

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

SUMMARY MEETING OF THE BOARD OF DIRECTORS January 17, 2017

A meeting of the Board of Directors of the Humber Bay Shores Condominium Association was held on Wednesday, January 17, 2017 at 2240 Lake Shore Boulevard West, Suite 227, Toronto, ON.

NEW REPRESENTATIVES and NEW MEMBERS

Mr. Henderson recognized new members Jeremy Greenberg, Ocean Club and Vlad Kostyuk, Westlake Tower 1, and new representatives Bette Brooker from Hearthstone, Eleanor Sled-Kurrie, Grand Harbour C and Heidi Scott, Explorer at Waterview.

GUEST PRESENTATIONS

Bells and Whistles Solutions – Ms. Lynn Harrison

The HBSCA Executive completed negotiations and entered into a two-year agreement with Bells and Whistles Solutions to provide HBSCA with a community merchandise and service savings program.

Through the HBSCA website, this value-added service will provide special offers and discounts exclusively for residents of HBSCA member condominiums. Some special offers will be from vendors with province-wide and national bases, but Ms. Harrison will also be soliciting participation from local merchants. Ms. Harrison encouraged support for the program because as participation increases, vendors will be motivated to improve their offers.

Preparation of the media kit is underway and there are already approximately 25 companies that could participate as soon as the program goes live.

The program will be introduced to residents in the next issue of Humber Happenings being mailed out mid-February, and will be posted on the HBSCA website at that time. Resident input will be encouraged, with the feedback and suggestions serving to assist Bells and Whistles in eventually customizing the program to meet the specific interests of the Humber Bay Shores community.

Ms. Harrison advised that she had previously developed the program for Ontario Teachers' Federation and that many other organizations used this type of program to encourage member engagement.

APPOINTMENT OF NEW REPRESENTATIVES

- Jerry Greenberg, Ocean Club (new member)
- Vladyslav Kostyuk, Westlake Tower 1 (new member)
- Bette Brooker, Hearthstone by the Bay
- Eleanor Sled-Kurrie, Grand Harbour C
- Heidi Scott, Explorer at Waterview

TOPICS OF COMMUNITY INTEREST

City of Toronto Multi-Use Trail – Planned Improvements

- The multi-use trail runs from Humber Bridge to just west of Mimico Creek Bridge. Following initial input, City planners have not followed through on their commitment to invite continuous HBSCA participation in the planning process.
- HBSCA has been advised that the Improvement Plans have not been available for review due to the tendering process.
- Bridge repairs and signage scheduled for completion by the end of 2016 did not occur.
- The trail was scheduled to be widened by 2.5 metres to accommodate pedestrian use by early 2017.
- Concerns will be expressed in the 2017 Winter Humber Happenings, under President's Update.
- On December 6, 2016 HBSCA executive met with Councillor Mark Grimes to express disappointment that City planners have not worked more closely with the community, specifically with respect to trail signage requested to address safety issues.
- On December 9, 2016 HBSCA executive met with MPP Peter Milczyn to ask the Province to regulate cycling speeds on trails. Mr. Milczyn may consider developing a private member's bill in this regard. Although bikes on roads are classified as a vehicle under the Highway and Traffic Act, there are no regulations for cycling on trails.

Master Transportation Plan (MTP) – Meetings

On November 24, 2016 and December 3, 2016 members of the executive attended public Master Transportation Planning Meetings organized to discuss ideas for improvements in the Park Lawn/ Lake Shore Blvd. W. area. The MTP Committee intends to tabulate community input for presentation at future public meetings planned for 2017, as a way to further discussions on these issues. Mr. Henderson emphasized the importance of everyone attending these meetings.

MPP Milczyn's Town Hall Meeting – Re: Ontario Municipal Board (OMB) Reform

On November 16, 2016 members of the HBSCA executive attended Peter Milczyn's Town Hall on Ontario Municipal Board (OMB) Reform, to reinforce the need for communities impacted by OMB decisions to be able to have their interests recognized in OMB decisions. The HBSCA expressed its concerns related to direct experience with building intensification approved without consideration of consequences related to traffic and transportation and other infrastructure issues, and despite opposition from the City and local community.

