

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

SUMMARY

MEETING OF THE BOARD OF DIRECTORS

June 30, 2015

Meeting with Councillor Mark Grimes

In advance of the Call To Order, Mr. Mark Grimes, Councillor Ward 6 and his Executive Assistant, Ms. Kim Edgar, were invited to meet with the Board to discuss local issues. Mr. Grimes remarked on the very positive and productive relationship developed between his office as well as the other City Departments with the Humber Bay Shores Condominium Association (HBSCA), noting that communication with constituents is enhanced because HBSCA is the eyes and ears of a community of individuals that a Councillor could not reach as effectively in any other way.

Councillor Grimes joins Mr. Henderson and Mr. Reekie for regular walkabouts to bring attention to community issues, and he attributed the many successes achieved, to the constant vigilance on the part of HBSCA Executive, and their almost daily communications with his office. Some of the successes include the Union Express Bus, and the installation of traffic lights at Legion Rd ahead of the development. As well, addressing trail issues, and the establishment of Waterfront Festival and the Farmers Market have helped develop a sense of community. Councillor Grimes then summarized some of the ongoing activities as follows:

- **Humber Bay Shores Trail:** Councillor Grimes and HBSCA continue to work together to address issues relating to the diverse and competing interests on the waterfront trail, including mothers with children, seniors, dog walkers, and racing cyclists among others.

Councillor Grimes stated that some of the trail maintenance and refurbishment issues arise from the fact that, since the trail areas were installed in the 1980's, the City has not budgeted any capital funds for ongoing maintenance. Recently, however, in consultation with Parks Planning the Humber Bay East and West Master Plan has been established to address the diverse trail interests as well as issues relating to landscaping remediation and ongoing maintenance.

- **Trail Safety Day – July 19, 2015:** Although there are no speed limits on park trails, police will be using radar guns and literature to educate trail users.
- **Traffic:** Road construction has been halted, but will resume following the PanAm Games. The HBSCA Traffic and Transportation Committee and Councillor Grimes hold quarterly meetings with the City of Toronto Traffic and Transportation Department. With the exception of (former Mayor) David Miller's LRT transit plan, Councillor Grimes acknowledged forty years of inadequate long term planning by the City of Toronto.
- **Mondelez (Mr. Christie) Property:** Councillor Grimes advised that he stood firmly in opposition to residential development on the site, and City Council voted unanimously to keep it zoned for employment. When it is sold Councillor Grimes assured the Board that there would be significant public consultation, and that he was aware of the interest in including a transportation hub, including a Go Transit stop in any future development, and that a Go stop could be a good fit with commercial and office development. Later in the meeting Councillor Grimes confirmed that, as a result of the City of Toronto turning down the Mondelez application for rezoning, Mondelez has appealed to the Ontario

Municipal Board (OMB) for a regeneration designation, which allows for the undertaking of a planning study to determine the best use for the property.

- **Mimico Creek Trail System.** Councillor Grimes has been working with the Toronto and Region Conservation Authority (TRCA) on development of the trail and \$1.6 million, funded in part by local developers, has been spent to date. Councillor Grimes has asked for a regeneration designation for the triangle north of the Mimico Go Station, and is working with Ward 5 Councillor Di Ciano, Metrolinx and the Mayors Office to finalize funding to bring the trail west to the Mimico Go Station, which would include a pedestrian bridge across Mimico Creek and a path through Manchester Park and along Manchester Street.
- **Jean Augustine Pond:** Councillor Grimes met on site with the TRCA who control this water retention pond. Although the TRCA is not responsible to the City of Toronto, they have committed to working with City's Parks and Recreation staff on this issue. Although a solution has not been finalized, Parks and Recreation have committed to lending equipment to assist TRCA in removing the overgrown vegetation and installing new pumps. Councillor Grimes acknowledged that the pond has been an ongoing issue since 2003 when he was first elected and learned that the community wanted the pond reinstated after the previous Councillor had filled it in. There have been ongoing issues with the pond since it was reinstated, relating to overgrowth and pump system breakdowns. A pond specialist is currently being consulted.
- **Legion Road:** The opening of Legion Road at the Gardiner off ramps is now in the City's capital plan, and is slated for 2021.

Mr. Isaacs (Marina Del Rey) asked if prominent signage could be posted to address speeding cyclists, noting that collisions have occurred, and also asked if a speed limit could be installed. Councillor Grimes advised that adding more signage has not proven an effective deterrent to speeding cyclists. Councillor Grimes reported that a pilot project designed to address speeding cyclists was currently underway in the west Donlands, and included some signage, requests to dismount over the bridges, pavement markings delineating the pedestrian path from the cyclist path, and rumble strips. In addition, the new trail plan for Humber Bay Shores will include better separation of cyclist and pedestrian paths. It was noted that a speed limit has been posted, however it is not enforceable under the Traffic Act because the trail is classified as a recreational path.

