

# HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

## SUMMARY

### MEETING OF THE BOARD OF DIRECTORS

June 6, 2016

#### GUEST PRESENTATIONS

##### **Rideco**

Rideco provides transportation services to downtown, and was currently working out of Liberty Village. They postponed their presentation until they are in receipt of full approval from the City of Toronto.

##### **Neo-paws – Roanna Sabeh-Azar**

Neopaws has been in business for 23 years manufacturing orthopedic and safety apparel for dogs, with a local retail outlet now at 2131 Lake Shore Blvd W.

Ms. Roanna Sabeh-Azar, owner of Neopaws presented a plan to provide poop-and-scoop materials and facilities at no charge. The program would be funded by local businesses advertising on the bag dispensers, and would be more of a marketing tool for Neo-paws than an income generator. Ms. Sabeh-Azar confirmed that dispensers installed on metal poles would be well maintained and always well stocked.

Ms. Sabeh-Azar demonstrated a couple of prototype bag dispensers being considered that would be similar to paper towel dispensers. A waste receptacle container was also presented as an option for the program, if the Board felt that existing City garbage receptacles were not sufficient.

Ms. Sabeh-Azar hoped that the condominiums would approve installation on their private property and that City approval would be obtained for installation along the boulevards. It was suggested that dispensers could be fixed onto the same posts that the City installed for a similar program about eight years ago that has since been abandoned.

Ms. Sabeh –Azar confirmed that the advertising would be on both the bags and the dispensers and would not be expensive, as revenue would only be used for cost recovery.

Ms. Sabeh-Azar confirmed that the City was not currently supporting this type of program due to concerns about vandalism but believed that there would not be any concern about implementing such a program in the Humber Bay Shores area providing the HBSCA was supportive. Mr. Henderson noted that the HBSCA representatives would have to obtain approval from their own Boards to introduce the program on their respective properties.

Ms. Sabah-Azar suggested perhaps 50 installations although this could be reduced and was not needed for condominiums which did not permit pets. Also, there would be daily maintenance and home deliver.

Ms. Sabah-Azar may choose to custom design a smaller dispenser but the larger the dispenser, the more bags it could house, ensuring that there would always be a supply. She confirmed the dispenser would be locked.

There being no further questions, the Board thanked Ms. Sabah-Azar and she left the meeting at 7:30 p.m.

##### **South Etobicoke Cycling Committee – John Brown**

John Brown, a resident of Palace Pier, presented a PowerPoint overview of Committee activity to date. Mr. Henderson confirmed that a dedicated email address and a Facebook page called South Etobicoke Cycling Committee has been set up which should be shared with member condominium corporations.

Mr. Brown noted that most of the conflicts involving cyclists involved the high speed, aggressive cyclists transiting through the community. The option of a dedicated bike path along the Humber Bay Shore trail would be unacceptable as it would serve to increase the number and speed of cyclists, thereby compromising the enjoyment of those who might prefer a more leisurely cycling pace. It would also create an unsafe condition for pedestrians needing to safely cross such a path where cyclists were travelling over 30 km/hr. Mr. Brown also expressed concern that the proposed pedestrian path did not provide enough space for pedestrians.

Mr. Brown then reviewed the Committee's mandate, which was to focus on issues related to the community's safe enjoyment of the Humber Bay Shore Trail and surrounding parks and to help the HBSCA and the City of Toronto resolve related issues. The mandate would also include road safety, as an increasingly large number of residents on the north side of Marine Parade Drive will have to cross the roadway that will be accommodating increasing traffic, including cyclists.

The Committee will be looking for solutions that offer "reasonable accommodation" in what is becoming a very densely populated community. The Committee has to identify whether planning should focus on moving the cyclists through the community as quickly as possible, or implementing measures that slow down the cyclists so that local residents and visitors can enjoy the park. Mr. Brown suggested that the priority should be given to the local residents, including those who cycle leisurely along the path.

The first step would be to gather input by sharing comments, videos or photos on the Committee's dedicated Facebook page.

Mr. Brown asked that the Cycling Committee flyer be posted on condominium bulletin boards so the community will be aware of the Facebook page and email address to ensure the community's voice is heard.