Mary Hutcheon, Voyager II asked for a report on the meeting with MPP Peter Milczyn regarding the OMB, and asked for clarification regarding HBSCA's position on the issues. Mr. Henderson advised that HBSCA's position has normally been specific to individual projects, and is primarily related to height and density and its impact on local traffic and infrastructure. With the City of Toronto receiving Section 37 funding for local infrastructure projects, including now POPS, the HBSCA tries to ensure that the local community benefits as much as possible from those funds.

Business Event at The Firkin

On December 8, 2016 Mr. Reekie and Mr. Henderson attended a local business event hosted by local real estate and bank representatives which offered an opportunity to meet business owners and new condominium buyers. Various presentations were made, including one by HBSCA, on the benefits of living in Humber Bay Shores.

Humber Happenings – 2017 Winter Issue

The 2017 Winter issue of Humber Happenings will be published mid-February. Mr. Henderson reminded everyone that residents who have a "No Junk Mail" designation on their mailbox do not receive Humber Happenings.

POPS (Privately Owned Public Spaces)

The Winter issue of Humber Happenings will include an article on POPS (Privately Owned Public Spaces), of which Village Court is an example. The policy allowed the City to pass on maintenance costs to the five bordering condominiums (2169 to 2173 Lake Shore Blvd W.) but still allowing public access to the space. The park becomes part of the City's parks inventory, and they still govern everything related to that park area, but they are able to abrogate their responsibility for maintenance costs even though the area is publicly accessible. The City is able to do this by passing the following amendment requiring developers to build the park space on their footprint, and pass it onto the condominium corporations' status certificates:

"The owner shall provide, at its own expense, a minimum area of 970 m2 of privately-owned publicly-accessible space (POPS) and public access easements to and over the POPS for members of the public. The public access easements are to be conveyed to the City for nominal consideration and are to be free and clear of all physical and title encumbrances. The owner shall own, operate, maintain and repair the POPS. The owner shall install and maintain a centralized sign, at its own expense, stating that members of the public shall be entitled to use the POPS from 6:00 a.m. to 12:01 a.m. 365 days of the year."

Mr. Reekie advised that POPS have been planned for Conservatory Group's Cove condominium, and for the Phantom Development's Jade condominium. The park area planned behind the Esso station as part of Empire's Eau du Soleil development may also be a POPS. Mr. Henderson and Mr. Reekie have met with the City and the developers to request HBSCA input into the design of the Jade and the Eau du Soleil parks.

A meeting about POPS was held in the HBSCA office, attended by the City of Toronto lawyer who prepares the amendments, City planners, including several members of the POPS directorate, and Councillor Mark Grimes.

Mr. Henderson advised that an article and survey will be published in the next Humber Happenings, and survey results will be tabulated before HBSCA takes a stronger stand on this issue.

Mr. Faichnie suggested that the Canadian Condominium Institute (CCI) be contacted for their input as it relates to liability issues, and the fact that developers are handing over Declarations to new Boards who have no input into their own Declarations.

Although it does not appear that the proliferation of POPS can be stopped, Mr. Faichnie suggested the HBSCA should contribute to a discussion concerning how POPS are managed to cover maintenance and liability issues, especially related to public access to private property. Mr. Faichnie volunteered to be on the adhoc POPS committee.

Mr. Henderson asked for a straw vote, to confirm whether there was enough support for HBSCA to pursue a position with respect to POPS. There was no opposition. Mr. Henderson encouraged Directors to raise the issues with their respective Boards, and the issue could also be raised at the February 16 Meet and Greet for member Boards of Directors.

Unfair Taxation

The POPS issue relates, to some degree, to the larger taxation issue faced by condominium owners who are charged disproportionately for services and often receive a weak response to needs for traffic and infrastructure upgrades resulting in, what Mr. Henderson referred to as, retrospective planning rather than prospective planning. It was noted that this topic was addressed in the 2016 Winter issue of Humber Happenings, which can be found on the HBSCA website.

