

Humber Bay Shores Condominium Association

Summary Board of Directors Meeting April 4, 2017

This summary provides information on community activities and interests discussed during the April 4, 2017 Board of Directors meeting. It does not include administrative details and financial reports.

Present:	Don Henderson	Bal Harbour	President
	Jim Reekie		Vice President
	Laura Nash	Marina Del Rey Phase III	Secretary
	Joyce Luesink	Beyond the Sea Phase I	
	David White	Beyond the Sea, Star Tower	
	Heidi Scott	Explorer at Waterview	
	Kathy Winter	Grand Harbour A/B & Towns	
	Eleanor Sled-Kurrie	Grand Harbour C	
	John Petrie	Grenadier Landing	
	Bette Brooker	Hearthstone by The Bay	
	Toni Lisi	Marina Del Rey Phase I	
	John Cardoulis	Newport Beach	Director-at-Large
	Mary Hutcheon	Voyager II at Waterview	
	Jim Faichnie	Waterford	
	Sherali Najak	Waterscapes	
	Vladyslav Kostyuk	Westlake Tower 1	

and by invitation,

Sue Grimes	Recording Secretary, Broadmoor Meeting Services
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Regrets:	Stephanie Mahoney	Treasurer
	Dina Godinho	Lakeside Place
	Horst Richter	Marina Del Rey Phase II
	Mike Adamovich	Nautilus
	Jeremy Greenberg	Ocean Club
	Tom Arkay	Palace Pier
	TBD	Palace Place
	TBD	Voyager I

Prime Minister Trudeau's Visit to Etobicoke Lakeshore Riding – Transit Funding

Prime Minister Trudeau visited the riding on March 31 to announce the federal government's \$1.8 billion investment in the GO Transit Regional Express Rail Project in the Greater Golden Horseshoe area. The provincial government and City of Toronto will have jurisdiction over the locations for new stations or transit enhancements. MPP Milczyn and Councillor Grimes have affirmed their support for transit investment in the Humber Bay Shores/Park Lawn area.

Transit Reset Study and Master Transportation Plan

The City of Toronto is undertaking a Transit Reset Study (www.toronto.ca/waterfronttransit) spanning five zones from Brown's Line to Scarborough, one of which covers Long Branch to the Humber River.

HBSCA is an Advisory Member of the Reset Stakeholder Advisory Committee. Mr. Henderson attended the first meeting and Mr. Cardoulis attended the second meeting. The Committee has documented two important items:

- A commitment to establish an immediate dialogue with the new owners of the 27 acre Mr. Christie site to determine the feasibility of a new transit hub.
- City Council affirmed the immediate need for improved transit in the Humber Bay Shores area and requested that the Deputy City Manager report back by the end of September 2017 on the Waterfront Transit Reset Study's recommendations.

The City of Toronto's Master Transportation Plan will also specifically address the Park Lawn/ Lake Shore area.

HBSCA Communications and Transparency

HBSCA communication with condominium members includes:

- The Humber Happenings magazine for over 20 years, and more recently website, Facebook and Twitter have been the primary forms of communication to member residents.
- Directors are also responsible to provide the Summary of Minutes, as well as any information as determined at Board meetings to their respective Boards.
- Directors are requested to poll their respective Boards from time to time on specific issues.
- Member Boards are encouraged to publish the Summary of Minutes for residents.
- The Executive periodically attend member Condominium Board meetings.
- Bi-annual Meet and Greets are held for member Boards of Directors.
- Community Town Hall meetings have been held in the past and were very well attended; one on the subject of infrastructure, with City of Toronto planners, Metrolinx and Hydro in attendance, and a second one organized in collaboration with the Mimico Resident Association prior to the municipal election, to meet Ward 6 candidates in a debate-style forum.

Collaboration with Other Community Groups

The HBS Business Alliance, the idea of which was initiated by HBSCA, has applied for City of Toronto Business Improvement Area (BIA) status. There has also been recent community interest in establishing an HBS Resident/Ratepayers Association. Mr. Henderson encouraged all Directors to support these community efforts, and emphasized the need for unity and collaboration with respect to common interests, as all these projects are dependent upon the efforts of often over worked volunteers who are contributing to projects that enhance the HBS community, and would otherwise be left to chance.

