.

South West – Robert Stambula

Area Reps: Jane Perdue and Robert Stambula (both acclaimed)

- We had a small group. Issues went from very general to very specific. One was about the failure to inform, failure to consult, on the City side, in fair and reasonable ways, i.e. the water mains on Borden, front yards are being dug up, and there is very little information. We feel that this culture of failure to inform/consult is something HVRA should brief a new councillor on.
- There is a new concrete "bunker" on the King Edward School ground, apparently for storage. It is unsightly and is a potential tagging canvas.
- The issue of 60 Borden, the rooming house Anne mentioned earlier. Continued pressure is needed, and we may need to look for help as to who can better run that place. Not an effort to close it, an effort to help the people who live there.

South Central – Susan MacDonald

Area Reps: Susan MacDonald (acclaimed), Simon Coleman is on sabbatical for a year and the committee looking for a replacement will continue to do so.

- There were 9 people, and we had a lively conversation mostly about issues that are hard to solve.

- Concerns about how to deal with overly noisy renovations. There are a lot of renovations going on in HV – 4 or 5 on Major St. A resident on Major St. said there was on renovation that was completely out of control. She was referred to the Municipal Licensing and Servicing Agency to get a better understanding of how she might work with this renovator. Several people talked about noise levels in general, and again, it is very hard to know what regulations can be used to contain this, for example leaf blowing.
- Several neighbours have worked very hard to get some proper crosswalks in place at Ulster and Brunswick. This is terrific news because this intersection, especially the south leg, is very dangerous, and apparently the city has agreed to put the south leg in, and these neighbours who have got that to happen are working hard to get the crosshatching put in and a proper walk on all four corners of that very busy intersection, so that's great news. That same person told us they are trying to get speed bumps on the south end of Brunswick, and they think they have been successful. Hopefully the speed bumps will be put in by the end of this coming year.
- It was also suggested that arrows could be painted at the corner of Ulster and Major because people who have gone the wrong way down Ulster, rather than backing up, choose to go the wrong way up Major, and they go very fast, perhaps hoping no one will see them. Maybe arrows would help, or possible extending the barrier, although there is a problem with that because of fire trucks.
- A lot of concern as well, about e-bikes going the wrong way. They just disregard all the signs and are going to deliver their food regardless. They often go on the sidewalks. These are concerns for our safety committee.
- Finally, people were concerned about the lack of parking for people who live in the neighbourhood and have valid parking permits. A lot of people come to Harbord Street for the restaurants, and they park in the neighbourhood right around the time people come home from work, so residents aren't able to find a spot. So, another ongoing concern for the neighbours.

South East – Gina Buonaguro (retiring)

Area Reps: Cathy Merkley and Jody Salomon (both acclaimed)

- Turnout of 10 people
- We also had mention of noise, particularly at the corner of Robert and College, in the middle of the night. It is a party area. The neighbours have gone to the police, reported it, but have had no success. It was suggested that perhaps the new city councillor could help.
- Talked about the Scott Mission and what's happening there.
- Cathy noted that there was also a lovely urban forest installation put in in Sussex Mews, just north of Wilcox.
- Also there was a coyote in that area.

6. Election of Officers to the Board of Directors. (Carolee Orme)

This election is run by the Constitution and Nominations Committee. Carolee presented the slate of officers for the 2022-2023 term:

Chair:	Anne Fleming
Vice Chair:	<i>Open</i>
Secretary:	Karen Laurence
Treasurer:	Lena Mortensen
Membership Secretary:	Elizabeth Chen
Webmaster:	Nicolas Provart

Leslie Thompson asked why there was no Vice Chair, no succession plan. Anne said the search committee was still looking for a Vice Chair. In terms of succession, the procedure that was adopted a few years ago was that the Vice Chair would serve a one-year, renewable term, and during the second year of the Chair's second term, that person would commit to becoming the Chair, so they would have at least one year to take over with some experience.

