

Harbord Village Residents' Association Board Meeting

Tuesday, November 21, 2023, 7:00– 9:00 pm

by Zoom call

APPROVED MINUTES

Attendees: Kerry Clare, Sue Dexter, Anne Fleming, Karen Laurence, Cathy Merkley, Jane Perdue, Nick Provart, Gus Sinclair, Jody Salomon, Robert Stambula, Moritz Steinbauer

Regrets: Elizabeth Chen, Tania Lewis, Susan McDonald, Frances-Mary Morrison, Lena Mortensen

1. **Call to order:** Anne called the meeting to order at 7:06.
2. **Approval of Agenda:** Gus moved the agenda be adopted; Nick seconded. **The motion was passed.**
3. **Approval of the September 19, 2023 Board Meeting Minutes:** Sue moved the minutes be adopted; Jody seconded. **The motion was passed.**
4. **Approval of the October 18, 2023 AGM minutes.** Sue moved the minutes be adopted; Bob seconded. **The motion was passed.**
5. **Business Arising from Past Minutes:**
 - 5.1 **New Board members** (Anne)
 - a. Frances-Mary Morrison volunteered to join the board as a NW Area Rep. Gus moved that she be appointed pro tem, until the Spring GM. Karen seconded. **The motion was passed.**
 - b. Anne welcomed the new board members: Frances-Mary, and Moritz Steinbauer, NE Area Rep.
 - c. Anne reminded that there are more Board vacancies: Vice Chair and Membership Secretary (Elizabeth will stay on until a new Membership Secretary can be found). These positions could be filled by someone who is already on the board. Vice Chair will take over as Chair next year, so very crucial that we find someone good to take this roll.
 - 5.2 **Letter to Councillor re Use of S.37 Funds:** Anne said that this letter, approved during the September Board Meeting had been sent (see appendices).
 - 5.3 **Friends of Margaret Fairly Park:** Kerry reported that there has not been much response to her posters, but there is some, and she will coordinate the volunteers who have contacted her.
 - 5.4 **Money owed to CT Community Swim by Razor Management:** Anne said this issue, raised by Christian in the September Board Meeting, has not been dealt with yet as she was not sure what the terms of the agreement were. Bob provided this clause:

*Raizenne Inc. will make an annual \$1,000 donation to the TDSB for the next 20 years in support of a community swim programme at Central Tech. The dates and times of the swim programme will be determined on an annual basis by the Team and will be posted in advance in a manner determined by the Team. **Section 31 of the settlement agreement.***

Anne and Kerry said they would speak to Fernanda about how much of that money was still outstanding. **Action Item.** **Gus** said he would raise the issue at the next Facilities Management Committee meeting. **Action Item.**

5.5 In-person Spring AGM: Anne said we need to follow up on discussions of what would be needed for an in-person spring GM. **Jody** will look into technology needed for a hybrid meeting. **Action Item.** **Gus** said he would get in touch with Kensington Gardens. **Action Item.**

6. New Business:

6.1 Recording of E-Votes, for the record: Anne read the following e-votes into the record (see appendices):

- a. Letter to Councillor re: 425 Bloor Community Benefit (October 9)
- b. Letter to Councillor re: Planned eviction of St. Stephen's encampment (October 23)
- c. Contract for Permeable Pavers in Chapel Hospice Land (October 23)

6.2 Update from the Chair: Anne updated the board on her activities over the last couple of months (see Chair's report in appendices).

6.3 Volunteer Appreciation Event: Anne mentioned that this event has not happened in a couple of years because of Covid. The event is normally held in late fall. Anne suggested if it were held in the spring it could be outside. She would like to hear from board members about their ideas.

6.4 Fort York Food Bank's Coldest Night of the Year: Kerry told the board that the Coldest Night of the Year was being held again in February 2024, and that she and Karen were again heading up the two HVRA teams. FYFB has raised their goal to \$200,000 this year because demands on their services are higher than ever, so she urged all board members to join teams, give money, speak to friends and neighbours, do whatever they can.