Mr. Henderson also called for volunteers to sit on the Cycling Committee and Mr. Najak, Ms. Lisi and Ms. Crewe volunteered.

Mr. Brown was thanked for his efforts and he left the meeting at 7:50 p.m.

### **EXECUTIVE REPORT - Don Henderson**

**March 9, 2016:** Members of the Executive Committee attended a Metrolinx Public Meeting to view the various posterboard displays and monitor the presentation for regional improvements. Park Lawn had been shortlisted as a potential new Go stop. In the next few weeks Metrolinx will announce a further shortlist of proposed stops. Metrolinx staff members have been given the HBSCA petition in support of a Go stop in Humber Bay Shores, and it was also forwarded to the Councillors of Ward 5 & 6, the TTC Chair, and Stephen Buckley, General Manager, Transportation Services for the City of Toronto.

**March 18, 2016:** Mr. Reekie and Mr. Henderson met with the Monarch-Mattamy Project Manager to discuss their two new condominium tower projects along Marine Parade Drive. They received City approval for three extra stories. Also discussed was Monarch-Mattamy's contribution of approximately \$700,000 to the extension of the Village Court being planned for south of the path. Mr. Henderson expressed hope that HBSCA would have some input into the plans, which have not yet been drafted. Mr. Henderson and Mr. Reekie also raised the issue with Monarch-Mattamy of the broken window or balcony glass debris which fell to the street after a storm. It was noted that Monarch-Mattamy will be a Waterfront Festival sponsor.

**March 28, 2016:** Mr. Reekie and Mr. Henderson met with the owner of the Conservatory project under construction. Conservatory is not requesting any amendments relating to density or height, but they are allowing for 60 additional public parking spaces in their second tower. Conservatory is a sponsor of the HBSCA Clean-Up and the Waterfront Festival.

**March 23, May 5:** Meetings of the HBSCA Executive Committee were held.

**May 11, 2016:** As a member of the Stakeholder Advisory Group, Mr. Henderson attended a *Waterfront Transit Re-Set Group* meeting at the Metro Centre to discuss various ideas, options and transportation links proposed by the TTC, Waterfront Toronto and City of Toronto to improve transit from Brown's line east to Scarborough. Concerns and ideas raised at this meeting lead to the Phase 1 Public Consultation meeting of the *Waterfront Transit Re-set Group* held at John English Junior Middle School on May 26.

The goal of Phase 1 of the Study to be initiated in early summer, is to create a clear vision and reasonable alternative transit plan for Toronto's waterfront from Long Branch in the west to Woodbine Avenue in the east.

While this Re-set Plan will develop options for Humber Bay Shores, a separate Master Transportation Plan is also being developed specifically for our Humber Bay Shores community, and will involve public consultation. These transit-solution initiatives will be linked to Smart Track, Relief Line and the Metrolinx Regional Express Rail expansion program.

Phase 2 initiated in the summer of 2016 will advance feasibility studies, begin an environmental assessment, and implement short-term strategic improvements to minimize throw-away costs. The Phase 1 and 2 Study objectives are to effectively connect neighbouring communities with reliable and convenient transit service, accommodate and support present and future residential and business growth, and provide better travel choices.

**May 16, 2016:** As a member of the Stakeholder Advisory Committee Mr. Henderson attended the second Humber Bay Parks Master Plan Development meeting called to discuss steps for the development of, and present conceptual ideas and obtain stakeholder feedback for potential improvements of Humber Bay Shores parks. These concepts could then be fine tuned for presentation at a Humber Bay Shores Parks Community Consultation Meeting to be held on June 15 at John English School. One of the concepts, the park pavilion, has been put on hold following community feedback.

Also on May 16, Mr. Henderson attended a meeting with a representative of StreetARToronto (StART) to discuss a mural proposed for the north face of the Metrolinx Transit Rail bridge on Park Lawn Rd. The artwork will be designed, with the support of a \$50,000 City grant, to represent a gateway to Humber Bay Shores. Also in attendance was Sharon Jazzar of the HBSCA Beautification Committee, Lake Shore Arts Executive Director, and an Assistant from the office of Councillor Mark Grimes. Several pieces of art/murals each from about 40 Canadian/Toronto artists were reviewed, from which a shortlist of three to four talented artists were chosen. These artists will begin developing sample sketches of thematic concepts provided by the group for a future public consultation meeting. Mr. Henderson will circulate the meeting date as soon as it is available.