Carolee asked if there were any nominations from the floor; there were not. **She declared the slate acclaimed.**

7. Appointment of the Constitution and Nominations Committee (Gus Sinclair)

Gus explained the role of the Constitution and Nominations Committee, which is made up of former board members in each area. He then presented the slate:

Celia Denov (Chair), South Central
Carolee Orme, Northeast
Samiha Abdel-Sayed, Northwest
Colin Furness, Southwest
Graham Rempe, Southeast

Gus moved that that slate be accepted by the general membership. Lena Mortensen seconded. **Gus declared that the slate for the Constitution and Nominations Committee acclaimed.**

8. Appointment of U of T Liaison (Gus Sinclair)

The U of T Liaison has a special duty to attend all meetings of the U of T Liaison Committee, which consists of representatives of the university and surrounding communities. Sue Dexter has done this for the last 20 years and has agreed to serve another term. Gus moved that Sue Dexter be appointed to the board as U of T Liaison. Susan McDonald seconded. **Gus declared Sue Dexter acclaimed to the position.**

9. Community Builder Awards (Gus Sinclair)

In recognition of their outstanding contributions to the community, Community Builder awards were presented to:

Matt Hoffman and Todd Irvine

The citations for their awards (and those of all previous Community Builder award winners) may be found on the website: <https://harbordvillage.com/neighbourhood-events/public-meetings/community-builder-awards/>

10. Update from Jessica Bell, M.P.P for University Rosedale

Jessica shared four things her office was doing:

- 1. There will be a **health care town hall** on November 9th in the evening, so you can get the latest news on the challenges facing our health care crisis, as well as information on what the government

can do to improve our health care system. There are two big issues arising: the government is allowing more for-profit delivery of surgery, and second, they have approved and written the regulations for Bill 7 which is the bill that allows hospitals to move ALC (Alternative Level of Care) patients to a long-term care home without their consent, and bill them \$400 a day if they stay. To be clear, ALC patients are patients who have been discharged from hospital but are too weak or sick to go home. At least half of these patients are elderly people with dementia. They need our support and shouldn't be deemed the reason we have a health care crisis.

- 2. They are continuing their campaign to stop the provincial government from sabotaging Ontario's first **inclusionary zoning law** which is in Toronto. This law requires developers to make 10 – 20% of a large development near a transit station affordable to rent or buy. This ensures that working people can afford to live in our city. The province has delayed implementation, and now we hear rumours that one of the first orders of business when we go back to the legislature is to exempt developers from paying their share of fees if they are required to build inclusionary zoning.
- 3. They are getting ready to advocate to the city and the province to do more to **help people who are homeless this winter**. People may have seen the encampment being set up at St. Stephen's. A contact line has been set up if there are any questions or comments or concerns. She stressed that there are no shelter beds available. Their ask is to call for a plan to permanently house people during the winter and beyond. That means building those modular homes, buying those hotels, and buying that property, so they can help people in need.
- 4. The shift from Day Light Savings is coming. This is the time of year when pedestrians are being injured and killed on our roads. Ontario's roads are not safe enough for pedestrians, cyclists, and transit users. A number of MPPs have convinced the government to say yes to three road safety measures in the last legislative session, and they are very close to getting them to say yes to the **Vulnerable Road Users' law**, which would bring in tougher penalties for drivers that injure or kill a cyclist or pedestrian or road worker while breaking the law. They are organizing a lobby day on November 16th with a province-wide alliance of road safety groups. Those interested in participating in this can reach out to their office.

11. Guest Speaker Adam Vaughn (journalist, former Ward 20 city councillor and University-Rosedale M.P.)

Adam talked about the need for housing that is truly affordable, livable, and sustainable, but how the provincial government and the real estate and development sectors are working to undermine the credibility of residents' associations, thereby denying citizens a voice in how their neighbourhoods, and by extension their city will be developed. A recording of Adam's talk and the question and answer that followed is available here: <https://youtu.be/4ntK3SfNbg4>

12. Adjournment

Leslie Thompson moved the meeting be adjourned; Gus seconded. **The meeting was adjourned at 9:10 p.m.**

Minutes prepared by Karen Laurence, Secretary, 2021 - 2023

APPENDICES

- 1) Chair's Annual Report 2021-2022

HVRA Annual Report 2021-22

2022 has been an exciting year as many of HVRA's traditional activities have returned to an in-person format. While our board meetings continue to be virtual, our spring clean up, gardeners walks, Fall Fair and upcoming Pumpkinfest are bringing folks together again in a safe, outdoor environment.

Below are some of the activities that have happened over the past year.

Membership

Membership Secretary Elizabeth Chen joined us in November. She was delighted to be able to meet people at the Fall Fair and sign up many new members, as well as renew existing ones. There are currently around 640 individuals on our membership list, including 30 new members who have joined since last fall.