7. Committee and Area Rep Reports: Acknowledgement of receipt only unless action or discussion is required.

7.1 P & D: P&D took part in the November 20 Knox community consultation and was part of the working group meeting with developers. Sue updated the board on the Knox Church and St. Vlad's developments and suggested it might be useful to do a laneway study as the two developments will be happening around the same time and on the same stretch of lane, which provides a unique opportunity to development the lane into an outdoor space that benefits the neighbourhood. There was general agreement that this was an excellent idea.

8. Other Business

8.1 New Committees: Anne suggested that it would be good to establish a volunteer committee, or at least a volunteer coordinator, someone to go through the membership list and identify individuals who had expressed an interest in volunteering. Gus suggested the new Membership Secretary, when appointed, could be tasked with this. Anne added that an Outreach Committee or coordinator would also be good, someone to liaise with neighbourhood organization, i.e. the Scott Mission, FYFB, churches, and schools or perhaps this could be a responsibility of the Area Reps. Anne asked board members to think about these ideas and give her feedback.

9. Adjournment: Meeting adjourned at 8:42

APPENDICIES

- 1. Letter to Councillor re** Use of S.37 Funds
- 2. Letter to Councillor re** 425 Bloor Community Benefit (October 9)
- 3. Letter to Councillor re** Planned eviction of St. Stephen's encampment (October 23)
- 4. Contract** for Permeable Pavers in Chapel Hospice Land (October 23)
- 5. Update from the Chair**
- 6. Area Reps Reports**

HARBORD VILLAGE RESIDENTS' ASSOCIATION

Box 68522, 360A Bloor St. W.
Toronto, ON M5S 1X1



September 29, 2023

TO: **Dianne Saxe**
Councillor, Ward 11, City of Toronto

Hi Dianne:

You have asked us for recommendations on how to disperse remaining s. 37 moneys. In Harbord Village, we have two sources outstanding according to an FOI request we made some time ago. (Please refer to the details outlined below.) We also have two suggested uses, each representing a specific priority for us.

Green Space

We have a long-term commitment to greening the neighbourhood, in the legislated form of the Green Master Plan. The ecological servicing of downtown neighbourhoods is failing, particularly in respect of canopy and habitat loss, the heat island effect, stormwater abatement, and so on. With the intensive development at Bloor and Spadina, we are also about to have several thousand new residents, including some within the MTSA. They—and we-- need (green) public realm spaces. The obvious opportunity is to use s.37 funds in tandem with the public realm allocation of community benefits on 425 Bloor St. to create an accessible green space for those residents and the general public.

Architectural Heritage

We have a long-standing commitment to preserving architectural heritage within our neighbourhood. We have long been accepted on the Heritage Planning Services docket as the next district to study. Recent provincial changes to heritage protection are now threatening buildings without full designation, including the listed buildings on the north side of College St. The s. 37 funds arising from the 740 Spadina / Mosaic Development could now be used to hire an outside heritage planner to do the legwork to prepare these buildings for designated status.

Details re S. 37 funds within Harbord Village:

As of May 24, 2023, the City reports Harbord Village has two rezoning approvals that have generated s. 37 funds:

- I. On 27 July 2018, 666 Spadina rezoning had “local streetscape and/or public realm, and/or neighbourhood greening improvements in the vicinity which may include those identified as part of the Harbord Village Green Plan.”

On May 24, 2023, the remaining balance is \$455,061.49

(It is worth noting that Wigwamen has not drawn \$665,089.88 allotted for new affordable housing under the same rezoning)

- I. On 28 April 2004, 732,734,738, 740 Spadina (Mosaic) rezoning had provision for “local area or park improvements and/or conduct heritage studies as determined by the General Mgr of PFR \$100,000; Harbord Heritage Study \$10,000.” The \$10,000 has been spent, along with a \$20,000 grant to Ecology Park.

On March 20,2019, it shows a balance of \$100,491.49.

