

**Harbord Village Residents Association**  
Board Meeting  
Tuesday, September 23, 2025, 7:00 – 9:00 pm  
**MINUTES**

**Attendees:** Sue Dexter, Anne Fleming, Susan McDonald, Wolfgang Moeder, Jody Salomon, Gus Sinclair, Fiona Smith, Sue Smith

**Absent:** Rosalinda Furlan, Jordan Leith, Cathy Merkley, Frances-Mary Morrison, Lena Moretensen, Nick Provart, Jody Salomon, Moritz Steinbauer, Douglas Walker

1. **Call to order: 7:03**
2. **Approval of Agenda:** Gus moved that the agenda be adopted; Jody seconded. **The motion passed.**
3. **Approval of the August 19, 2025 board meeting minutes:** Gus moved that the minutes be approved; Sue S. seconded. **The motion passed.**
4. **Business Arising from past minutes**
  - a. **Fall Fair recap** – It was a great Fall Fair on September 7. The park was cleaned by City Parks Department. Lots of people attended and there were many requests for a table. Several people told Anne that it felt like a real community event. It is great advertising for the HVRA. We acquired new members and people get to know about us.
  - b. **Pumpkinfest 2025** – Moritz has volunteered to be the leader. Construction on Harbord is completed so it is exciting to have Pumpkinfest back this year.
  - c. **Update on HV Fall newsletter** – All the articles have been submitted and proofreading and reviewing is happening this week. It will be ready in about a week and a half.
  - d. **Neighbourhood Retail Sessions** – Jody attended two sessions and the groups are far apart. FoNTRA is not supporting it at all while FoSTRA is more supportive. The main push back is on expanding retail on interior streets. New zoning would only be on primary interior streets. Some concerns are: diminishing of the BIAs, congestion, restaurants, cannabis shops and laneways being more challenging. Taxes would be business and not residential. It could only be ground floor and allow two employees. Next steps are that EHON is collecting survey results and we can then take a position.
  - e. **60 Borden** – Anne attended a free flowing meeting with city and neighbourhood reps. There are several issues of concern including the licence, money to run the place, clarity about the role of Fred Victor staff and protections for neighbours. The city has all new staff who have no history with the project. It has to be a team effort and residents have to be involved. Unfortunately, transparency and accountability is not there.
5. **New Business**
  - a. **Harbord/Hoskin Construction meeting** – Anne attended a meeting and Dianne Saxe said she was unhappy with how the construction was done. Anne raised the issue of poor communication with residents. The plan that

was released was so small it could not be easily read. Dust was an issue. The impact of one-way streets during closure was poorly planned. Working on section by section made it look like often no one was working. People were surprised by the concrete areas but these are not failed planters. Nothing that can tip over can go on them. Rainscape TO is doing the maintenance and the city is on top of it and working with residents. This is more optimistic than with College St.

- b. **Request for community benefit funding** – Brunswick Four heritage plaque. The BIA is aware of this initiative. Other plaques are already in this space. There is nothing for us to do.
- c. **AGM speaker, returning board members** – Board members need to let Anne know asap if they are not returning. Suggestion for a planner to speak at the AGM about the city's intensification plan in major traffic areas. We need to know and understand the implications for our neighbourhood. Sue suggested Sean Galbraith. The talk is for 15 minutes with a Q & A to follow. Gus will contact him.
- d. **Electing officers** – The following officers have agreed to their positions.  
**Chair:** Wolfgang Moeder  
**Vice Chair:** Moritz Steinbauer  
**Anne Fleming:** Past Chair  
Gus spoke about his position and said he would like to propose he be appointed as a coordinator. He can't be appointed past chair despite his 25 years of service. It is possible for the board to appoint someone in a special position for a term.
- e. **Homeless encampments in laneways and porches** – There was a discussion about some of the issues people are experiencing in the neighbourhood. People are finding people sleeping on their porches and encampments in their laneways. Excrement, drug paraphernalia, noise, and trespassing are all distressing. There was a discussion about what can be done. There is a potential meeting with Maggie Helwig at St. Stephens church, social services, the city and food bank. A list of actions to take was sent from Teri in the neighbourhood. Anne will follow up and can share ideas.
- f. **Letter re 666 Spadina** – There is a problem with garbage blocking the site lines of the laneway on Sussex. A letter was drafted and is attached. Moved by Gus and seconded by Jody that the letter be sent. **The motion passed.**
- g. **Letter 425 Bloor St.** – Sue D. brought a letter supporting 425 Bloor St. which would see a double sided parquette at the north end of Roberts St. The issue will go to Council. Trinity St Paul will also put something at the west end of their building. The letter is attached.
- h. **Area Reports**

NE update

At long last, hoarding is down and new residents have moved into the new purpose-built rental south of 666 Spadina and U of T's Oak House student

residence! Renters displaced by the construction of Oak House have also moved back to the 'hood into townhouses built as part of the project. There is now a new, publicly-accessible mid-block walkway between Spadina and Sussex Mews between 666 Spadina and 664 Spadina. Expect construction of a new park at 51 Sussex to start this fall.

6. **Adjournment: 8:27** Gus moved the meeting be adjourned; Jody seconded. **The motion passed.**

### Attachments:

#### Letter re 425 Bloor St West



Trinity St Paul's  
Submission to TEYC

#### Letter re 666 Spadina

### HARBORD VILLAGE RESIDENTS' ASSOCIATION

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



Cromwell Property Management c/o Patrick Jain  
Spadina Towers, 666 Spadina Ave., Toronto, ON M5S 2H8  
Email: [pjain@cromwellmgt.ca](mailto:pjain@cromwellmgt.ca)

Cc. Councillor Dianne Saxe, Ward 11  
100 Queen Street West, Suite C47  
Toronto, ON M5H 2N2  
Email: [Councillor\\_Saxe@toronto.ca](mailto:Councillor_Saxe@toronto.ca)

September 22, 2025

Dear Mr. Jain and Councillor Saxe,  
I am writing on behalf of the HVRA to support the relocation of the furniture disposal location for 666 Spadina Avenue from its current position at the corner of Sussex Avenue and Sussex

Mews to somewhere else, perhaps beside the back door of 666 Spadina, where it used to be before the renovations started there in 2020-2021.



Area residents have expressed concern that the furniture block sightlines for drivers exiting Sussex Mews. If pedestrians happen to be on the sidewalk heading west it is really hard for drivers to see them with piles of furniture blocking their view. This sidewalk is an important route to Huron Public School and kids are less visible behind the furniture pile. Will you please facilitate this matter?

Many Thanks,  
Anne Fleming, Chair of the HVRA

### **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 28 (AGM)  
November 25  
December 16