



South Armour Heights Residents' Association



Annual General Meeting

April 30, 2025 7:00-9:00 pm

Notes appear with some of the slides.



Agenda

Welcome and Introductions	Jim Sadler
Territory Acknowledgement	Jim Sadler
Approval of minutes of last year's AGM	Jim Sadler
Treasurer's report	Gary Langdon
Waiver of Audit and Review Engagement	Bob Williams
Nominations / Election of SAHRA Directors and Officers	Jim Sadler
Annual Report – General	Jim Sadler
Annual Report – Development	Gary Langdon
Volunteer: Thank you and opportunities	Bob Williams
Consideration of replacement by-law compliant with ONCA	Jim Sadler
New business	All
Business Meeting Question & Answer Session	All
Business meeting termination	Bob Williams
Guest speakers	
Ward Updates	Deputy Mayor & Councillor Mike Colle
Toronto's Emerging Waterfront	Meg Davis, Chief Development Officer, Waterfront Toronto
Question & Answer Session	All



Agenda – Territory Acknowledgement

The South Armour Heights Residents' Association wishes to acknowledge that Indigenous Peoples, including the Huron-Wendat, the Anishnabeg, the Chippewa, the Haudenosaunee, and most recently, the Mississaugas of the Credit, are the original caretakers and stewards over the lands and waters where we live and work. It is now home to many diverse First Nations, Inuit, and Métis peoples. We also recognize that Toronto is covered by Treaty 13 with the Mississaugas of the Credit. We are grateful to have the opportunity to be present in this territory and will endeavour to be good custodians.



Agenda

Approval of Minutes of AGM on April 29, 2024

Bob Williams

- Only residents within SAHRA's boundaries should second or vote on any motion
- Just one vote per household, please!

**Be it resolved that the minutes of the April 29, 2024 meeting are approved.
Moved by *Ron Johnson* and seconded by**

Any questions related to the resolution?



Agenda – Contributors % of Households 2021 - 2024

	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025 (YTD 4/25)</u>
Total Number of Households	820	820	820	820
Total Subscribers (E-Blasts)	535	554	552	554
New Contributors	17	14	9	6
Regular Contributors	121	144	142	107
TOTAL Contributors	138	158	151	113
% of Households	17%	19%	18%	14%



Agenda – Thank You to 2024 Contributors

Acton, D.	Calvin, D.	Douglas, D.	Howat, I.	Magee, M.	Pilon, R.	Sisley, P.
Alter, J.	Cancellara, A.	Duckett, I.	Ilkw, J.	Makepeace, S.	Plecash, P.	Smith, B.
Anglin, R.	Chisholm, R.	Duker, J.	Jenkins, L.	Marshall, S.	Poole, C.	Snip, E.
Anonymous (4)	Chow, R.	Dunbar, R.	Johnson, R.	Martin, S.	Powell, G.	Strashin, P.
Awrey, B.	Chu, L.	Elliot, B.	Jovnt, L.	McCarthy, C.	Pratt, R.	Sutton, K.
Axelsson, R.	Clemens, D.	Ellis, M.	Kelly, A.	McGillivray, D.	Principe, L.	Taheri, M.
Balfour, W.	Contway, M.	Emerson, S.	King, D.	McLean, M.	Rance, C.	Taylor, C.
Ball, M.	Craig, P.	Fahie, T.	King, R.	Wang, B.	Rankine, C.	Tranquada, D.
Ballard, J.	Crawford, H.	Farano, G.	Kinlin, G.	Messier, B.	Rannala, K.	Tullio, C.
Bernardo, M.	Cross, R.	Ford, D.	Knapp, C.	Metaxas, A.	Rehak, G.	Vagners, Z.
Bodack, N.	Danis, D.	French, C.	Kuhn, O.	Miller, H.	Reinsborough, L.	Van Dajen, E.
Bolme, G.	Davidson, K.	Galloway, B.	Kuitan, D.	Moolenburgh, E.	Ringo, M.	Vanstone, A.
Bondy, S.	DeCans, B.	Gerrie, E.	Lang, T.	Morrow, M.	Rottapel, R.	Vyas, A.
Borland, M.	Deratnay, P.	Gifford, T.	Langdon, G.	MuirheadGould, B.	Ruttonsha, Z.	Walker, A.
Bowaird, T.	Deveals, I.	Guilfoyle, K.	Langill, B.	Murray, C.	Sadler, J.	Westlake, J.
Boynton, M.	Di Nunno, M.	Haar, M.	Lewtas, J.	Myle, D.	Schleining, P.	Whiteside, P.
Britton, S.	Dickinson, L.	Hawynliw, W.	Libby, D.	O'Brien, L.	Schmid, D.	Williams, W.
Brock, C.	Dixon, F.	Heinz, P.	Loewenberg, M.	Oliver, S.	Seeger, M.	Wotherspoon, S.
Budd, K.	Dodson, M.	Higgins, T.	Loftus, K.	Pearson, L.	Shivitz, A.	Wyett, G.
Budish, D.	Dolan, B.	Hisey, V.	Logue, L.	Pellegrini, E.	Simpson, P.	Yeates, W.
Callaghan, B.	Domi, L.	Holloway, L.	Lyon, G.	Petrungaro, R.	Singer, C.	Zwe, G.
Calvert, M.						