On May 13, 2020, it shows a balance of \$1,660.24

Note that we had confirmed over many years that the funds were still there, so it is a surprise to see them gone. We have asked HPS what has happened with them.

Board Support

The HVRA Board unanimously voted in September to continue with these directions of the s.37 funds. We moved that:

The councillor and city staff continue to direct any s.37 funds arising from the rezoning at 732-40 Spadina to heritage protection, and that they continue to hold any s. 37 funds arising from the rezoning at 666 Spadina for greening improvements in the vicinity under the Green Master Plan.

If there are material changes to the previously designated use of the funds, that this change be brought forward for public consultation, then to the council for approval.

It would be great to talk further about these suggestions. In particular, public realm funds provide a wonderful opportunity to make a green transformative change to a neighbourhood which is under unprecedented growth - and an opportunity to involve the community in planning its future.

Thanks for your consideration.

Anne Fleming
Chair, HVRA

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Dear Councillor Saxe:

Oct. 7, 2023

As the application for 425 Bloor Street is being finalized, we believe it may prove helpful to clarify the HVRA position on the community benefit element of the plan.

The HVRA board opposes using community benefit funds on space internal to the building and favour dedication to improved public realm.

We agree with members of the working group that the most useful direction of funds will be toward public realm improvements at the north end of Robert Street, rather than an internal use. Over the course of the discussion, we learned the condo will not want any part of maintaining it, and local partners are almost impossible to find. Trinity St. Paul's has passed on the chance of taking it on. With no one to open the doors, programme the space, turn the lights off and on, it ceases to be a real community space. Even if a taker could be found, it is not likely to be of direct use to many of the thousands of new residents around Bloor and Spadina, or the existing community. Certainly not as much as major public realm improvements.

The removal of the new building's secondary exit/entrance at the north end of Robert St. would create the opportunity for more housing onsite and would also reduce local traffic. We could link the BIA parkette south to the city boulevard flanking the Robert St. field while creating a generous public space on the west side of Robert at Bloor. Note a "Trinity St. Paul's Square" was adopted by Council in Bloor Visioning¹ and is entirely in keeping with the Harbord Village Green Master Plan. In September 2023, the BIA parkettes won an Award of Excellence in the Toronto Urban Design Awards in recognition of the importance of this kind of public initiative for community engagement, improvement, and use of public spaces². As well as creating a more congenial outdoor experience, the designs would lead to stormwater and heat island abatement and improved ecological performance in support of the goals of Transform TO.

We would be delighted to discuss this further with you.

Best,
Anne Fleming, Chair
Sue Dexter, Planning Committee

cc. Corinna Prior, City Planning

¹ <https://www.toronto.ca/wp-content/uploads/2017/08/9762-Toronto-Urban-Design-Guidelines-Bloor-Corridor-Visioning-Study-Avenue-Road-to-Bathurst-Street.pdf> see p. 32

² <https://www.toronto.ca/wp-content/uploads/2023/09/8e46-city-planning-tuda-2023-jury-report.pdf> see p. 23

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TO: **Dianne Saxe**, Councillor, Ward 11, City of Toronto

October 23, 2023

Re Imminent Eviction of Encampment at St. Stephen's

HVRA has recently learned of a Street Occupation Permit issued to a group calling itself "Friends of Bellevue Parkette," granting temporary access to the unpaved patch of land on the south east corner of College and Bellevue, in front of St Stephen's Church. This group is apparently planning to leverage this permit to evict houseless individuals who are currently living there in tents. The purpose of the eviction is ostensibly to establish a pollinator garden, for which the group may also have gotten a city grant.

This information only came to light when the city's Encampment Office informed St Stephen's that an eviction was imminent. No prior notice was circulated to the community about the permit, the garden, or the eviction, nor was any attempt at consultation made.