Website / Communications – Nick Provart

The **HVRA website** at harbordvillage.com received around 1800 page views per month in 2022. Our top pages are

1. Harbord Village Residents' Association
2. Net Zero Carbon Project: Working together to reduce our use of fossil fuels
3. Membership
4. Induction Stoves
5. Weed Gallery
6. Advocacy Projects
7. HVRA, Harbord Village Residents' Association, Toronto, history
8. Development and HVRA
9. PumpkinFest
10. Other Local Groups: HVRA

Several pages were updated this year (including the Development page, to clarify the role of the HVRA for construction proposals in the area) and new Net Zero pages were created. Thanks to Anne Stevens for designing and maintaining the Net Zero pages. Former HVRA secretary Suzanne Dubeau analyzed the website at the end of her term last year and identified errors and omissions, which we're in the process of rectifying - minutes are now completely available from 2006 onwards! As always, the HVRA sidebar stories provide information about current HVRA events and sometimes link to YouTube recordings (most recently for an all-candidates debate for Ward 11 for the upcoming Toronto election, which was organized by the HVRA and other RAs).

After several years of paying almost nothing to our web hosting company, Web Hosting Canada, due to email issues that were never fully rectified, an unsuccessful attempt to move back to one of their physical servers was quickly reverted to their cloud offering, when we realized that the promised patches had not in fact been implemented. We are now paying the full rate for the cloud service, which is reflected in the Treasurer's report. We thus have a secure website and reliable email, and we are seeing that there are far fewer "brute force" attempts to log into the website.

After many years of service on the web committee and as web master, Regine Schmid stepped down in February 2022 - thanks for all your work, Regine! Margaret Procter continues her tireless efforts on the committee, for which we are very grateful.

The **Eblast** committee, consisting of Anne Fleming, Margaret Proctor and Merrill Swain, has continued to send out bi-weekly emails alerting our roughly 600 subscribers to events and opportunities in the neighbourhood. We also frequently highlight the work ways that membership support of HVRA has helped various community building efforts.

Newsletter editor Anne Kerekes and her editorial team have produced two issues of our semi-annual HVRA **newsletter** this year, in Spring and Fall. Paper copies were delivered to roughly 6000 households in Harbord Village, with full-colour copies sent to members and posted on the website.

Events

The long-running **Fall Fair** made a triumphant return to Margaret Fairley Park on September 11. Families enjoyed BBQ, live music, kids activities and a silent auction. Reps from the Heritage, Gardening and Net Zero committees and NAGs Players engaged with attendees. The 2022 Fair marked the handover from founder Gus Sinclair to new committee chair Anne Fleming. Gus continued to program the music, while Christian Mueller wrangled permits and silent auction donations, Kerry Clare filled out the volunteer roster, and Wendy Trueman ensured a delicious barbecue. Many volunteers old and new stepped up to ensure everything ran smoothly, from set up to take down. The air was abuzz as neighbours were able to gather once more to celebrate the community.

Partial COVID restrictions continued to put a damper on **Pumpkinfest** 2021, which continued with a virtual gallery of jack-o-lanterns, plus pumpkin carving and Halloween house decorating contests, with prizes provided by the Harbord St BIA. We are pleased to announce a return to the in-person version this fall!

Spring Clean-up returned in April in a scaled back version organized by NW Area Rep Kerry Clare. A few dozen residents met in Margaret Fairley Park before fanning out to gather garbage. The Harbord Bakery supplied treats for returning cleaners and we were able to hold a small raffle for participants, with prizes sponsored by the HS BIA

Planning & Development – Sue Dexter

Planning continues to be a busy file. (Refer to our newsletter article for more detail.) On several committee of adjustment files, working with neighbours, we managed to secure changes ahead of approval. Most visible, 112 Harbord, formerly Hutoshi's hair studio, will be a ground level restaurant with two apartments above.

Together with our partners, Annex Residents' Association, Huron Sussex Residents Organization, we secured several dozen amendments to the University of Toronto Secondary Plan—the rules governing planning on the St. George campus for the next several decades. In collaboration with Victoria University, we protected the low-rise character of Queen's Park by linking the Massey building, at the northeast corner of Queen's Park and Bloor Street, to heights and character of the Queen's Park corridor as well as Bloor Street.

