

# HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

## SUMMARY

### ANNUAL GENERAL MEETING

October 13, 2016

The Annual General Meeting of the Humber Bay Shores Condominium Association was held on October 13, 2016 at 2240 Lake Shore Boulevard West, Suite 227, Toronto, ON.

### PRESIDENT'S REPORT

#### **Humber Happenings**

The 2015 year began with the former Humber Happenings publisher terminating its five-year contract agreement with the Association. The Association now continues its publication with MJ Rochester Inc., a company already publishing in the condo marketplace. The cost of producing a hard copy of the magazine could be cost-neutral if the Association has sufficient advertisers. The magazine has been symbolic of a united positive connection with residents of Humber Bay Shores and is now publishing the 20<sup>th</sup> Anniversary Fall issue. The magazine, in combination with the website and Facebook page, allows the Association to reach out and communicate with everyone in Humber Bay Shores, including all condominium Board members and residents, merchants, developers, politicians and City staff and adjacent communities. Readers have been surveyed on topics such as the Go stop, taxation, and a community centre.

#### **Graffiti Tagging**

The year also began with a meeting hosted by the HBSCA to discuss graffiti tagging with police, the MPP, City Councilor, HBS Business Alliance, the Mimico Residents Association, and two Business Improvement Associations. A position statement was drafted and articles were written by the Association, both in Humber Happenings and in the Lakeshore Villager Newspaper. A community walk-about with several police officers also took place.

#### **Development Plans**

The Association attended Ontario Municipal Board meetings regarding a development proposed at Mystic Pointe to understand the implications of traffic and transportation effects on Park Lawn and Lake Shore as well as support the Mystic Point Residents Association. With current legislative reform review of the OMB, the community may have a stronger voice in decisions reached and it would be the Association's continued intention to have Party Status at the OMB for any development plans.

#### **Go Stop**

The Association continues to apply pressure to have a Go stop located within the HBS community. The three levels of government representatives also support this. A petition of 2000 names has been received by Metrolinx. The Association has also suggested a No southbound exit off the Gardiner Expressway to Park Lawn between 7:00 a.m. and 9:00 a.m. in order to ease congestion. The Association continues to host quarterly Traffic and Transportation meetings with City staff and the local Councilor as well as serve as a participant to the HBS Transportation Master Plan and Transit (TTC) Re-Set initiatives.

#### **Empire Presentation Centre**

The proposed gifting of the Empire Presentation Centre to HBSCA, at an estimated value of \$3 million, to be used as a community centre for HBS groups and a head office for the Association will not proceed. The office

expenses, rental space, and maintenance have been donated by Empire for the past three years and the Association must renegotiate the present office location with Empire. There continues to be a need, as emphasized by the Association to the City Councilor, for an accessible community centre within the HBS area to host large public meetings. The Association will continue to pursue this and other options with the new owners of Mondelez property, First Capital Realty (FCR), partnered by the Canada Pension Investment Board.

### **First Capital Realty**

The Association executive met with the new owners of the Mondelez/Christies lands as well as planning staff and Councilor Grimes to discuss preliminary ideas for the proposed use of the 27 acre property and the need by community stakeholders to be part of the planning process. Fortunately, the company will primarily pursue a retail-based component in addition to residential, as well as investigate a transportation hub for the community.

### **HBSCA Membership**

The Association continues to offer to meet with condominium boards such as Nautilus, MDR Tri-Board, Ocean Club, Waterscapes, and Grand Harbour to discuss issues of mutual concern and offer help. Regrettably South Beach's membership has been cancelled as a result of default of membership dues and lack of communication. The Association has reached out to South Beach for the last two years with no response. Occasionally, a management company has worked against this offer to communicate with condominium Boards, citing cost constraints. Delivery of Humber Happenings to their residents has been cancelled temporarily. The Association continues to invite non-member condominiums within Humber Bay Shores boundaries to be part of HBSCA.

### **POPS and Parks**

The Village Court and its ownership and maintenance had been a topic of community concern. HBSCA had offered to meet with the City and the six custodian condominium corporations but were asked not to participate due to legal challenges. The Village Court is designated as a Privately Owned Publicly-Accessible Space (POPS) which means that the six condominiums 'own the park' that must be publicly accessed and maintained by the condominium Owners. Since their adoption by Council in 2012-2013, POPS are a key part of the City's public realm network, providing open space across the City and complimenting existing and planned publicly owned parks, open spaces, and natural areas. Over 100 such spaces have been secured and built through the application process.

The Association has met with Monarch-Mattamy to discuss involvement toward extending the Village Court vista into the public park. Nearly \$1 million has been ear-marked for Humber Bay park improvements that might include a naturalized stage with hydro and amour rock style seating with shade features (\$7,000 from Mattamy and \$3,000 from City). It was stressed that no further lake obstruction should occur at that site, the lakeside of the trail in front of Village Court between Eden and Firkin.

The executive will meet with Councilor Grimes and City staff on November 1 to discuss POPS as they apply to Humber Bay condominiums. There is another proposed POPS to be discussed at Council on October 13 that involves sequestering a tiny parcel of land from the Conservatory Group, adjacent to a laneway and not having the optics of an 'open' space.

The Association has been represented in Mural Art Projects and the Humber Bay Park Revitalization Master Plan as a Resource Group member. With regard to the latter, many architectural changes are being proposed to the lakeside parks. Public consultation meetings have been held on three occasions. A new Resource Group is being organized to deal with final architectural planning.

### **Humber Bay Park Trails**

The revitalization of the Humber Bay Parks Trail, along Marine Parade from the river to Humber Bay Park East, has been in the works for a number of years. The Association has had concerns relating to trail safety and developed a Humber Bay Park Trail/Cycling Facebook page to express concerns. The final plans – not seen by

the Association or public despite repeated requests – have gone to tender for construction. By the end of 2016, the bridges over the Humber River and Mimico Creek will have signage improvements and in 2017 the intervening pedestrian path will be widened by 2.5 metres. The executive and Cycling/Trail Committee has met with City Staff and Councilor Grimes to ensure concerns have been addressed.

**Traffic and Transportation**

Traffic and Transportation planning continues with quarterly meetings with City staff and Councilor Grimes. The next scheduled meeting is on November 1 to discuss the impact of Master Transportation Plan, no-right turns at Park Lawn/Lake Shore Boulevard, as well as the left turn exit prohibition onto Lake Shore Boulevard during rush hour. The Association continues to pursue background traffic issues and should get preliminary results of the apparent effect of the Kipling QEW overhead sign providing alternate travel times. Lay-by parking has been recommended by the Association to reduce roadway obstruction and increase local merchant convenience for deliveries and customer shopping.

The Association continues to liaise with other community groups and has met with the local Business Improvement Associations, the Mimico Residents Association, Mystic Point Resident’s Association, the Friends of Humber Bay Parks (Children’s Art in Park sponsorship), yacht clubs, and with residents wishing to specifically address the Association. It has been a busy year and the President thanked the volunteers who continue to make Humber Bay Shores a great place to live, work, play and shop.

**MEMBERSHIP FEES**

The Chair stated that there were no membership fee updates to report.

**ELECTION OF OFFICERS**

The following candidates were acclaimed to the following positions:

Mr. Henderson	President
Mr. Reekie	Vice-President
Ms. Nash	Secretary

The following candidate was elected to fill the Director-at-Large position:

Mr. Cardoulis	Director at Large
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It was noted that Mr. Arkay has stepped down from his position as Treasurer and the Association now needs to identify and appoint a new Treasurer.

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