HVRA is concerned at the lack of solid information on what is happening— or has happened— around a City decision that may lead to the eviction of the residents of the encampment at Bellevue and College. While it is understandable that people are frustrated with the lack of progress after months of issues, this secretive process would seem to set a bad precedent for dealing with this and other encampments. We would like clarification on the following:

- What is the status of this encampment?
- What policies/processes are being used to evict the persons who are living next to St. Stephen's?

We are also concerned about the impact of a sudden eviction. While we recognize that encampments can be unsafe both for those living in them as well as for neighbours interacting with them, to simply evict these vulnerable individuals from this location without a proper housing plan or supports is simply a geographic displacement and does not address longer range solutions in any meaningful way. We would like to know:

- What plans are there in place to assist the residents find housing once they are moved?
- What health and social service supports will be put in place for them?

We appreciate that this is a complex issue involving many factors and interests. Nevertheless, residents of Toronto deserve a transparent and equitable process. Moving forward we ask that you:

- Inform and consult with the wider community about this issue - at the very least ensure detailed and accurate information is being distributed.
- Continue to work with local organizations – and make it a priority - to find long term housing solutions for those in tents here and across the city.

Thank you for your consideration.

Anne Fleming
Chair, HVRA

ENVIRO - LOC

CONTRACT

TWO YEAR WARRANTY ON ALL WORKMANSHIP

Phone #1: 416-624-7890 Name: Anne Fleming (chair of HVRA)
 Phone #2: 647-781-7610 Name: Tim Grant
 Email: chair@harbordvillage.com
 Sales Person: Daniel

This contract was made on Oct 26 2023,
 between Harbord Village Residents' Association (HVRA) - (Hereafter called the Customer)
 and ENVIRO-LOC INTERLOCKING LTD. - (Hereafter called the Contractor)
 for the properties located at the end of Chapel Hospice Lane behind 52 Major St,
 Toronto, ON, 59 Brunswick Ave Toronto, ON and 61 Brunswick Ave Toronto, ON.

The Customer agrees that once the contractor has completed all provisions of the contract, the Customer will pay the Contractor the sum of **\$10,900 + HST** which is subject to change based on the current market value and total requirement of the items listed on page 2 of this agreement.

PAYMENT TERMS:

Upon acceptance of the contract = **\$4000**
 Upon Commencement of the project = **\$3000**
 Upon completion of the project = **Balance of total expense**

* Send e-transfers to transfers@enviro-loc.com

* Bank Drafts Made Payable to Enviro-Loc Interlocking LTD. Are Required

Expected Start Date*: November 1 to 10 * weather permitting

Maximum Job Length*: 2 weeks * weather permitting

*Expected and maximum dates above are based on 5 working days per week. Any days that have rain will not be deemed as a workable day.

Daniel Domenico

Contractor

Anne Fleming

Customer

HVRA Chair report – November 2023

RA meeting w/Saxe on September 21

A number of adjacent residents' associations met with Councillor Saxe and her assistant Andrew Greene on September 21 in my backyard, including Annex, Huron Sussex, Palmerston, and the emerging Seaton Village group. The purpose was for us to share our various priorities and concerns and to see if we had anything in common. It was also an opportunity for Saxe to make general comments in response. It was very informal, with a couple for people taking notes, but no official secretary or minutes. Planning issues came up for several RAs and Saxe took the opportunity to explain her version of how s.37 / Community Benefits funds were to be used – basically a pool of funds to be used across the ward according to RA wish lists.

For HVRA, I mentioned illegal rooming houses and renos, construction noise, safe streets, access at Central Tech track, greening/pruning/permeable surfaces, as well as parks and trash. Saxe said in general that her office can be of help only with chronic issues; individual incidents should be directed to 311. She said she had spoken to UberEats et al about sidewalk riding and the problem has decreased somewhat. I noted the development around Spadina and Bloor as something keep an eye on and that would be introducing many new residents to the area, but didn't indicate anything in particular about it, as that is for P&D to deal with.

There should be another meeting coming up in December, though nothing has been scheduled yet.

