

Harbord Village Residents Association
Annual General Meeting
Tuesday, October 14, 2025, 7:00 – 9:00 pm
MINUTES
By ZOOM call

1. **Call to order: 7:03.** The chair, Anne Fleming called the meeting to order and read the Land Acknowledgement.
2. **Approval of Agenda:** Colin Furness moved that the agenda be adopted; Jeannie Hastie seconded. **The motion passed.**
3. **Approval of the Minutes for May 21, Spring General Meeting:** Rosalinda Furland moved that the minutes be adopted; Gus Sinclair seconded. **The motion passed.**
4. **Chairs Report:** Anne Fleming, the outgoing chair of the Harbord Village Residents Association, welcomed attendees to the 2025 Annual General Meeting. She highlighted accomplishments from the past year, including the launch of monthly dinners, improved relationships with the city regarding planters, and a successful fall fair. She also discussed financial stability, noting a net zero balance and consistent revenue streams. Anne thanked the Board for their service and Gus Sinclair thanked Anne for being the Board Chair for the last five years.
5. **Financial report/Approval of financial Statements** – Lena Mortensen is on hiatus this year. Anne reminded everyone that the financial statements are all online on the website. We have no liabilities and have \$24,900 in the bank. Our main sources of revenue are membership dues and the fall fair. A motion to accept the financial statements passed.
6. **Area caucuses/Election of Area Representatives (break out rooms).** Attendees were encouraged to participate in breakout rooms to discuss neighborhood concerns, particularly around safety, homelessness and livability. Anne Fleming explained the process. Some expressed frustration about the decline of the neighborhood and called for action from the HVRA to address these issues. Anne Fleming assured all that the HVRA is taking these issues very seriously. The meeting highlighted the need for coordinated safety efforts between Kensington, Chinatown, and other neighborhoods, while Anne confirmed ongoing behind-the-scenes discussions with neighbours and social services groups.
7. **Area Reports:**
North West area representatives, Frances-Mary Morrison and Douglas Walker, addressed concerns about Mirvish Village's leasing status and a suspicious fire incident at a Bloor St. mushroom shop.
North East representatives, Nicholas Provart and Jordan Leith, reported on bike lane issues, concerns about plant removal from in-ground street planters by the City, and U of T Oak House being a possible location for a Scotiabank.
The **South West** area has two new representatives, Katherine Lilley and Hanna Gavendo. Neighbourhood issues include street cleaning efforts in Cyril Lane and

safety concerns around Kensington School, where parents reported finding drug paraphernalia and syringes on school grounds.

South Central representatives, Sue Smith and Susan McDonald, reported on five key concerns: dangerous icy conditions from disconnected downspouts, homelessness and rising criminal activity, parcel thefts, and vehicles driving the wrong way on Major Street.

South East representatives, Jody Salomon and Cathy Merkley said concerns include wanting to have in person board meetings, the lack of tree replanting after removals, city clean up of leaves in fall and visibility issues when exiting laneways due to poor parking.

8. **Board Elections – Jane Perdue, Constitution and Nominations Committee**

The slate of HVRA Board Officers for 2025-26 was presented and unanimously accepted.

Chair: Wolfgang Moeder

Vice Chair: Moritz Steinbauer

Secretary: Fiona Smith

Treasurer: Lena Mortensen

Membership Secretary: Rosalinda Furlan

Web Master: Nicholas Provart

9. **Election of Constitution and Nomination Committee** – Gus Sinclair explained the role of the Committee which is made up of former board members in each area. The slate for 2025-26 was presented and all were acclaimed.

Jane Purdue (Chair)

David Booz

Colin Furness

Carolee Orme

Graham Rempe

10. **Community Builder Award**- Gus Sinclair announced that the community builder awards recipients Jane Perdue and William Sabato who were recognized for their contributions to the neighborhood. Profile and information about their contributions can be found on the website at <https://harbordvillage.com>.

11. **Remarks from MPP Jessica Bell**: Jessica discussed the return of the legislature on October 20th and highlighted concerns about climate targets, skills development fund, job training programs, youth unemployment, rising drug use and homelessness.

12. **Remarks from Councillor Dianne Saxe**: The councillor provided updates on Harbord Street construction, speed cameras, the Bathurst St. bus and the city's approach to homelessness and encampments, sparking a debate about the effectiveness of affordable housing and encampment clearing strategies. The conversation ended with a call for a more focused discussion on homelessness solutions.

13. **Guest Speaker: Sean Galbraith, Planner, Galbraith & Associates**. Sean presented on recent changes to planning policies, including new permissions for multiplexes and increased density along major streets and transit station areas.

The group discussed the potential impacts of these changes on the HVRA area, with Sean noting that while some properties may be affected, the mixed-use designation of many major streets in the area means these changes won't apply broadly. Sean explained the recent changes to transit station area zoning in Toronto, detailing the new density permissions and inclusionary zoning requirements. The conversation also touched on the challenges of demolishing existing homes and the potential impact on heritage properties. Concerns were raised about the increase in population without corresponding business development. Sean clarified that the city goal was to increase population near existing commercial areas and transit. The discussion touched on mixed-use developments, with an inquiry about allowing businesses within residential buildings, which Sean confirmed was part of an ongoing city initiative. Sean also addressed questions about rooming houses and market uptake of new density policies, noting that while four-plexes were popular, six-plexes had seen limited adoption due to market conditions and geographic limitations.

14. **Adjournment: 9:42** Susan McDonald moved the meeting be adjourned; Jody Salomon seconded. **The motion passed.**

2025 HVRA Board Meeting Schedule

Unless otherwise required, board meetings and AGMs are scheduled for the third Tuesday of each month, between 7:00-9:00 p.m. For the foreseeable future, these will be held via Zoom.

January 21
February 18
March 18
April 15
May 20 (Spring General Meeting)
June 24
August 19
September 23
October 14 (AGM)
November 25
December 16