Mary Hutcheon, Voyager II noted that at public meetings, the issue of the inequity in property tax had often been raised and Councillor Mark Grimes has stated that he did not agree that there was inequity.

Mr. Reekie noted that a fair taxes study was conducted a few years ago with the assistance of a University of Toronto student. An article in the Winter 2016 issue of Humber Happenings, available on the HBSCA website, summarized the study. HBSCA submitted the study in 2013 to the Ontario Government, and appealed for a review of taxation of condominiums during the development of the pending new Condominium Act.

Bette Brooker, Hearthstone-By-the-Sea reported that with the assistance of legal counsel, they have taken up a petition on taxation issues that were raised in this HBSCA article.

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

There will be over a dozen vendors and service providers attending the Meet and Greet for member Boards of Directors, including landscapers, LED lighting specialists, high-rise plumbers, Toronto Waste, the Toronto Fire Services, Climantetics, ServiceMaster, and resident-specific services such as Airport Taxi Limos.

Positions Filled by John Cardoulis, Newport Beach

Mr. Cardoulis has generously volunteered for the following positions:

- HBSCA Liaison to the Community Police Liaison Committee 22 Division.
- Chair of the Park Clean Up Committee.

HBSCA Website

Mr. Reekie reported that the website was being managed by a new website developer and is now more attractive and user-friendly. Blog activity is now an option and as discussed, the POPS survey will be uploaded in February. There are about 17 Humber Happenings issues uploaded on the site, as well as the Summary of Board Meetings. The HBSCA Facebook is also linked to the website.

Community Police Liaison Committee (CPLC) Division 22

Mr. Cardoulis applied to the CPLC, and has been invited to the Committee's next monthly meeting. Mr. Cardoulis will share information with HBSCA, and will convey to the CPLC any Board approved HBSCA positions on local matters. Any information pertinent to the community, such as the weekly Division 22 "Wanted" poster called Catch 22, will be posted on the HBSCA website.

Theft and Other Illegal Activities

Mr. Reekie and Mr. Henderson reported there have been car smash-and-grabs along Marine Parade Drive, local thefts of cars and locker storage items, as well as break-ins into townhomes. West and East Humber Bay Parks are also sites of illegal activities, and another Director reported that vehicles have been stolen from their multi-level underground garage.

Mr. Reekie advised that images of a thief caught on condominium security cameras can be posted onto the condominium's website. Mr. Henderson confirmed, based on experience with break-ins in his local office building, that the police are often able to identify the perpetrator and act on information the community shares with them. There was consensus that the community must be vigilant about these illegal activities, including watching for piggybacking into garages and reporting any suspicious activities. Mr. Reekie suggested that it may be useful to join a Neighbourhood Watch program.

Traffic and Transportation Committee

a. Advanced Green Light eastbound at Lake Shore Blvd West and Park Lawn.

Mr. Reekie advised that three Marina Del Rey residents stood at the intersection of Lake Shore Blvd. West and Park Lawn to record the timing of the advanced green light for eastbound traffic turning north onto Park Lawn, and reported that the timing of the light had been reduced to allow only three vehicles through the light instead of approximately nine in the past.

Mr. Reekie contacted City traffic planners and reported that this occurred when the City tried to synchronize all lights eastbound along Lake Shore Blvd. West between Park Lawn to Swansea. The timing of the advanced green light had now been returned to the previous timing.

b. Streetcar Light at Humber Loop

Mr. Reekie also advised that as the streetcar traffic light at the Humber Loop is activated to turn green by streetcars, now that buses are replacing the streetcars for the next year, the light will remain red, which will be a benefit to eastbound traffic.

c. Newport Beach Traffic Light

Mr. Reekie reported that accidents have occurred at the Newport Beach traffic light due to eastbound vehicles not noticing the traffic light as they round the corner. A large sign has now been installed on Lake Shore Blvd. West west of that corner to provide advance warning of the traffic light.

d. No Left Turns at Metro onto Eastbound Lake Shore Blvd. West

In late November, City Council approved no left turns from Metro onto eastbound Lake Shore Blvd. West. Signs are on order, and installation is expected in February. For the first two weeks following installation, drivers disobeying the signs will be given warnings, after which they will be fined \$150.

e. No Right Turn onto Marine Parade Drive Between 7 a.m. and 9 a.m.