We will soon be welcoming thousands of new neighbours at Bloor and Spadina. The Northeast corner of Bloor and Spadina has an application for a high-rise, the University is working on plans for two towers on the northeast corner, and a fourth tower at the northwest corner has gone

through City processes. And the same developer will be developing the Metro site at Robert and Bloor. We are working to facilitate a community meeting so we can share ideas with them.

Safe Streets – Nicole Schulman

Safe Streets in the past six months:

- Safe Streets continues to follow pedestrian issues in Harbord Village.
- We are still awaiting the installation of the raised intersection at Borden and Ulster, which has been rolled into the Borden St / College St upgrades.
- Residents succeeded in getting zebra crossings installed at Robert and Sussex and are pressing for speed humps. (While it's not a Safe Streets initiative, we were following it and are happy it's happened)
- We circulated a petition to install zebra crossings at the intersection of Ulster and Brunswick, which the councillor's office has said they will pursue. This was based on the reasoning that if the Robert St intersection merited a zebra crossing because of the park, then so too did Brunswick (and not as a response to the bike lanes).

Looking forward:

- Harbord's bike lanes are getting slightly redesigned; Councillor Layton said that the HVRA would be consulted but it is unclear whether this will occur. We hope to have a role in this with the new councillor, with the aim of maximizing safety for pedestrians and all road users. Better road design is the best way to improve safety, but we can only advocate for substantial improvements when the city is actually making changes.
- Recent communications suggest that many residents are unclear about what the speed limits are — we need to better communicate this.
- We also should push for the installation of speed cameras on Bathurst, as there have been an alarming number of collisions and even more near-collisions there.

NetZero Committee – Tim Grant

Our efforts to help residents of Harbord Village go off methane gas and electrify their homes continue. Six months ago, we launched a promotion of induction stoves, with purchasers enjoying discounts of \$300 - \$800 from Best Buy. Approximately 100 homes in the neighbourhood now have one. This month, we'll announce a discount from Home Depot for the most efficient heat pump water heater on the market. We recently hosted our 5th webinar. The recordings of all 5 are available via the Net Zero page on the HVRA website. Our mailing list of individuals has grown to 540 people, and 43 residents' associations have agreed to share details of our webinars and promotions with their members. We are making progress!

Community Committees

HVRA supported the local **Bloor Borden Farmers' Market** again, providing financial and volunteer support. More vendors were able to return and residents came out in good numbers. Gus Sinclair continued as HVRA representative on the Market committee.

Secretary Karen Lawrence took the helm of the **community outreach committee** last fall, spearheading HVRA participation in the Coldest Night of the Year fundraiser for the Fort York Food Bank. With the help of NW Area Rep Kerry Clare, two HVRA teams helped raise over \$11,000. We look forward to continued support of FYFB.

Gardening– Margaret Proctor

Although we couldn't hold our Plant Fair in June, the Harbord Village Gardeners found other ways to encourage gardening. In May, we sponsored a Zoom talk about coming to terms with the jumping-worm threat that prevents us from sharing plants freely. Two guided walks in July took us to local examples of successful gardening, and in August we helped organize a tour by Todd Irvine to show the value and needs of mature trees. At the Fall Fair, our table focused on ways to mitigate climate change through gardening practices. We gave away about 20 pollinator-friendly plants, distributed dozens of seed packages harvested from our gardens, and added 15 people to the mailing list for our e-newsletter. And thanks to the tireless efforts of Amy Furness, inground planters on Sussex (both at Robert and at Brunswick) are finally being installed by the city.

With 15 issues per year, using photos and notes from members, the e-newsletter reaches 140 people. It supplements the Gardeners' webpages, where a new page groups photos into slide shows displaying seasonal changes in local gardens. We have not drawn on our small budget line (saved from past contributions at the Plant Fair) for any of these activities.

Looking ahead

We would like to thank our board and committee members for their continued dedication and hard work. We would also like to thank departing board member Gina Buonoguro for her long-time service and wish Nick Provart good luck as he takes a 6 month sabbatical later this year. In late spring we welcome back Simon Coleman, who has been enjoying a fellowship in England.

We look forward to growing and developing along with the needs of the community and supporting a vibrant neighbourhood!

Anne Fleming

October 2022