Agenda – Waiver of Audit and Review Engagement

Extraordinary Resolution

Bob Williams

Be it resolved that the Association is exempt from any requirement to have an audit or a review engagement for the financial year ending December 31, 2025.

Moved by *Bob Williams* and seconded by

Any questions related to the resolution?

Note: Extraordinary resolutions require 80% of votes cast to pass



Agenda – Nominations/elections

Call for nomination/election of SAHRA Directors for 2025

Jim Sadler

The following people have agreed to stand as Directors
of SAHRA for the 2025 year

Gary Langdon

Jim Sadler

Bob Williams

Additional nominations from the floor

Be it resolved that this slate of Directors for 2025 is approved.

Moved by *Ron Johnson* and seconded by

Any questions related to the resolution?



Agenda – Election of Officers

Election of Officers for 2025

Jim Sadler

The following people have agreed to stand for the following positions:

President – Jim Sadler

Vice-President – Bob Williams

Treasurer – Gary Langdon

Be it resolved that this slate of Officers for 2024 is approved.

Moved by *Ron Johnson* and seconded by

Any questions related to the resolution?

Agenda – Report for 2024

Jim Sadler



Communications

- Recent printed newsletter in April 2025
- Otherwise, communications via eBlasts
 - Inexpensive and timely
 - Subscribe at info@sahratoronto.com or click on **Subscribe** on our website at www.sahratoronto.com
- Frequent website updates
- Improved accessibility in eBlasts and on website



The screenshot shows the SAHRA website with the following content:

- SAHRA logo and navigation menu: HOME, READ THE AGENDA, OUR MEMBERSHIP, INFORMATION, CRIMES, PLANNING, DEVELOPMENT, NEWS, EVENTS, MEMBERSHIP
- Header: South Armour Heights Residents' Association
- Search bar
- !! New !! April 2025 Newsletter
- Join our email list with a green **Subscribe** button
- 2020 Survey Results with a purple **Surveys** button
- Latest News with a red **News** button
- SAHRA Crime Update: Online Reporting of Driving Complaints
- Have you noticed the new stop bars in our neighbourhood? Road Safety
- SAHRA Crime Update – April
- Recent eBlasts: SAHRA News – April 19, 2025
- Main content: SAHRA Annual General Meeting 7:00 PM – Wednesday April 30, 2025. SAHRA's Annual General Meeting will be an in-person meeting on Wednesday April 30, 2025 from 7:00 to 8:00 pm at the Armour Heights Presbyterian Church (105 Wilson Avenue).
- Agenda:
 - Welcome and Introductions
 - Approval of Minutes of 2024 AGM
 - Treasurer's Report 2024
 - Waiver of Audit and Renewal Engagement
 - Call for Nominations / Election of SAHRA Directors and Officers
 - SAHRA's Report for 2024
 - Consideration of Replacement By-law compliant with Ontario Not-for-Profit Corporations Act
- Ward Updates: Deputy Mayor and Councillor Mike Colle
- Toronto's Emerging Waterfront: Meg Davis (Chief Development Officer for Waterfront Toronto, current SAHRA member & former Board member)
- By-law change to be considered at the SAHRA AGM

2024 was another busy year for your residents' association. With the loss of Sheila Harrison a couple of years ago, we are still struggling to execute our mandate. We are limited in what we can accomplish given our small volunteer corps. Because of this, we have delegated some items to other organisations such as the Federation of North Toronto Residents Associations or FoNTRA.