**June 15, 2016** at 11:00 a.m. a Traffic-Transportation meeting will be held with Councillor Grimes and senior City of Toronto staff and focus on traffic remedies and the Transportation Master Plan. All Board members were invited to attend.

Mr. Henderson had attempted to respectfully respond to some of the comments by a small number of individuals on social media sites such as Humber Bay Shores Discussion Group and, to a lesser extent, the Friends of Humber Bay Parks Facebook page, which described the HBSCA as lacking transparency, not representative of the community, as well as more aggressive criticisms.

Mr. Henderson tried to clarify that HBSCA membership was comprised of about 24 condominium Boards, and not thousands of individual residents and that Board-approved Summaries of Minutes were provided to the member Boards via their assigned HBSCA representatives. The Boards could then distribute the Summary to their own residents. Regrettably, Mr. Henderson advised that the critical comments have persisted.

One of the posters who will not reveal his identity, but has been identified as not being a Ward 6 resident, has produced a PDF document on HBSCA, removing any reference even to his Facebook pseudonym, for the purpose of discrediting the HBSCA. Mr. Henderson invited discussion on how to address the matter and the floor was also opened to questions regarding any other matters in the Executive Report.

Mr. Faichnie, Waterford asked for clarification regarding the transit plans. Mr. Henderson stated that the *Waterfront Transit Re-set Group* was responsible for transit discussion along the entire Toronto waterfront, a route which has been divided into four sections, of which the section from Brown's Line to the Humber River incorporates HBSCA's local concerns. The Transportation Master Plan for the local area will work in coordination with this Re-set Plan and, it was noted that there was some crossover between the two plans.

Mr. Najak, Waterscapes asked who would be responsible to maintain the structure being proposed for south of the Village Court. Mr. Reekie confirmed that City Parks and Recreation would be responsible for maintenance.

Regarding communications, in addition to the HBSCA member representatives forwarding the Summary of Minutes of the HBSCA Board meetings to their respective Boards, the Humber Happenings magazine also provides information to the entire community on key issues. It was agreed that each HBSCA Board member would request written approval from their respective condominium Boards to publish the approved Summary of Minutes of HBSCA Board meetings on the HBSCA website, and whatever other public forum possible. Mr. Henderson will generate a standard letter that HBSCA member condominium Boards could use for this purpose.

## **COMMUNITY EVENTS**

**Waterfront Festival:** The 5<sup>th</sup> annual Waterfront Festival will be held on August 6. Mr. Reekie, reported that planning was well underway, and is confident that sponsorship funds and fees will more than cover the \$45,000 cost to produce the Festival. Marine Parade Drive, Waterfront Drive and Silver Moon Drive will be closed for the event beginning at 3:00 a.m. the morning of August 6. The Firkin and Eden restaurants will be advised to notify their patrons. Mr. Reekie noted that nine vehicles had to be towed off the street last year at a cost to HBSCA of approximately \$1,200. This year vendors will not be permitted to park on the north side of the street.

Ms. Winter, Grand Harbour A&B advised that 45 volunteers last year proved to be inadequate, and that she would be calling for an additional ten volunteers this year. The volunteer shifts would be three to four hours, morning, midday and then an end-of-day teardown that Mr. Reekie advised would be between 8 p.m. and midnight. Ms. Wood also requested that Waterfront Festival Committee members be positioned in the tent this year to ensure that questions during the event would be adequately answered.

**Farmers Market:** Mr. Reekie reported that feedback from vendors on the first market day was very positive. Four or five vendors did not participate on the first day, but Mr. Reekie anticipated that the full complement of 33 vendors would attend for the balance of the season.

**Park Clean Up – 20<sup>th</sup> Anniversary:** The event on May 28 was a success with 120 volunteers participating, including many young families. Mr. Reekie noted that moving the central meeting location to Humber Bay Shores Park opposite Eden Restaurant increased visibility of the event and created significantly more interaction with the community.