Ontario Municipal Board (OMB) Review and Reform

Mr. Henderson attended the March 30, 2017 Mimico Resident Association meeting at which MPP Peter Milczyn was the guest speaker. Mr. Milczyn addressed the topic of OMB Review and Reform, and has introduced a draft Bill which could generate new OMB reform legislation by the end of 2017. If passed, the legislation would improve community input on development plans.

Architectural Community Resource Group (ACRG) Meeting – April 5, 2017

Several Board members have registered to attend the first meeting of the ACRG, and Friends of Humber Bay Park (FOHBP) will also be represented. The discussion topic for the April 5 meeting will be the Humber Bay Park East building project (pavilion).

The ACRG is the extension of the now completed Parks Master Plan Committee, of which HBSCA was an advisor. The pavilion project, for which \$7 million has been allocated, was put on hold following community

opposition to the Humber Bay Park East (HBPE) location. In view of the sizeable and increasing Humber Bay Shores tax base, HBSCA has supported the concept of a community centre and issued a poll in the Spring 2016 Humber Happenings which confirmed that although the majority did not support the proposed Humber Bay Park East location, they did favour re-purposing the Empire Group's Eau du Soleil Sales Centre.

Privately Owned Public Spaces (POPS)

The Winter 2017 issue of Humber Happenings included an article on POPS. In response to the Board's support for HBSCA to take a position POPS the Executive have developed a position statement which was included in the meeting package. No opposition to the draft position was expressed.

HBSCA Bylaws Review

The Executive will be reviewing HBSCA bylaws. Proposed revisions will be presented for Board approval at the the fall Annual General Meeting.

Need for Volunteers and Revenue Generation

A call for volunteers has been issued in the past six Humber Happenings publications. Later in the meeting Mr. Henderson advised that there had been no response. In addition to volunteer support, Mr. Henderson emphasized that increasing revenue was also an important element of a strong association.

No Left Turn from Westlake Metro Driveway to Lake Shore Blvd West

No left turn signs were installed on the south side of Lake Shore Blvd W. facing the Westlake Metro driveway. However, Omni Group, the developer who owns the driveway, advised Mr. Kostyuk that they will not remove the painted arrow until they receive a formal request from the City. Police Services has advised that drivers cannot be ticketed until the matter is resolved.

Mr. Reekie will contact the City of Toronto Traffic and Transportation Department and follow up with Mr. Kostyuk regarding:

- A request sent to Omni to remove the left turn arrow on the driveway exiting onto Lake Shore Blvd W.
- An additional request for permission from Omni for the City to install No Left Turn signs on the Stop sign posts located at the Omni driveway exit onto Lake Shore Blvd. W.

COMMITTEE REPORTS

Communications – Humber Happenings/Website, Police Liaison

Humber Happenings

Resident delivery of the Spring 2017 issue is expected in May. Several issues were discussed regarding delivery options, the sustainability of costs, and volunteer efforts. The Executive Committee will be developing the terms of reference for a committee to consider Humber Happenings sustainability issues.

Community Police Liaison Committee (CPLC) Division 22

A CPLC meeting has not been held since Mr. Cardoulis became a Committee member in December and he has received no response to emails inquiring about the status of the Committee. Mr. Reekie and Mr. Cardoulis will continue communication efforts in this regard.

Traffic and Transportation Committee

New Streetcar Tracks

The City Notice has been issued regarding new streetcar tracks along Lake Shore Blvd. West between

Humber Loop and Dwight Avenue. The work began a week early and the Humber Bay Shores portion of the work should be completed within two to three months.

Transit Reset Study

This Study was established to consolidate numerous studies that have been conducted on various areas along the waterfront from Long Branch to the Beach. Long Branch to the Humber River is one of the four quadrants in the Study. On behalf of HBSCA, Mr. Henderson attended the first meeting and Mr. Cardoulis attended the second. The first phase of the Study laid out all possible transit options, and the second phase, recently completed, refined the list of options.