Bur Oak project

We launched the fundraising to save the Bur Oak in Chapel Hospice Lane on October 16. In addition to a couple of notices in the eblast, Tim Grant sent out over 300 emails to his contact list. We received dozens of responses and very quickly raised \$15,600. The contractor Enviro-Loc was able to get the depaving work not only started right away, but completed by November 8. The final bill was \$12,784. We have paid \$7000 and will be sending out the final balance later this week. The process of receiving funds through SCCC has been a bit cumbersome, but overall the arrangement has been effective. We have decided to hold off the downspout / auguring part of the work until later in the spring, when Net Zero will be encouraging widespread downspout redirection. We may end up with excess funds, but will likely be able to find use for them.

Pumpkinfest report – November 1

I stepped in to fill Lena's shoes as coordinator this year; Susan McDonald stepped up to oversee the flyer distribution and clean crews. We were able to get past volunteers to run the pick up, lighting and cider tasks, and most individual volunteer tasks were filled, though we were a bit shy on poster and lighting. Her Father's Cider and Harbord Bakery offered treats and Gus and his band provided music. A lovely evening, with lots of positive feedback from attendees and volunteers.

Tree pruning meeting with Forestry on November 15

Tim Grant and I have been corresponding with Forestry about pruning standards and practices. Adjacent RAs signed on to our correspondence, though no one besides me and Tim was able to attend the Zoom meeting. We got a little bit of headway, learning how they do in fact require city

staff and contractors to follow international pruning standards, which expressly forbid lion tailing and other extreme measures. However, crews are not required to have an arborist on site while pruning. Our requests for certification of tree crews were gently rebuffed, as were requests to see work orders given to staff and contractors. We had a Zoom meeting with Carly Hinks and Kim Statham to go over some of the questions and responses. Basically they feel the system in place will take of bad apples; citizens who witness w bad pruning are urged to call 311; Forestry will note the details and reprimand or get rid of the bad apples. I plan to follow up with an email reiterating our position that reactive measures are not enough to keep terrible pruning from destroying our delicate tree canopy.

College St / Borden St reconstruction update

The major paving etc is now complete; all that remains is the line painting and signal work at the bottom of Borden. Nicole Shulman noted that the promised raised intersection at Borden and Ulster did not materialize; a note has been made with Becky Katz, Manager of Cycling and Pedestrian projects, who will follow up. New “bio-retention planters” have been installed at Major and at Brunswick. There is conflicting info about who is to be responsible for the upkeep, though the Forestry folks suggested that the city in fac has a budget for this and similar planters across the city. I am following up on this.

(As a side note, Robert Mays, the city’s landscape architect, asked me about what to do with the concrete planter in the middle of Brunswick, near Kensington Health. I said it should be rotated so the No Entry side is facing southward and that we should plant shrubbery in it. It has since been repositioned and effectively as a traffic calming measure!)

AREA REPORTS – November 2023

NW

Kerry Clare, France-Mary Morrison

NE

Here's what's been going on in the northeast.

Construction at the new rental tower south of 666 Spadina has topped out, and cladding is progressing.

Cladding and glazing work continue at Oak House (U of T's new name for its Spadina-Sussex residence), with brick pre-cast panels added to the townhomes along Sussex Mews this past weekend. Hoist adjustments seems to have helped with the squealing of the rack and pinions during operation?

Ryan Facciolo of the City of Toronto's Municipal Licensing and Standards Office confirms that the Circle K/Esso at 132 Harbord, in addition to operating past the TLAB-agreed hours (11 pm) - an issue we flagged, is in fact operating without any licence whatsoever. He has charged the business with operating without a licence. In a separate line of inquiry, although Esso Corporate said it would follow-up with the late opening issue, we haven't heard back. The franchise system would actually appear to be through Circle K - maybe this is the next stop...

Nicholas Provart, Moritz Steinbauer

SE

Cathy Merkley, Jody Salomon

SC

Susan McDonald, Tania Lewis

SW

Robert Stambula, Jane Perdue