Communications:

We normally publish one paper newsletter each year, and you should have received one in your mailbox in the last few weeks. Apart from the one printed newsletter, all mass communication has been by email for the last many years. It is much less expensive and more timely. If you aren't receiving our weekly eBlasts, please contact us at info@sahratoronto.com or click on "**Subscribe**" on our website or register using the QR code on this slide.

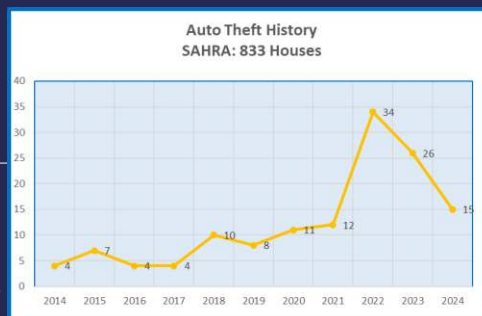
We are constantly updating our website so check it out frequently. We've improved the accessibility of both our website and eBlasts by adjusting the font and the colour of the text.

Agenda – Report for 2024

Community safety

◦ Auto theft

- SAHRA's area better in 2024 and continuing in 2025
- City's peaked in May 2023
 - Year to end of March 2025 vs 2024: down 38%
 - Complex multi-jurisdictional issue
 - Officer hirings & significant arrests
- Auto theft prevention techniques available on our [website](#); [police brochures](#)
- Équité provides list of Top 10 most stolen vehicles on their [website](#)



The good news is that the number of auto thefts in SAHRA's area has dropped precipitously over the last two years, although we are still above the levels before the spike began in 2022. The historical trends can be seen in the top right graph, from 2014 to last year. On a monthly basis, the greatest number of auto thefts was near the end of 2022 and there has been a downward trend since. The City as a whole (see the bottom right graph) peaked in May 2023; year to the end of March 2025 versus the same time period the year before saw a reduction of 38%. In my opinion, there are a number of reasons why auto theft is dropping:

- Prior to 2024, law enforcement organisations were working in silos. This started to change in February 2024 when the federal government held a National Summit on Combatting Auto Theft in Ottawa, and Peel Region followed up with one in March 2024. As a result, multiple jurisdictions commenced better communication.
- At the same time, more resources were brought to bear on the auto theft issue and better technology started being implemented.
- In the last year, some significant arrests have been made.

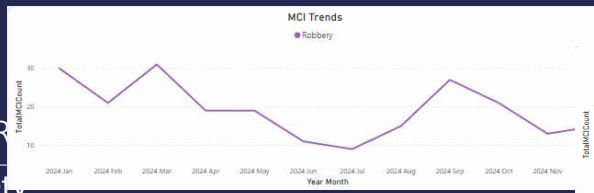
SAHRA's take away is that as the risk of being caught rises, organised crime rings and independent thieves are driven away. Our message to elected officials: be nimbler and attack issues quickly.

Some auto theft prevention techniques are available on our website and Équité, which works with Canadian insurers, publishes the Top 10 most stolen vehicles on their website.

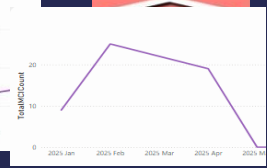
Agenda – R

Community safety

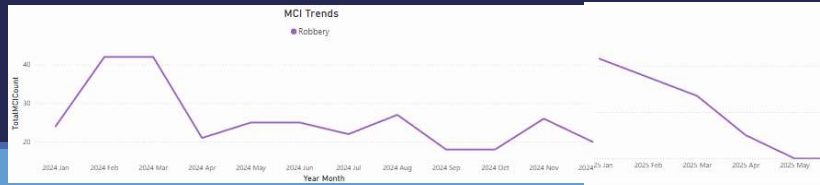
- Severe auto theft crimes: rates seem to be decreasing
- Home invasions with auto theft
 - Two in SAHRA's area: late 2023 (unsuccessful); March 2024 (successful)
 - Extra patrol cars
 - Undercover officers
 - Private security firm hired by some residents
- Vehicle Jackings: Mostly on main streets
- Police officer injuries



All Home Invasions – City-wide
Jan 2024 – Mar 2025



Vehicle Jackings – City-wide
Jan 2024 – Mar 2025



The biggest concern is severe auto theft crimes, such as home invasions with a view to steal autos and also car jackings. These are violent crimes and can cause significant stress and mental health issues to the victims.