Mr. Reekie (Palace Place) asked what could be done about bonfires on the point of Humber Bay Park East, and noted that garbage disposal bins in the vicinity were also being burned. Councillor Grimes reported that this was an ongoing problem and residents should call 416-808-2200 which is Police Services 22 Division, and also call the Fire Department. Unit Superintendent Shaun Narine can also be contacted directly at 416-808-2214. Councillor Grimes emphasized that as this type of complaint is an enforcement issue and not an emergency, residents should not call 911, and noted that even if law enforcement officers do not attend in every situation, receiving a high number of calls regarding specific issues will alert them to the issues and areas of the community that need more resources.

Mr. Reekie (Palace Place) also noted the number of people fishing off the foot bridge just north of the Air India Monument which sits at the entrance of the stormwater reservoir, and reported that jet skis and dinghies come in under the bridge and disturb the habitat. Ms. Edgar made a note to contact the TRCA about this issue.

Mr. Henderson (Bal Harbour) questioned what could be done about graffiti perpetrated by under sixteen year old kids, for which there is no penalty. Mr. Henderson recommended a meeting of the local representatives from the three levels of government to try to formulate an appropriate penalty. Councillor Grimes advised that he and Officer Steven Hogg of 22 Division met with the three local Business

Improvement Associations (BIAs) about the issue and Officer Hogg recommended that all incidents be reported to 22 Division. Police Services can often identify those involved through Facebook and are currently working with the schools to address the issues. Graffiti is an ongoing topic at Council meetings, and Councillor Grimes believes that education on these issues has to start in the early grades so children understand that this behavior is costing millions of dollars which is lost to community projects they would want, such as pools and community centres. Ms. Edgar could provide contact information with Community Response Unit (CRU) Officers who can work with the community on issues such as graffiti.

Mr. Najak (Waterscapes) noted the number of bars opening up on Marine Parade Drive that will remain open to early hours of the morning, and recommended an increase in police presence at various times to help curb the noise. Councillor Grimes supports more police presence as the community grows and advised HBSCA members to contact Shaun Narine directly. In response to Mr. Mader's suggestion that surveillance cameras might act as a deterrent, Councillor Grimes stated that businesses and condominium corporations were welcome to install cameras.

Mr. Kerr (South Beach) asked for more detail regarding the Transportation Master Plan. Councillor Grimes was currently working with the City to develop a master plan for moving vehicular traffic for Humber Bay Shores and the Mystic Point area, which includes opening up Legion Road, installation of the recently completed southbound Park Lawn right turn lanes onto Lake Shore Blvd West, and extending the Park Lawn collector lanes onto the QEW before a developer moves onto the Mondelez (Mr. Christie) property.

Regarding public transit, Councillor Grimes reported that he was working very hard to have the Humber Loop moved over to Park Lawn which would double the service in the area. He has raised Motion 11 before Council to move the Humber Loop to Park Lawn and establish a continuous loop for the streetcar line from St. Joseph's Hospital to Exhibition Place, and he encouraged everyone to sign the petition on his markgrimes.ca website. Councillor Grimes also shared a streetcar ride with TTC CEO Andy Byford to view the population density in Humber Bay Shores, and brought TTC Chair Josh Cole in to view the Humber Bay Shores area west to Humber College.

Councillor Grimes noted that the City of Toronto did not approve any of the residential developments along Park Lawn. They were developed when subsequent appeals to the Ontario Municipal Board (OMB) were accepted and the City, in these circumstances, is not able to negotiate for Section 37 community funding from any of these developments. However, Councillor Grimes advised that he recently negotiated with the owner of the 42 Park Lawn property for acquisition of land for the Mimico Trail, in exchange for approval to rezone. The property has not yet been sold.

Ms. Nordlander (South Beach Blue Tower) described the water retention feature built as the central feature of their front entrance driveway, which is not being maintained and has become an eyesore. Councillor Grimes explained that when the OMB approves a development such as South Beach, the City loses any control over what happens at that development.

As the water feature is part of the storm water management system controlled by the TRCA, Mr. Kerr (South Beach Green Tower) questioned what latitude South Beach had to alter it. Councillor Grimes stated that he would be happy to visit the site and make recommendations.

