

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

SUMMARY

MEETING OF THE BOARD OF DIRECTORS

March 31, 2015

Toronto Hydro – Presentation

Mr. Paradis, Manager, Capital Investment Planning for Toronto Hydro and Mr. Begley, Government Relations, Toronto Hydro were invited to review with the Board of Directors, Toronto Hydro's plans to accommodate the rapid growth in the Humber Bay Shores area and to answer question regarding service issues. Mr. Paradis, whose department focuses on system performance and planning, reviewed several statistics his team follows to track problem areas, including frequency and duration of events, number of customers affected, and reason for interruptions. Using this type of data, investment can be targeted to problem areas.

On average, there are three events per year across the entire Toronto Hydro service area. The only year Humber Bay Shores experienced over seven interruptions, which is a marker recognized as a high frequency of events, was 2012. Extraordinary events beyond the design or capacity of the system to handle, including the July 2013 flood, the December 2013 ice storm, and the recent loss of supply from Hydro One are not factored in to these statistics.

The Ontario Energy Board's (OEB) change in approach regarding infrastructure from reactive to proactive in recent years, has enabled Toronto Hydro to begin preparing long term plans. Mr. Paradis was pleased to report a notable reduction of service interruption over the entire service area due to accelerated investments in infrastructure. In addition, Hydro One is also increasing their investment in the infrastructure supplying the Manby Transformer Station on Kipling Avenue and Leaside Station in east Toronto, which service Toronto area feeders. Also underway, is a feeder automation upgrade program which involves replacing remotely operated manual switches with local, automated ones, that will reduce duration and size of service interruption.

There are two main feeders, Manby and Horner, supplying the Humber Bay Shores area, one of which has been causing more age related problems than the other. As a result, a third more reliable feeder will be coming online shortly to provide additional capacity for the area. As well, there are an additional five connections to other supplies, providing considerable flexibility for resupply to the area during interruptions. As a result, unlike some downtown areas where there is a very defined "end of the line" with no other options, there is no real defined end of the line in Humber Bay Shores because there is so much flexibility that the end of the line changes depending on needs and circumstances.

Mr. Paradis also confirmed that when there is an interruption, the main lines are the first phase of restoration, and since large condominiums are normally supplied directly from the main lines, they become part of that first restoration phase.

Mr. Faichnie expressed concerns regarding the lack of support from Toronto Hydro and from high voltage consultants in identifying the proper standard for a condominium's connecting equipment. If neither the consultant nor Toronto Hydro will take responsibility for specific recommendations, he asked how a new condominium can ensure that the equipment being installed was correct.

Mr. Faichnie stated that without specific guidance it will continue to be difficult to avoid the situation that happened to Nautilus, which led to a full and costly replacement of equipment. Waterford, which as a

relatively new building, also had a transformer problems causing extensive and very costly damage to electrical components in the building.

Mr. Paradis confirmed that although supply planning by Toronto Hydro ends at the point of the transformer in a customer's building, the planning to that point was not based on a simple calculation of the number of units in the condominium, but involved collaboration with the consultants representing the condominiums to identify the capacity of the specific transformer installed in that particular building. Beyond that, although Toronto Hydro may suggest changes to consider, they believe that specific recommendations regarding on site equipment is the responsibility of the corporation's professional consultants, and not Toronto Hydro. It was further noted that basic Toronto Hydro requirements should serve to limit the risk of one customer's equipment creating problems for adjacent customers.

Although load forecasts indicate 2.3% growth in Humber Bay Shores, which is as high as any area in the system, Toronto Hydro expects that existing capacity will service Humber Bay Shores adequately until 2019 after which, pending OEB approval, planned infrastructure improvements will almost double capacity in the area, adding 170 megavolt amperes (MVA) to the existing 190 MVA. On average, one MVA equals the supply required for one condominium tower. Mr. Paradis noted that there is a greater urgency for upgrades to the downtown Toronto core where the stations are older and smaller, and where underground feed options are limited, literally leaving some customers at the end of the line.

Mr. Paradis advised that members of his Power Quality Team would be pleased to meet on site with customers to review performance issues, recommend starting points for improvements, identify certain types of equipment to consider, and suggest areas that a consulting engineer may want to investigate. A list of qualified consulting professionals was also available.

In conclusion, Mr. Paradis reported that Toronto Hydro is currently preparing a report to City of Toronto Council regarding service improvements implemented since the ice storm. There being no further questions, the Board thanked Mr. Paradis and Mr. Begley who left the meeting at this time (8:05 p.m.).