A home invasion is a break and enter while residents are home. If the purpose of the home invasion is an auto theft, the thieves are looking for auto keys or fobs. In SAHRA's neighbourhood, we are aware of a home invasion in December 2023 where the auto theft was foiled. However, there was a successful auto theft in March 2024 – we don't have a lot of details but we believe it was a home invasion with a weapon.

Home invasions take the severity of auto thefts to the next level. In response, police have increased their patrol cars in our area and added undercover officers during the night hours. More officers have been added to 32 Division's roster.

Carjackings continue to occur, mostly on main streets.

Police officers are being injured during altercations with thieves during some of these severe auto thefts. For instance, police cruisers are being rammed by stolen vehicles. One reason is that the perpetrators are often 16- and 17-year-olds who have little driving experience and aren't in full control of the vehicles.

The upper graph on this slide shows all home invasions in the City, not just home invasions for auto thefts. The graph runs from January 2024 to April 2025. Generally, you can see a lumpy decline in the number of home invasions over time.

The lower graph is vehicle jackings over the same time period. It is also lumpy but declining.

TPS: Home Invasion Automobile Theft Prevention Tips



While Toronto Police have always advised the public to prioritize your safety over your vehicle, here are some ways members of the public can protect themselves, their homes and their vehicles:

- Park vehicles in garage, if possible
- Ensure your driveway is well lit and keep exterior lights on all night
- Security cameras are an asset
- If possible, install a home security system
- Consider having a motion detection alarm connected to your cell phone
- Put security film on glass windows and doors
- Have multipoint door locks on your doors
- Keep backyard gates locked and ground-level windows secured
- Do not post on social media when you will be away (you or your kids)
- Report suspicious vehicles/persons to police (Emerg 9-1-1; Non-emerg 416-808-2222)
- More safety tips can be found on the TPS and SAHRA websites

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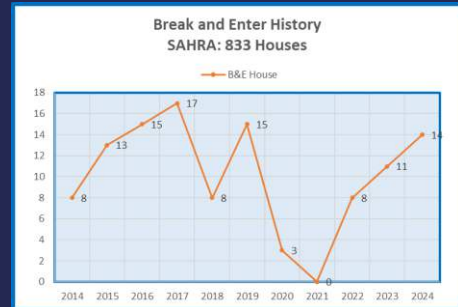
The Toronto Police Service lists a number of preventive measures for home invasion auto thefts. As a basis, it's important to prioritise your safety over your vehicle. Here are the tips.



Agenda – Report for 2024

Community safety (cont'd)

- **Break and Enters**
 - **House: returning since pandemic; 14 in 2024**
 - **Commercial B&E on Upper Avenue**
 - 23 in 2023
 - 15 in 2024
 - 1 to end March 2025
 - Thanks to Deputy Mayor Colle for his summit in March 2024



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As for Break and Enters, house B&E's, the orange line in the graph, peaked in 2017. They reduced to zero during the depths of the pandemic when so many people were at home but have come back over the last three years. However, perhaps this has leveled off since in the first quarter of 2025. SAHRA's area experienced 3 versus 4 in the same period last year.

In 2023, there was a huge increase of B&E's on the Upper Avenue, typically at small businesses. The thieves were looking for cash, and point-of-sale terminals such as the ones used for credit and debit cards. On March 1, 2024, Deputy Mayor Colle held a "Summit on Stopping Small Business Break-Ins" to address the situation. Since then, the number of B&E's has dropped off. There were 23 B&E's in 2023 and 15 in 2024, but 60% of them were before the March summit. Only one occurred in the first quarter of this year. Thanks to Deputy Mayor Colle for putting the spotlight on this issue.