Ms. Petrolo (Voyager 1 & 2) asked what plans were being made for the park area between the Butterfly Habitat and Jean Augustine Pond. Councillor Grimes stated that, in addition to the trail refurbishment, Monarch Development was working with the City's urban design team and would be consulting with HBSCA Executive to develop the area south of Village Court. It was also noted that the TRCA was responsible for the actual waterfront, and the plan had always been to naturalize the area. However, since

the community has expressed concerns about the overgrowth, Councillor Grimes is working with the TRCA to revisit the plan to find a way to better manage the naturalization.

Ms. Petrolo (Voyager 1 & 2) also asked for details regarding a pending meeting between Monarch Development and the five condominiums adjacent to the Village Court regarding maintenance issues. Councillor Mark Grimes stated that throughout the planning process it had been made very clear that the abutting condominiums would be responsible for maintenance, and he was aware that there is now a dispute about these issues.

Ms. Petrolo (Voyager 1 & 2) asked if the Butterfly Habitat would disappear in the trail refurbishment plan, and Councillor Grimes confirmed that it would not.

Ms. Petrolo (Voyager 1 & 2) asked about by-laws pertaining to fireworks. Councillor Grimes acknowledged that fireworks were an ongoing problem in every city park but there were bylaws in place and fireworks complaints should be directed to Police Services at 416-808-2200 or the Fire Department.

There being no further questions, the Board thanked Councillor Grimes and Ms. Edgar who left the meeting.

Waterfront Festival

Mr. Reekie reported that planning for the Waterfront Festival was well on track, noting that the stage would be moved to the park and there would be approximately 90 vendors, and also new acts performing on stage.

Notices would be issued shortly regarding restricted parking and tow away zones that would be enforced on event day. Mr. Reekie encouraged all Directors to notify their residents that any cars parked in the tow away zone beginning at 6:00 a.m. on August 8, 2015 would be towed, noting that they would be “friendly” tows managed by the City of Toronto but paid for by the HBSCA at a cost of \$100 per vehicle. The vehicle would be towed to a street selected by HBSCA instead of a compound, and the location would be recorded with Police Services.

A noise permit has been obtained for the Festival between 10 a.m. and 7 p.m., and the street will not reopen until about midnight when authorized by a City inspector who will ensure that everything has been removed from the street.

Mr. Reekie advised that the Bank of Montreal was the Festival’s first corporate sponsor, and negotiations were ongoing to acquire additional sponsors, whose donations will eventually replace current donations from developers who will move out once development is complete.

Farmers Market

The Farmers Market has 30 vendors this year, and Mr. Reekie estimated that there are approximately 800 visitors on good weather days.

Mr. Henderson acknowledged the enthusiastic roster of volunteers for the Waterfront Festival and the Farmers Market, and encouraged members to consider volunteering for the Humber Happenings and Clean Up Day.

Golf Tournament

Flyers for the September 11, 2015 Golf Tournament will be distributed shortly to Directors for posting in their buildings, and they would also be posted in local businesses. The price and location for the Tournament remains the same as last year. Mr. Reekie encouraged everyone to attend, including those who are non-golfers, as it was an opportunity to come out to enjoy lunch.

COMMITTEE REPORTS

Communications

- **Humber Happenings:** Mr. Isaacs reported that the Committee intended to review strategy and would welcome as much assistance as possible with the Humber Happenings magazine. Mr. Henderson emphasized the value of the magazine to the community, commended Mr. Perry for his efforts, and affirmed his commitment to publishing surveys in the magazine.
- **HBSCA Website:** Mr. Reekie advised that links were now on the website for four business sponsors, and this advertising program would be reviewed in six months. Anyone in the community with website expertise was encouraged to volunteer to assist.

Traffic and Transportation

The Traffic and Transportation Committee meets quarterly with the City of Toronto Traffic Department to discuss the management of traffic through the community, and following is a summary of Mr. Reekie's report:

- A 2013 traffic study reported that 42% of morning traffic flowing through the HBS community comes off the Gardiner Expressway, and a new traffic study was underway in which that percentage was expected to increase.
- Regarding the two new east/west streets and three new north/south streets not yet opened to traffic between Lake Shore Blvd West and Marine Parade Drive, traffic would be monitored once they are open to determine if it would be necessary to restrict right hand turns onto Marine Parade Drive during rush hour.
- The collector lane beginning at the Esso Station heading east will be closed in the next couple of weeks for at least a couple of years to become a staging area for Empire and Phantom's construction trucks.
- Construction will begin again on Park Lawn following the Pan Am Games for installation of Enbridge gas lines. Once that work is completed, Park Lawn and Lake Shore Blvd West will be resurfaced and line painted.