Waterfront Festival

The Waterfront Festival will be larger than last year with more vendors and entertainment, including buskers. There will be seating for the first time around the stage in the park opposite Village Court. Developers have committed significant sponsorship funding for the event. Kathy Winter will be distributing a volunteer sheet for the event. Mr. Reekie was also pleased to announce that the Bank of Montreal has now become an HBSCA corporate sponsor.

Farmers Market

The Farmers Market will run every Saturday from May 30 to October 10, 2015. There are approximately seven new vendors, and Mr. Reekie reported that the Committee is being very careful regarding selection to ensure variety and to confirm that they are a "good fit" for the community. Confirmed vendors are listed on the HBSCA website. Mr. Reekie is currently applying to the City for increased signage in the vicinity for this event.

COMMITTEE REPORTS

Communications Committee – Humber Happenings

Mr. Perry reaffirmed that the strategy is to continue to develop a more condominium lifestyle oriented focus for the Humber Happenings. The editors hope to obtain an interview with the Mayor, followed by interviews with politicians of other levels of government.

Mr. Reekie reported that the HBSCA website is being updated regularly, and now includes a calendar of

events as well as a map identifying the location of HBSCA Business Alliance members.

Traffic and Transportation

Mr. Reekie reported that when the sewer work on Park Lawn Road is completed in about a month, the road will likely remain a patchwork until condominium construction on Park Lawn is completed. Mr. Reekie also reported that by mid-May, the merging lane on Lake Shore heading east beginning at Marine Parade Drive will be a blocked off to traffic so it can be used as a dedicated lane for the Empire's Eau de Soleil construction site behind the Esso station. Mr. Reekie reiterated the statement he made in the Humber Happenings that public transit strategies including the GO Transit stop will not be implemented until the Mr. Christie site is developed, which could take at least five year, so patience will be required by all Humber Bay Shores residents.

The next meeting with the City is May 13 at which time the Committee will follow up regarding suggestions they presented at the last meeting to address such issues as pass-through traffic and high speed transit cyclists on the trail. Mr. Reekie confirmed that until the City of Toronto categorizes Ebikes, these power-assisted bikes will be permitted on the trail.

Planning and Infrastructure

Mr. Henderson updated Directors regarding the ongoing and very successful negotiations with developers for additional funding for Humber Bay Shore community infrastructure and events. Monarch is ready to complete work on the Village Court and, in collaboration with Councillor Mark Grimes, discussions will begin with Monarch regarding the development of the park area directly south of the Village Court.

Beautification

Clean Up Day is scheduled for Saturday, May 23. The new T-shirt design is displayed on the flyers and the first 100 volunteers will receive a T-shirt. Lunch will be held at the Etobicoke Yacht Club. A request has been sent to all Directors for sponsorship leads. Mr. Henderson confirmed that the Committee has decided not to hold a second clean up day in the fall.

As the Westlake condominiums near completion, HBSCA continues to communicate with Omni Developments regarding their responsibilities for street and Mimico Creek clean up

MONTHLY REVIEW OF COMMON ISSUES

Mr. Olsen, Grand Harbour C, reported that they were currently negotiating a bulk cable contract with Rogers, and inquired whether others had any input. Mr. Isaacs stated that Marina Del Rey has an excellent contract with Bell, and other Directors noted that there was a company offering service for a fraction of the Rogers price with a contract that involved installing equipment within the building.

Mr. Najak, Waterscapes, reported that because Humber Bay Shores is considered to have one of the best views of the city skyline, the PanAm Games used the Humber Bay Shores vantage point to take photos of the city skyline that will be used to promote Toronto to the world.

Mr. Isaacs, Marina Del Rey, Phase I reported that there was a homicide in the garage level of Marina Del Rey and, based on the details known to date, the police have advised that the general public is not in danger.

Mr. Faichnie, The Waterford, reported that the Corporation was successful in their lawsuit against an insurance appraiser who in 2005 had overvalued their building, resulting in years of excessive insurance premiums.

Mr. Perry, Nevis reported that they were beginning to see a reduction of about 25% in water consumption, resulting from replacement of the mechanisms in the toilets to adjust water inflow. The contractor for the project was Canadian Home Plumbing.

Ms. Nordlander, South Beach, had heard that Ontario Hydro was advising of potential rebates available for past billings. Ms. Lambie, Hearthstone By The Bay stated that they had received rebates, and the two Directors agreed to communicate further by email.

Mr. Adamovitch, Nautilus reported that their recent LED lighting retrofit in stairwells, storage areas, and the five level garage was completed. Motion sensors installed in some of the areas have proven to be very responsive to movement and turn on very quickly. The contractor for the project was Mercor Lighting.

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