Agenda – Report for 2024

Community safety (cont'd)

- Protests on Avenue Road bridge re war in Gaza
- Vandalism of Canada Post mailboxes
- Police cameras near 401 ramps at Avenue Road
 - Automatic Licence Plate Reading technology
- Neighbourhood Watch Online



During parts of December 2023 and January 2024, demonstrations took place on the Avenue Road bridge over Highway 401. The demonstrations had to do with the war in Gaza and there was a high level of stress in the surrounding community, on both sides of the highway. The Toronto Police Service was out in force for several weeks to try to keep control. Finally, Chief Demkiw banned demonstrations on the bridge as of January 11 last year. A few arrests took place the following weekend but there have been no demonstrations on the bridge since. Also on January 11, Deputy Mayor Colle organised a safety meeting which allowed the community to voice its concerns. I commend the Deputy Mayor and believe that the meeting, together with the banning of demonstrations on the bridge, helped reduce stress in the area.

Several mailboxes have been vandalised over the last couple of years, including the ones at Belgrave and Wilson and the one in front of Bruno’s. Typically, mail is stolen from them. This is a reminder that cash should never be sent through the mail. Consider mailing correspondence from internal mail services such as those at some Shoppers Drug Marts.

Last September, Mike Colle organised a public meeting at the Cricket Club concerning community safety and auto theft. The police presented a plan to install cameras at Wilson and Yonge Street, and at the 401 ramps at Bathurst, Avenue Road and Yonge. These cameras were to have automated licence plate reading technology to alert the police, for instance, to stolen vehicles. Community support was very high. The latest news is that the police service is waiting for funding from the province for the cameras, but that the plate reading technology is being held up while privacy concerns are addressed despite the fact that police vehicles are already using the technology. We are concerned that the priority for the cameras is being reduced.

We are continuing to support Neighbourhood Watch Online and have several areas represented within our boundaries. However, we are still looking for others to step forward

to be Group Captains in order to provide wider coverage. Many thanks to the two residents who volunteered to do this recently. Please consider volunteering for this role, which doesn't take a lot of time or effort. We'll provide training and ongoing support.

One final note on community safety: when authorities bring resources to bear on crime issues, it helps. Auto theft reduced after the federal and provincial governments held summits and committed resources. Commercial break and enters reduced after Deputy Mayor Colle held a summit. Demonstrations stopped on the 401 bridge after a public statement from the police chief. The crime rate is generally going down as the police service's budget is increased and it hires more officers. So, a note to elected officials: be more nimble and attack issues quickly.

Agenda – Report for 2024

Example of Stop Bar (top photo)

Traffic and pedestrian safety

Avenue Road traffic study: Yonge Boulevard to Kelso; 401 to Brooke

- Study recommendations
 - Reduced speed limit on local roads (30 km/h): Completed
 - Stop bar pavement markings: Completed
 - When road is rebuilt, one sidewalk: SAHRA's position is to decide at the time
- Hints to drivers
 - Stop at stop signs!
 - Drive below or at speed limit!
 - Budget enough time to reach your destination without hurrying



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Traffic continues to be an issue in our area, leading to concerns for pedestrian safety as well as vehicular safety. The outcome of a traffic study in our area, with the objective of traffic calming, includes three recommendations.

The speed limit on all “local” streets has been reduced to 30km/h. All the residential streets within SAHRA’s boundaries are considered “local”, except Yonge Boulevard and Brooke, which are “collectors.” Those streets remain at 40 km/h.

Another recommendation was to ensure stop bar pavement markings are painted at all stop signs, as per the City’s standard. This was completed last Fall and should indicate to motorists and cyclists where to stop – and that complete stops are required. The top right photo shows an example of a stop bar.

The final recommendation is to follow the City’s policy which is to have at least one sidewalk on each street. This would likely only happen as the street comes up for a complete rebuild which is expected to be 5 to more than 15 years away. SAHRA’s position is to make a decision at the time of the rebuild.

In order to have safe streets, please follow the rules of the road: stop at stop signs and drive within the speed limit. And pedestrians, you have your responsibilities, too.



Agenda — Report for 2024

Traffic and pedestrian safety (cont'd)

- **Snow clearance**
 - Requested: Sidewalk from west end of Delhi, north of apartment buildings
 - Sidewalks on Wilson: students use these!

