

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

SUMMARY

MEETING OF THE BOARD OF DIRECTORS

January 7, 2014

MP Bernard Trottier

Mr. Bernard Trottier, Member of Parliament for Etobicoke-Lakeshore, was invited to meet with the Board. Mr. Trottier began by summarizing his thoughts and activities relating to, what he considers, the primary issues concerning the Humber Bay Shores area, which are conservation, recreation and traffic and transportation.

Mr. Trottier meets regularly with the Toronto Region Conservation Authority who benefit from federal funding for activities such as restoration of fish habitat. He noted that the large community of recreational anglers in Canada is excluded from the federal Department of Oceans and Fisheries' focus, which is commercial fisheries, so it needs to receive attention through other efforts. One of the projects being funded involves removal of all but one of the weirs built on the Humber River, originally built to control water flow and prevent spawning of sea lampreys. However, as only one weir is required to address the lamprey issue, a more open water flow will allow for recreational activities on the river such as canoeing or kayaking.

Waterfront Toronto is a collaboration of the three levels of government, each committing to \$500 million in funding, with projects planned into 2018 that will open up many Toronto waterfront recreation opportunities. The federal government has spent their portion of funding and now it is up to the other levels of government to do the same. As part of Waterfront Toronto, work is currently underway at the breakwall around Humber Bay to facilitate water sports for the 2015 Pan Am Games.

The Federal government has contributed approximately \$4.5 billion for GTA infrastructure since 2006 on such projects as GO transit redevelopment, the York/Spadina subway extension, the Scarborough subway extension, the Sheppard LRT, and the Union Station revitalization project.

Mr. Trottier stated that the Federal government does not have an official position on the Island airport, and will not be involved until the City of Toronto and the Toronto Port Authority finalize a plan. However, his personal opinion is that with Pearson Airport nearing full capacity and turbo props soon becoming obsolete, the island airport provides a necessary cost effective option for a growing city and, providing environmental and navigation issues are addressed, he did not believe expansion would create any significant disruption to those living in the area.

Mr. Trottier had discussed development and Ontario Municipal Board approvals with Mr. Milczyn, and agreed, in principle, with the idea of pushing decisions down to the appropriate government level. He acknowledged that the Ontario Municipal Board is viewed as a very distant body, however, logistically although it may be doable and appropriate to remove its influence on a municipality the size of Toronto, he questioned at what size this was appropriate.

Regarding graffiti on the railway underpasses, Mr. Trottier said these properties belong to the railway companies. He noted that it is very difficult to police the problem because the offense is only a misdemeanor with penalties at the discretion of the judge. Mr. Trottier met with local Business Improvement associations who are also concerned with the cost of cleanup on their own commercial

properties, and he believes that quick response to cleanup is likely the most effective way to discourage perpetrators.

TOPICS

Waterfront Festival

The first meeting will be held on January 15, 2015, at which time the Committee will begin planning and preparing permit requests for various aspect of the event. Mr. Reekie advised that signage along Lake Shore Blvd West promoting the event would be improved this year.

Farmers Market

The first Committee meeting will be held on January 14, 2015. There are five people on the Committee, and Mr. Reekie encouraged all Directors to sign up for attendance for at least one Saturday during the Market season. The Committee is considering an additional six to eight new vendors who will enhance the variety of goods being offered.

Community Survey

Directors will be submitting recommended questions regarding any local topics they think should be included in the survey so that it can be posted on the website as soon as possible. Surveys that identify strong community opinion would be useful during negotiations with the Ward Councillor and the City.

Additional Off Leash Areas Being Considered

Additional locations for off leash pet areas are being considered, including one off 15 Legion Road, and one at the northeast corner of Lake Shore Blvd West at Brookers Lane.

COMMITTEE REPORTS

Communications Committee – Humber Happenings

The cover story for the next Humber Happenings will be an interview with Mayor John Tory. There will also be a question and answer formatted article with Councillor Mark Grimes, a profile on a local gym, and the HBSCA spring Cleanup Day. With a goal to developing condominium specific content, there will also be an article on how to deal with noisy neighbours.

Media Matters is having difficulty achieving profitability. Although they have committed to staying on this year, the HBSCA must assist in any way possible to make the magazine profitable, such as helping source new advertisers. New leads should be forwarded to Mr. Perry who will follow up. Mr. Reekie stated that as soon as developers provide HBSCA with a list of new businesses who have signed contracts within their developments, those new businesses could also be solicited for advertising. The Firkin Pubs is an example of a new business opening soon.