There is also discussion regarding the challenges related to traffic congestion where eastbound Lake Shore Blvd West becomes a single lane at Palace Pier, and trying to incorporate a continuous bike lane through that bottleneck.

Mr. Reekie also confirmed that the Traffic Committee has been working hard to introduce layby parking into the design of new roadways to accommodate retail business customers, cabs and deliveries.

Ms. Petrolo asked if anything was being done until the new north/south roads open to accommodate residents of all five buildings who have to turn right from Lake Shore Blvd West onto Brookers Lane, and added that access from westbound Lake Shore Blvd West was a similar concern. Mr. Reekie estimated that the north/south roads would not be opened for over two years, and reiterated the need for patience as nothing could be done until construction in the area was fully completed in 2020. Mr. Henderson recommended that Ms. Petrolo poll all five buildings and submit a report to the Traffic Committee.

Ms. Petrolo asked if temporary lane markings could be painted at the Lake Shore Blvd West and Park Lawn intersection, and Mr. Henderson noted the request.

Mr. Kavanagh (Palace Place) noted that bike lanes downtown were wider than they were in Humber Bay Shoes and have barriers, and asked if that could be done here. Mr. Reekie did not believe there would space to do this.

Mr. Mader (Grenadier Landing) suggested that before the Mondelez property was developed, the City should acquire enough property along Lake Shore Blvd. West to create an additional westbound lane. Mr. Reekie also stated that there was discussion regarding the possibility of the two Gardiner eastbound off ramp lanes into an eastbound Lake Shore Blvd West lane.

Planning and Infrastructure

Mr. Henderson had attended a City Council meeting at which developers presented a plan for a 48 story building on the last parcel of land on the Mystic Point site, which Mystic Point residents and the City have opposed. As Mystic Point condominiums are not within the boundaries of Humber Bay Shores, Mr. Henderson will represent HBSCA in these discussions only as it relates to protecting HBSCA interests. Mr. Henderson also reported that he sent a letter to City Council expressing HBSCA concerns over any resulting impact relating to traffic and transportation through Humber Bay Shores, or to the Mimico Creek path and the Legion Road extension.

Mr. Henderson also noted that the City of Toronto has consistently opposed all developments completed or under construction along Park Lawn. However, the developers' appeals were subsequently accepted by the OMB, which meant that the developers could proceed and were not required to contribute Section 37 funding for the community. The developer of the most recent Mystic Point application, Andrew Barnicke, has also appealed to the OMB, and Mr. Henderson has applied for party status to those hearings, the first of which will be held July 8, 2015.

A walkabout which occurs twice a year, was conducted on June 5 with Councillor Mark Grimes, his Executive Assistant Ms. Edgar, and City representatives, and the following issues were discussed.

- Cycling issues, particularly at a choke point south of Grand Harbour.
- New decking required for the boardwalk behind Marina Del Rey
- New planking required on the Mimico Creek Bridge. It was painted last year at the request of HBSCA.
- Dead trees along the park side by Marina Del Rey and throughout the community.
- Signage on the trail and dismount cycling.
- Better picnic tables needed with shade structures by the parking lot where the Farmers Market is held.
- Ponding of water evident along the trail particularly south of Jean Augustine Park should be addressed as part of the full refurbishment of the walkway scheduled for the fall.
- Construction trucks on Marine Parade Drive
- Parking enforcement
- New off leash dog compounds
- Clean up of the highway entrances and exits.
- Mimico Creek cleanup
- Sight line issues along the trail and also turning onto Legion Road
- Efforts to obtain funding for layby parking, which should always be part of original planning but seldom is. Mr. Henderson was unsuccessful in his attempt to have layby parking on Legion Road a part of the Beyond the Sea development.

Mr. Henderson also reported that the Planning Committee has tried to initiate meetings with the City Parks and Recreation Department, and Ms. Edgar has been assisting with efforts to improve communications with this Department.

Members of the Planning Committee met with Councilor Mark Grimes at City Hall recently to discuss obstacles raised by City Parks and Recreation regarding the handover of the Empire Sales Office which has been donated to HBSCA for use as a Community Centre. There will be further meetings with Empire shortly regarding these issues.

Mr. Reekie reported that there would be three parks or parkettes built as part of the current development sites, including one on the Eau de Soleil site behind the Esso Station, and HBSCA has had considerable input regarding design of that park. For example, the Eau de Soleil park plan originally included splash pads, which HBSCA requested be removed because the City would not accept responsibility for their maintenance. The parkette in front of Jade will be fully treed and fenced to act as a wind buffer.