Three ideas were originally considered for the Long Branch to Humber Quadrant; 1) LRT on the Queensway, 2) LRT along Lake Shore Blvd W., and 3) Enhanced streetcar service on Lake Shore Blvd. W. The following decisions were made:

- **Enhanced Streetcar Service:** Of the three options, enhanced streetcar service along Lake Shore Blvd. W. was chosen. Replacement of streetcar tracks in preparation for the new streetcars has begun.
- **Transit Hub:** A transit hub will be incorporated into the development plan for the Christie site. The City is actively negotiating with First Capital Realty who is also supportive of a transit hub, as are MPP Peter Milzycyn and MP James Maloney.

The transit hub will not include a Metrolinx Go station. Park Lawn was not included in the final list of Metrolinx Go Stops confirmed last year, as the cost to reconstruct the rail lines and bridges in the area was prohibitive. As a result, HBSCA Executive has begun advocating for the LRT line, which is planned for the adjoining quadrant leading east into the city, to begin at the Park Lawn transit hub, rather than Humber Loop or Roncesvalles, as the most effective way to connect Humber Bay Shores to the city.

Planning and Infrastructure Committee

Christie Property - Update

- The Christie property is still currently zoned for employment, however, First Capital Realty is appealing to the OMB to have the property rezoned as “regeneration” so that all parties can collaborate on a plan for mixed employment, retail, residential and possibly a community centre.
- First Capital Realty has submitted their application for a demolition permit.
- The “Mr. Christie” tower has been deemed part of the City’s heritage plan and will not be demolished, although the logo may be removed.

The 10 Principles that the City of Toronto affirmed for the Christie development site were published last year in one of the Humber Happenings issues which can be viewed on the HBCA website.

Humber Bay Shores Park Plan

A committee representing Humber Bay Shores during the HBS Park Study included Mr. Henderson, and several other members of the community. The City plan includes refurbishing the trails, building a bridge across the lagoon where the boat launch is located, and a slight reduction in parking. Recommendations were submitted, and the Study has been completed.

HBSCA Cycling Issues & Trail Committee

The Committee consists of a number of HBSCA Directors and other community members, and has a Facebook page.

Regarding the plan for the Multi-Use Trail, Mr. Henderson reported that the tendering process was completed in November, and City Parks staff have not yet honoured their promise to release the final plans

for review. The trail will be widened 2.5 metres and the Humber River and Mimico Creek bridges will be addressed. The Committee has advocated for the portion of the trail behind Marina Del Rey and Grand Harbour to be pedestrian-only zones, and for cyclists to be redirected to the Humber Bay Park West point.

Mr. Henderson read a proposed letter to be sent to Councillor Grimes regarding City Parks staff's evasive responses and which specifically identified the HBS community's concerns regarding the urgent need for the following signage along the Multi-Use Trail:

- 20 km maximum speed limit
- Yield to pedestrians
- Slower traffic to the side

The signage must be large enough to be read by high-speed cyclists, and identify that no part of the multi-use trail is exclusive to cyclists. The letter further advised that, should the redesign of the trail be delayed, temporary signage should be installed without delay.

HBSCA's position regarding the Multi-Use Trail is that:

- High-speed cyclists are a serious safety risk on the Multi-Use Trail, and do not belong in a community park.
- High-speed cyclists should be directed to main roads.

Privately Owned Public Spaces (POPS)

Mr. Cardoulis and Mr. Henderson have conducted research on POPS, a concept that the City of Toronto has embraced, with approximately 150 POPS installed to date, and increasingly installed within condominium development plans. Once the community council, in collaboration with the developer incorporate a POPS into the Section 37 funding agreement, and the developer, incorporates a POPS into the condominium corporation's Declaration, it becomes part of the condominium's common elements, and there is no recourse.

The Village Court, between The Firkin Pub and Eden Restaurant is one example of a POPS where five corporations are now responsible for the maintenance, security and liability of the space in perpetuity. POPS will be part of two other condominium developments currently under construction. A POPS survey in the last issue of Humber Happenings generated a weak response.