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Last winter was the most severe in several years. We've asked the Councillor's office to make sure that snow is cleared from the sidewalk which runs from the western end of Delhi to Avenue Road, north of the apartment buildings near the 401 eastbound on ramp.

We'd also like to see better snow removal from the sidewalks along Wilson: these are used by students attending Armour Heights Public School and should be a City priority, in our opinion.

Agenda – Report for 2024

Enhancing the environment and social life

- Neighbours' Night Out
 - June 2024: Haddington and Harley
 - June 2025: Armour and Belgrave



We held a very successful Neighbours' Night Out last June, continuing a tradition which started in 2004. There was a hiatus during the pandemic, but this was our second year back having this social event. It was well attended and included a visit by the police and the fire department with their vehicles, always a hit with the younger crowd. We celebrated with ice cream, balloons and a raffle. We plan to hold this year's event in June at the corner of Armour and Belgrave. Stay tuned to your eBlasts for the date announcement – and then put in an order for good weather!



Agenda – Report for 2024

Enhancing the environment and social life (cont'd)

- **Community Market at Roe Bus Loop & Green P parking lot**
 - Returning Saturdays, Victoria Day weekend to Thanksgiving
 - Upper Avenue Fall Festival, October 2024
 - Upper Avenue Business Improvement Area (BIA)
 - Upper Avenue Streetscape Improvements Working Group
 - Greening opportunities
 - Future parkette in the bus loop
 - Night Economy



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We are happy to report that the farmers' market will return for another year this summer to the Roe Bus Loop and the adjacent Green P parking lot. Bring your friends and neighbours: this is a use it or lose it initiative. UACA is the prime moving force organising the market so thanks to them. More details to follow in our eBlasts and on our website.

We were happy to participate in the Upper Avenue Fall Festival last October. SAHRA had a table in front of Shoppers Drug Mart where we greeted residents and others. Always good to talk with our residents.

A Business Improvement Area, or BIA, has formed on the Upper Avenue. I am sure the Councillor or Stephen Lokash from the Councillor's office will fill you in on more details, but enough to say that SAHRA is excited that the businesses and the City have come together in this initiative and we are looking forward to a more attractive and vibrant Upper Avenue.

SAHRA has been working with UACA, Bedford Park Residents Organisation and Councillor Colle's office to enhance the Upper Avenue primarily through greening opportunities. We are recommending the transition of some paved areas to green, addition of a public bench, and improved soil conditions for trees. The City is also suggesting a coloured paver-looking treatment to part of the hashed areas in the centre median. The planning for this will continue with the newly formed BIA. We are also looking forward to the bus loop being converted to a parkette once the TTC relinquishes its ownership this Fall.

The City has changed regulations to allow nightclubs and other night economy venues in most areas of the city. SAHRA is cautiously supportive of this initiative as long as the businesses comply with the City's good neighbour guide. We also believe that the venues will be more likely to situate on Yonge Street than Upper Avenue due to better access to transit.



Agenda – Report for 2024

Development

Gary Langdon

Avenue Road and Lawrence - 2 buildings (NE corner of Avenue Road and Lawrence)

- Final agreement approved at Ontario Land Tribunal (OLT)
- 2 towers of 14 & 12 storeys
- New public park on current Royal Lighting site
- New connecting road on east side, Lawrence to Douglas
- New private east-west road into site close to current "Pusateris" road
 - No left turns into property from Avenue Rd southbound
 - No left turns out of property onto Avenue Rd southbound
- Construction starts in 2-3 years





Agenda – Report for 2024

Development (cont'd)

190 Ridley – Condo development

- North side of Ridley, near Avenue Rd – currently a “green” area
- Approved circa 2015 at OMB for 3 storeys (30 units) + rooftop terrace
- Developer Starlight applied to City in Jan 2023 for amendment to change site plan approval to 4 storeys (20 units) + rooftop terrace
- Starlight appealed 2024 to OLT based on City “not rendering a decision within the stipulated time”
- No scheduled hearing date yet at OLT





Agenda – Report for 2024

Development (cont'd)