The sign indicating no right turns from Lake Shore Blvd West (at Park Lawn) onto Marine Parade Drive during morning rush hour, will be illuminated.

f. Puddle on the North Side of Lake Shore Blvd. West

It was noted that the westbound lane of Lake Shore Blvd. West just west of Brookers Lane has been blocked off with pylons due to a large puddle. Residents can call the City of Toronto's 311 call centre, or email 311.ca with concerns. If complaints are not resolved, Mr. Reekie offered to assist.

Planning and Infrastructure Committee

a. Construction Update

Six buildings are currently under construction along Marine Parade Drive. Mr. Reekie reported that once these are completed, four more have been planned by Conservatory and Monarch. Mr. Reekie anticipates that disruption this summer will be less than previous years because construction will be above ground mostly involving cement trucks.

b. Meeting with First Capital Realty

Mr. Henderson reported that First Capital Realty, a retail anchored commercial realtor and the new owners of the Christie site, attended a meeting with HBSCA executive, Councillor Grimes, and City planners in the HBSCA office. HBSCA executive will make every effort to develop a strong relationship with the developer and planners in regards to this project and that, with support from MP Mahoney, MPP Milczyn, and Councillor Grimes, as well as survey-based community support, will be strongly advocating for the Christie site development to incorporate a transportation hub, including a GO stop.

Three years ago, HBSCA participated in a discussion group that included City planners and developers that resulted in agreement for 10 principles to be applied to the development site, and that First Capital Realty was aware of these principles. Information regarding the 10 principles has been published in Humber Happenings found on the HBSCA website.

Beautification Committee

Clean Up Day is scheduled for Saturday, May 13, 2017. Mr. Cardoulis reported that the Committee is in place and a sponsor has been secured for coffee and Timbits.

REVIEW OF COMMON ISSUES

This review includes some of the issues shared by member corporations that may be of interest to other corporations, or for which input was requested.

- Don Henderson, Bal Harbour reported graffiti in their small parkette, and that parking along Legion Road remained an issue.
- John Cardoulis, Newport Beach reported that the Corporation had a security survey conducted by a security company that he would highly recommend, and he would be pleased to provide the name if requested.
- John Petrie, Grenadier Landing reported that they have recently obtained three quotes for an LED lighting retrofit, and they were also undertaking installation of CO detectors.
- Mary Hutcheon, Voyager II at Waterview advised that they are having to replace Kitec plumbing hoses, which was a product developers used for a number of years, that no longer meets code and which begins to fail after about 10 to 12 years. Ms. Hutcheon requested an exchange of information with other condominiums who are dealing with the same issue. Heidi Scott, Explorer at Waterview offered to communicate with Ms. Hutcheon as they have completed this work.
- Vlad Kostyuk, Westlake Tower I advised that as a new building, most construction issues were currently being addressed under the Tarion warranty.
- Laura Nash, Marina Del Rey Phase III reported that Phase III was currently undergoing a corridor refurbishment. Mr. Henderson noted that HBSCA assisted Marina Del Rey (MDR) in expediting matters with the City related to the removal of trees that was part of last year's centre courtyard refurbishment.
- Heidi Scott, Explorer at Waterview asked for input from other Corporations regarding the best options for investing excess funds outside of the Reserve Fund, and whether the Corporations could work collectively, through HBSCA or otherwise, to optimize return on investment. Ms. Mahoney advised that there were restrictions on investments regardless of whether they were in the Operating account or Reserve Fund account, but optimal arrangements could be made with the assistance of the Corporation's property management company which, for Explorer, was Brookfield Condominium Services.

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