HBSCA Official Position on POPS

Directors were requested to review the proposed HBSCA position against POPS with their respective Boards and confirm their support for this position or offer another one.

If member Boards support the position, HBSCA would:

- Publish the position in the next Humber Happenings, or whatever communications vehicle HBSCA will be using.
- Forward the position document to the Mayor of Toronto, City Planners and City Councillors.
- Issue a Press Release

Empire Communities Request for Extended Hours

Empire Communities, the developer of Eau du Soleil which is currently under construction, has requested HBSCA support for their application recently submitted to Councillor Mark Grimes' office for permission to start work at 6:00 a.m. for the months of May to September for the next two years, which is one hour earlier than City bylaw requirements.

Directors unanimously opposed Empire Communities request for extended hours.

COMMUNITY EVENTS

Meet and Greet for HBSCA Member Boards of Directors – February 16, 2017 – Etobicoke Yacht Club

There was consensus among attendees and vendors that the event was a success, and various vendors have advised that they have been invited to provide proposals to HBSCA members who attended.

Clean Up Day – May 13, 2017

Clean Up Day is scheduled for Saturday, May 13. Mr. Cardoulis has developed a formal project plan, and reported that planning, including supplies and sponsorship, was well underway. The preliminary T-shirt design was shown to Directors. Clean Up Day details will be included in the next Humber Happenings, and flyers will be distributed to Directors for posting in their buildings. The Committee will also distribute flyers elsewhere in the community.

Farmers Market

The Market will have 30 to 32 vendors and will run Saturdays, from May 27 to October 7. Directors were invited to sign up as volunteers. As part Canada 150 celebrations, the Market will remain open on July 1st for the full day from 9 a.m. to 7:00 p.m.

Mr. Reekie will be attending an on-site meeting with Councillor Grimes and City Parks staff regarding moving the Farmers Market to the parking area south of where it has previously been situated. This change would move the Market away from standing water in the parking area that often interferes with placement of vendors, increase parking spaces and also make accessible parking available.

Waterfront Festival – August 11 and 12, 2017

The Festival will be a two-day event this year, beginning the evening of Friday, August 11 featuring a band, and then Saturday August 12 from 10 a.m. to 7 p.m. Applications will be reviewed from 60 vendors who have expressed interest in participating. Eden Restaurant will be celebrating their 10th anniversary with special promotions. Mr. Reekie will be meeting with Firkin on the Bay Pub on April 18 to encourage increased community participation.

Canada 150 Celebrations

Humber Bay was chosen as one of Toronto's four official sites for Canada 150 Celebrations. The Farmers Market will have extended hours on Saturday July 1st. The Spring Humber Happenings will include a City of Toronto request for volunteers for the event. An open house for volunteers will be held at Metro Hall. Bus staging will be organized along Marine Parade Drive at the end of the event to take participants back to public transit sites.

Children's Art Project - Signage

Last year's children's sign project, managed by Friends of Humber Bay Park, involved placing small wooden signs built by Mr. Henderson at his own cost and painted by local children, in various flower beds. The Board approved the \$200 cost to repeat the program this year.

REVIEW OF COMMON ISSUES

This agenda item provides a forum for member corporations to benefit from shared experiences, provide information on positive results from completed projects, and request input or recommendations on various matters. A wide variety of issues are discussed, including utility conservation measures, elevator issues, security matters, recommendations for contractors, addressing harassment concerns, to name a few. In the interest of open discussion on issues that are often confidential and sensitive in nature, discussion is not recorded. However, general and useful comments may be noted.

General Comments

Water Consumption: Even new toilets can have poor quality leaking flappers that can lead to higher water consumption.

Security: Portable cameras can be useful for specific areas of concern, and removed once the source of the problem is identified. Images of incidents such as break-ins captured on cameras can legally be posted on a corporation's internal website as a way to help identify the perpetrator.

Ms. Hutcheon, Voyager II, Waterview thanked Ms. Scott, Explorer at Waterview and Mr. Cardoulis, Newport Beach for their valuable input on an issue raised at the January HBSCA meeting.

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