Mr. Henderson reported that the Committee has worked to reduce the height of the commercial buildings along Lake Shore Blvd West, supporting anything below three or four stories versus the five or six stories intended by the developers. As well, with HBSCA input, the podium arch of Empire's Eau de Soleil development, originally designed to be 12 stories, was reduced to two stories.

Beautification

Preliminary discussions have begun regarding the green space south of the Village Court and Marine Parade Drive, and funding has been allocated for a design that could include a bandshell feature with seating, and a well designed shade effect. This feature and the refurbishment of the trail and park will focus on reclaiming and maintaining the beautiful lake vista. Concepts will be presented to the Board for input. Ms. Petrolo (Voyager 1 & 2) expressed an interest in retaining the grass within this plan.

MONTHLY REVIEW OF COMMON ISSUES

Mr. Henderson, Bal Harbour, reported issues with parked vehicles inhibiting traffic flow on Legion Road, and he will be meeting with Beyond the Sea to confirm whether they share these concerns, as well as issues with dog owners using the area behind Beyond the Sea.

Mr. Kavanagh, Palace Place, noted that the Zip cars were no longer in the parking area. Mr. Reekie explained that the problem was that the number of Zip cars parked there sometimes reached 14 and more in a space with only 18 available parking spaces, and noted that Zip cars had been tried at Explorer condominiums, but there had been insufficient interest. Mr. Henderson suggested that the value of Zip cars would be a good polling topic for community input, including preferred locations.

Mr. Arkay, Palace Pier, reported that following extensive due diligence, Palace Pier had begun a building envelope refurbishment project, which would include repair or replacement of insulation around the windows and replacement of the metal cladding below the windows. The new cladding will have a coating to maintain the appearance of the finish. The work is a fully funded Reserve Fund project and will take three years to complete, as there are a limited number of days in the year suitable for the work.

Ms. Nash and Mr. Isaacs, Marina Del Rey, reported that all the trees and concrete containers have been removed from the centre courtyard in preparation for the start of a major landscaping renewal project. There was a delay due to necessary design modification when the tendered bids came in much higher than consultant estimates. The project, which includes work in most of the common element areas including the perimeter of the Malibu Club, is now within budget and will begin shortly.

Mr. Najak, Waterscapes, reported that the Firkin On the Bay may be opening the second week in July. Also, Waterscapes has recently changed property management firms from Maple Ridge to Wilson Blanchard. Mr. Najak advised that professional consultants have been hired to address problems with fire alarms being activated by windstorms. The Corporation is holding a resident wine and cheese party, and Mr. Najak extended the invitation to HBSCA directors, especially the Executive Committee.

Mr. Mader, Grenadier Landing, asked if a by-law prohibiting outdoor bike racks was the reason there were so few along the trail. Mr. Henderson noted that bike racks were installed in the area of the Farmers Market, and some condominiums have introduced their own bike racks. Mr. Reekie added that he is not

aware of any by-laws prohibiting outdoor racks, but bike theft is an issue with outdoor bike racks even during the day, and there have been instances of people having lunch at Eden returning to find their bikes stolen. Mr. Reekie recommends that condominiums install bike racks underground.

Mr. Mader asked if there would be a benefit for corporations to join together to obtain a better price for a gas contract. Mr. Isaacs advised that Marina Del Rey recently signed a gas agreement, and it was very difficult to bring corporations together on these issues. Mr. Henderson added that this concept has been discussed for landscaping, snow removal, toilets, LED lighting and it would be up to the condominium corporations to work together. A benchmark study has been done in the past and Mr. Fachnie, Waterford is currently updating it for reissue.

Ms. Petrolo, Voyager 1 & 2 reported that their biggest issue was who would be responsible for the ongoing liability and maintenance of the Village Court. Mr. Henderson advised that Monarch Development had funded Village Court's design and construction, and had written into the Declarations of the five condominium corporations that they would be jointly responsible for its maintenance. The five corporations will be meeting with a Monarch representative to discuss the issues and concerns, and Mr. Henderson and Mr. Reekie will attend the meeting to make recommendations.

Mr. Kerr, South Beach Green Tower reported that in response to recent surprises in energy costs, and in anticipation of hydro costs increasing by over 40% in the next five years, they will be taking advantage of a Toronto Hydro rebate program to perform an energy audit. Mr. Kerr asked if any other corporations had done an audit, and Mr. Arkay advised that Palace Place had done it more than once and found them quite useful. Mr. Kavanagh advised that SMi was currently performing an audit for Palace Place.

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