**Golf Tournament:** The Golf Tournament is scheduled for July 18 at Markland Wood Golf Club. The Tournament notice has been published, and Mr. Reekie was still looking for at least one foursome from each HBSCA member building. Mr. Reekie emphasized that anyone is welcome to attend whether or not a foursome is achieved, as those wishing to golf and are not a foursome will be matched with others. It was suggested that Mr. Reekie investigate offering a dinner only price for non-golfers.

## **COMMITTEE REPORTS**

### **Communications Committee**

- **Humber Happenings:** The next issue of Humber Happenings is underway. More ads and articles are needed. Feedback from the most recent issue was very positive. Mr. Henderson's goal is to populate the magazine with articles and information that are specific and relevant to the HBSCA community.
- **HBSCA Website and Facebook:** Mr. Reekie confirmed that the website is being used, and noted that all HBSCA, and relevant City of Toronto, provincial and federal government notices were posted on the website. The HBSCA Facebook page has over 1,000 users.

### **Traffic and Transportation Committee**

Councillor Grimes was successful in having Park Lawn and Lake Shore Blvd W. included on the City of Toronto's list of the ten worst intersections which will have police providing assistance with traffic flow.

Ms. Nash, Marina Del Rey Phase III noted that during one north/south green light at Park Lawn and Lake Shore Blvd. W. during morning rush hour she counted 15 cars travelling directly through the intersection onto Marine Parade Drive. A Local Traffic Only sign should be posted to discourage this. Mr. Reekie has discussed this issue with Councillor Grimes and has suggested an electric sign at the Gardiner exit onto Park Lawn south indicating "Local Traffic Only on Marine Parade Drive". Traffic lights along Park Lawn could also be lengthened to discourage traffic along this route. There was consensus that the police have to do more to stop that volume of traffic flow through the community, by stopping and redirecting non-local drivers.

Mr. Reekie advised that without more community support on the surveys that HBSCA publishes, it will be difficult to convince the City of Toronto to make improvements. Only about 1,200 out of 22,000 residents participated which was simply not enough to influence City of Toronto decisions.

### **Planning and Infrastructure Committee**

Occupancy in the Key West building on Park Lawn would begin in August or September. This, along with Jade and one of the Monarch – Mattamy buildings will complete new occupancies for the next three years. When all development is completed in about five years, the community will be home to 33,000 to 34,000 residents.

Empire's request to begin pouring cement for their Eau de Soleil development at 6:00 a.m. was declined. But they did receive approval to pour cement until 8:00 p.m. which would allow them to complete their work three months ahead of schedule. This decision will be revisited once the building work moves above ground.

Mr. Henderson confirmed that a proposed Community Centre in any form or location would not be pursued further by the City.

### **Beautification Committee**

As discussed earlier in the meeting, Mr. Reekie reported that the StART Program would probably happen, and a public consultation meeting will be scheduled in this regard. The new pumps in the Jean Augustine Park

pond, which are a City of Toronto Parks and Recreation responsibility, have broken again. Mr. Reekie expressed disappointment that garbage is again appearing in the park, even since the recent garbage Clean Up Day.

### **NEW BUSINESS**

The issue of hanging wires in the tunnel leading to the Humber Loop would be raised at the June 15 traffic meeting.

### **REVIEW OF COMMON ISSUES**

Mr. Najak, Waterscapes reported that parking problems blocking traffic on Brookers Lane and the street between Waterscapes and Nautilus continued to be a serious problem in spite of his calls to the City of Toronto and meetings with Police Services. Mr. Reekie will be recommending that the area be designated a fire route, thereby making parking illegal.

Mr. Najak also stated that consideration should be given to adding additional visible pedestrian crosswalks on Marine Parade Drive. Mr. Reekie advised that it is a \$60 fine for obstructing a pedestrian crosswalk even if a legitimate parking receipt is visible in the vehicle.

Mr. Reekie asked when the five condominiums responsible for maintenance of Village Court would begin maintaining it, including landscaping, garbage and snow removal. Garbage was picked up in the Village Court during Clean Up Day, but the five corporations had a responsibility to maintain it on an ongoing basis, and the five condominiums could be faced with fines if the area becomes a public health issue.

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