Committee of Adjustment (CoA) - Residential Single Detached – 2024 - 2025

- 17 Ravenhill and 188 Joicey – neighbours & SAHRA objected at CoA, applications approved with conditions
- 12 Esgore – neighbours & SAHRA objected at CofA, application approved
- 116 Felbrigg - applicant changed plans to meet neighbours' and SAHRA objections
- 45 Esgore – neighbour & SAHRA objected at CoA, application approved with condition



Agenda – Thank You to our Volunteers

2024 Volunteers

- Heather Crawford (Membership)
- Ron Johnson (Membership / Volunteers)
- Fatima and Chris Crerar
- Neighbours' Night Out
 - Joanne Alter
 - Gail Bolme
 - Heather Crawford
 - Cathy & Tom Gifford
 - Peter Heinz
 - Ron Johnson
 - Wendy Johnson
 - James LeNoury
 - Stephen Milic
 - Roby Sadler
 - Eileen Su
 - Anju & Neel Vyas
 - Toronto Fire Service employees
 - Toronto Police Constables

Bob Williams

- 2025 newsletter delivery
 - Heather Crawford
 - Peter Ferguson
 - Lynne Jenkins
 - Ron Johnson
 - Elaine Moolenburgh
 - Cam Murray
 - Sandra Oliver
 - Paul Plecash
 - Ken Sutton
 - Gail Whiteside
 - Patricia Whiteside





Agenda – Volunteer Opportunities

- Website Editor
- Graphic Designer
- Email Address Coordinator
- Membership Coordinator
- Volunteer Coordinator
- Neighbour's Night Out Coordinator
- Historian
- Development Reviewer
- Stores & Services Updater
- Upper Avenue Greening Coordinator
- Traffic/Safety Advocate
- Events Coordinator
- Board Member

info@sahradoronto.com



Agenda – ONCA-compliant by-law

By-law compliant with Ontario Not-for-profit Corporations Act Jim Sadler

- Ontario Not-for-Profit Corporations Act, 2010 (ONCA) was proclaimed into force on October 19, 2021
- Corporate governing documents (By-laws, etc.) should be compliant with the Act within 3 years
 - SAHRA is slightly behind
- By-laws govern the business operations of a Corporation
 - Deals with matters like Membership, Directors, Official meetings, Voting, Role of Officers (like Chair, President, Secretary, Treasurer), Indemnification, etc.
 - Does NOT deal with Committee of Adjustment, Neighbours Night Out – these are management decisions

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Listen up! Not as scintillating as the annual report but arguably more important. The Ontario Not-for-Profit Corporations Act, or ONCA, was proclaimed into force in October 2021. It gave three years for organisations to come into compliance, otherwise non-compliant portions of the letters patent and by-laws would be over-ridden by the Act. We're finally getting our act into gear, a little bit late but better late than never.

A quick background: By-laws cover how a corporation operates. They do not cover things like what SAHRA should address at Committee of Adjustment or what social events to host. These are decisions typically left to the Board.



Agenda – ONCA-compliant by-law (cont'd)

SAHRA's process

- New by-law to replace existing constitution
- Jim Sadler attended a number of webinars, including by CLEO (Community Legal Education Ontario)
- Ontario government provides default by-law
- CLEO provided options to the default by-law
 - Attempts to wordsmith will not be helpful. Pointing out major errors is OK.
- Over many Board meetings, by-law options comparison to constitution: mostly chose option closest to constitution
 - Several new by-law paragraphs
 - Some constitution paragraphs dropped
- The Board has approved the by-law
- Requesting approval by members present today

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Here's quick review of the process we took to get to the new proposed by-law.

Our constitution, which is basically our existing by-law, is largely compliant with ONCA except for a few small areas, but it also is not complete enough to satisfy the Act's requirements. Fortunately, the government must have foreseen that a lot of non-profits would need help adapting to the new Act. To help, it provided a default by-law.

If the proposed by-law is approved at tonight's meeting, it will replace the constitution.

In preparation for updating our constitution, I attended a number of webinars. The most useful one was given by Community Legal Education Ontario, or CLEO. The webinar was specifically geared to resident associations. CLEO provided options to the default by-law and also advised where we could write our own wording. Because most sections of the proposed by-law have been written by lawyers trained in the area, I'd like to suggest that wordsmithing tonight won't be helpful, but pointing out substantive errors, if there are any, is welcome.