Mr. Perry provided the following schedule for Humber Happenings publications:

Deadline for Advertising Commitment	Publication Delivery Date (No Later Than)
January 29, 2015	March 9, 2015
May 21, 2015	July 2, 2015
August 20, 2015	October 1, 2015
October 15, 2015	November 26, 2015

Publication costs could be reduced if some corporations permitted door-to-door distribution of the magazine. Mr. Perry will send an email to Directors requesting confirmation of which corporations allow door-to-door distribution.

Traffic and Transportation

The Traffic and Transportation Committee participates in a minimum of four meetings annually with City of Toronto Transportation Services, and the next meeting will be February 4, 2015. The Committee has asked for a lot from the City and the City is reviewing a lengthy list of proposals.

The following activities have been confirmed:

- Although the City of Toronto no longer installs crosswalks, they will be installing an overhead warning light for drivers on Marine Parade Drive at the Village Court, to be activated by pedestrians wishing to cross the street.
- The westbound Lake Shore Blvd West right-hand lane turning north onto Parklawn Road should be completed within the next two months.
- Parklawn Road's middle lanes are still due to be dug up for sewer work.
- One of the HBSCA and the City's primary goals is to get the high speed cyclists off the park pathway and onto Lake Shore Rd. West. Several options are being considered.
- Submissions have been made to the City of Toronto for names for the five new streets between Marine Parade Drive and Lake Shore Blvd West. Mr. Reekie will notify the Board when the names have been approved, so residents can be informed.

Planning and Infrastructure

Nine more towers are slated for construction along Marine Parade Drive. The Conservatory Group and Empire Communities will be breaking ground in the spring, each with two towers. Jade Condominium, which is well underway, is set back from Marine Parade Drive to accommodate a small park. The park design around Eau de Soleil has not yet been finalized.

At the request of several Directors, Mr. Reekie is to request that the lights and video be turned down or off overnight in the Eau de Soleil showroom.

Mr. Reekie advised that it has become due process for developers to approach HBSCA for support for variances. For example, HBSCA was involved in the decisions to reduce the variance request for Eau de Soleil from 72 down to 63 stories, and was also involved in reducing the height of a podium between two buildings from 10 stories to three. HBSCA input has also resulted in an increased number of public parking spaces being incorporated into building designs. Mr. Reekie estimated there would be approximately 700 public parking spaces off Marine Parade Drive, some of which would be on the first level, offering ease of access. There will be approximately 200 parking spaces available at the Onni Westlake development for access to Metro and other retail there.

The Ontario Municipal Board (OMB) approved the condominiums built along Parklawn Road long before HBSCA had any input, and were not required to contribute any Section 37 money. Councillor Grimes, however, is currently negotiating with these developers to contribute funds for various beautification and infrastructure projects, such as an overhead pedestrian bridge across Lake Shore Blvd West and a Mimico Creek clean-up.

Beautification

The Committee is constantly following up with Parks and Recreation to keep the parks and parking lots clean and well maintained. One of the main issues HBSCA has with the City is obtaining commitment for ongoing maintenance, especially once the pending beautification of the Humber Bay Park area is completed. Mr. Isaacs stated that the boardwalk area behind Marina Del Rey and Grand Harbour is, for the most part, not well maintained. This type of complaint would be most effective as a written statement submitted to the Beautification Committee, and supported and signed by all six corporations of Grand Harbour and Marina Del Rey.

Ms. Petrolo recommended that a Fall Clean Up Day be developed, which the developers could support financially, since a lot of the garbage is their construction debris. There used to be a September Clean Up Day and HBSCA would be very supportive of anyone volunteering to lead that project.

MONTHLY REVIEW OF COMMON ISSUES

Mr. Arkay, Palace Pier, reported that they are currently reviewing the costs and benefits of installing in suite smart controls for heating and air conditioning, which would include motion sensors to monitor occupancy.

Mr. Isaacs, Marina Del Rey, reported that as a result of a utility vehicle that had recently been stolen, the three Corporations have decided to update to high definition, and perhaps expand the security camera system, as well as improve the communication system. Mr. Isaacs also advised that the centre court refurbishment project could begin as early as next month.

Mr. Faichnie, The Waterford, reported that when they did their lighting retrofit project, the contractor advised that installing motion sensors in the parking garage would not provide adequate payback, and the warranty was not good. Mr. Faichnie asked if any Directors whose corporations had installed the motion sensors could share any evidence of savings. Mr. Perry offered to ask his Manager if they had any information, and also offered to obtain the name of the supplier for their wall sconces.

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