A document provided by CLEO offers several options for each by-law paragraph. In the comparison document available to you tonight and which has been on our website for a couple of weeks, these are noted in the "Source / Comments" column. Option 1 always refers to the government provided default by-law. For a few paragraphs, the sources are other options as provided by CLEO, SAHRA's existing constitution or other sources. If the source text is amended, text removed has a strikethrough and added text is underlined. Significant changes to the constitution have a yellow background to the text.

The proposed by-law was discussed at several Board meetings and for the most part we have kept the proposed by-law close to the constitution. Some paragraphs have been dropped and there have been some changes. We will cover those on the next slide. In addition, some

paragraphs have been added, mostly from the default by-law.

The Board has recently approved the by-law and we are asking members to approve it tonight.



Agenda – ONCA-compliant by-law (cont'd)

Major changes between constitution and proposed by-law

- **Paragraph 5)b): Removal of officer**
 - Was by unanimous decision of the Board (excluding the officer in question)
 - Proposed simple majority of the Board (Recommendation by CLEO)
- **Paragraph 5)c): Office vacancy: Directors elect from**
 - Was from the Board
 - Proposed from the membership
- **Paragraph 8)a): Members**
 - Was live within boundaries
 - Proposed live within boundaries and provide contact information
- **Paragraph 9)h): Voting of Members**
 - Was one vote per member
 - Proposed one vote per household
- **Proxies are not required under ONCA. We propose that proxies be discontinued.**

Here are the major changes.



Agenda — ONCA-compliant by-law (cont'd)

Items in the constitution and not in the proposed by-law

- **Covered in letters patent**
 - Name and address
 - Objectives
- **Should be Board decision and not be stipulated in the by-law**
 - "Each member may be asked yearly for a monetary contribution as fixed by the Board of Directors to allow the Association to conduct its business."
 - "Contributions shall be acknowledged by the Treasurer.". (We will continue the current practice.)
 - "Any member of the Board of Directors, when so directed by the Board, may sign correspondence on behalf of the Association."
 - "Meetings shall be conducted according to the procedures at meetings in Canada by Roberts Rules of Order, except where such procedure is inconsistent with anything contained herein."
 - "All decisions regarding Association business must be presented in the form of a motion and must be seconded."
- **No need to state**
 - Board of Directors: "Each member is eligible for re-election if they assent and are otherwise qualified. There are no maximum number of terms."

This slide lists items in the constitution but not in the proposed by-law.



Agenda — ONCA-compliant by-law (cont'd)

Be it resolved that By-law No. 1, in the form submitted to this meeting, is hereby approved to take effect as of today, and as of today all prior by-laws and constitutions of the Corporation are repealed.

Moved by *Jim Sadler* and seconded by

Any questions related to the resolution?

Note: As per the constitution, a 2/3rds majority of votes cast is required to pass



Agenda – New Business

New Business

Jim Sadler



South Armour Heights Residents' Association



Question and Answer Session

Only questions related to SAHRA business meeting, please.
(Opportunity to question Councillor Colle and Meg Davis later)

We will review pre-submitted questions and take questions from the floor.



Agenda – Termination of Business Meeting

Termination

Jim Sadler

Be it resolved that the annual meeting is terminated atpm.

Moved by *Bob Williams* and seconded by



South Armour Heights Residents' Association



Deputy Mayor and Councillor Mike Colle: Ward updates

Stephen Lokash: Business Improvement Area (BIA)

Questions may be put forward in the 2nd Q&A Session.



South Armour Heights Residents' Association



Meg Davis

(Chief Development Officer, Waterfront Toronto and SAHRA member)

Toronto's Emerging Waterfront

Questions may be put forward in the 2nd Q&A Session.



South Armour Heights Residents' Association



Question and Answer Session

(only questions related to SAHRA issues or Waterfront Toronto please)

We will review pre-submitted questions and take questions from the floor.



South Armour Heights Residents' Association



Thank You for Attending the SAHRA 2025 AGM

Contact us: info@sahratoronto.com

Website: sahratoronto.com

Volunteers and Contributions always welcome!