

## **HUMBER BAY SHORES CONDOMINIUM ASSOCIATION**

### **SUMMARY**

#### **MEETING OF THE BOARD OF DIRECTORS**

**February 29, 2016**

#### **Etobicoke-Lakeshore MP Mr. James Maloney – Meeting with HBSCA Directors**

Mr. Henderson welcomed Mr. Maloney to the meeting.

Mr. Maloney has been a resident of Etobicoke for 40 years, and has had a longstanding association with the HBSCA. Since elected to Parliament, he has been appointed to the Natural Resources Committee, and subsequently elected the Committee's Chair.

Mr. Maloney affirmed that one of his priorities during the campaign was public transit, especially in the Humber Bay Shores area. He likened the area's growth issues to taking a city of 25,000 residents, the size of Belleville, and dropping it within a three block radius with no change to roads or transit.

Mr. Maloney agreed that the approximately 26 acres of the Mr. Christie's property offers Humber Bay Shores a significant opportunity to plan development that will be in the best interests of the community. More condominiums are not an acceptable option. In this regard, Etobicoke – Lakeshore now has the unanimity of political will and support from all three levels of government: the City of Toronto being responsible for zoning, funding and transit (TTC), the Province responsible for transit (Metrolinx) and funding, and the Federal government committed to funding infrastructure needs. Mr. Maloney will be meeting with the President of Metrolinx on March 28 to impress upon him the importance of including this area in future Go transit expansion plans. Humber Bay Shores is currently on a list of 50 sites being considered for a Go station.

To further promote the needs of Humber Bay Shores, Mr. Maloney is developing a research package designed to convince all decision makers that support for Humber Bay Shores' urgent needs will be the most effective use of funds. The package will provide an historical background of the area, include demographic data drawn from several sources, including the reintroduced long form census; and will be developed in collaboration with both area City Councillors as well as MPP Peter Milczyn to include a record of previous communications from all constituent representatives regarding the needs of the community. Mr. Maloney will be submitting the package to the federal Minister of Infrastructure and Communities, the Premier of Ontario, the President of Metrolinx and anyone else who might have some input or influence in this regard.

Mr. Maloney also held a pre-budget consultation meeting last month at which he made submissions to the Minister of Finance, which included Humber Bay Shores' infrastructure funding needs.

Mr. Maloney then requested HBSCA support for his efforts, by coordinating a campaign to have each of the 23 member boards write a letter to reinforce that the entire community of potentially 25,000 residents are unanimous in their request for improved infrastructure and transit. In addition, Mr. Maloney could also assist the community in developing a petition to emphasize the community's engagement. Mr. Henderson suggested that the government representatives of all three levels of government develop a petition with an introduction supported by all the representatives.

There was discussion regarding areas for dispute that could preclude Park Lawn from being selected for a Go Station. A Park Lawn station might compromise the interests of users of the existing Mimico Go Station and Mr.

Henderson, Bal Harbour, advised later in the meeting that a Park Lawn Go station was in direct competition with a proposed Kipling station.

Mr. Reekie, Palace Place, emphasized that, in advance of the sale of the Mr. Christie site and before any decisions were made, all levels of government must make it a priority to acquire the land on one or both sides of the rail line necessary for Park Lawn Go station platforms, and recommended that this essential aspect of the planning process be clearly identified in the research package.

Mr. Owen, Grand Harbour C, emphasized that in view of the fact that the development of the Christie lands and a transportation hub had a realistic timeline of 10 years, discussion must also include a more immediate response to the community's infrastructure needs. Mr. Maloney advised that first year federal funding will focus on the City of Toronto's urgent below-the-surface infrastructure needs, but he would also be supporting Councillor Grimes in any way possible to increase transit options for HBSCA.

Ms. Lisi, Marina Del Rey Phase I, asked if actual photos of the traffic gridlock would be included in the research package. Mr. Maloney confirmed they would be.

Mr. Faichnie, Waterford, asked for clarification regarding which level of government would be best suited to take the lead on such a large, complex project such as the Christie site. Mr. Maloney advised that, in advance of his meeting with the President of Metrolinx, he will meet with local Councillors and MPP Peter Milczyn to confirm which aspects each level of government is capable of influencing, and then allocate responsibilities accordingly.

Mr. Reekie, Palace Place, asked Mr. Maloney for his position on C34, the Citizen Act. Mr. Maloney stated that charter of rights issues, budget and money bills, and campaign platform issues were all whipped votes so he assumed that, with C34 being part of the Liberal election platform, that he would be required to support the party position.

Mr. Owen, Grand Harbour C, asked whether Mr. Maloney, Mr. Milczyn, and Mr. Grimes have discussed how to reduce the pre-emptive powers of the Ontario Municipal Board. Mr. Maloney agreed that this would have to form part of a multi-level government strategic plan. There being no further questions, Mr. Maloney and Mr. Butler were thanked and they left the meeting at this time.

## **Executive Report**

A public Town Hall meeting was held on February 3, 2016 to discuss transit issues. Mr. Henderson was one of a number of people who spoke at the meeting to reaffirm the importance of planning a Metrolinx Go stop at Park Lawn.

Mr. Henderson, Bal Harbour, expressed a lack of confidence that Metrolinx is committed to a Park Lawn Go station in spite of the location currently listed on a preliminary short list. Humber Bay Shores Association efforts will have to work in harmony with the efforts of the political representatives to ensure that it remains on the list.

Regarding the high-speed transit cyclists issue, HBSCA has consistently advocated for Lake Shore Blvd. W. to be the corridor for these cyclists rather than Marine Parade Drive option the City is promoting.

Mr. Henderson, Bal Harbour, reported that a Palace Pier resident has volunteered to chair a Cycling Strategy Committee. Volunteers will be invited to work on the committee. In addition, the net issue of Humber Happenings will have an article on the topic, accompanied by photos of an accident last year that occurred on the multi-use path involving high-speed cyclists and that required an ambulance.

Mr. Henderson, Bal Harbour, reported that The Mimico Residents Association and the Mimico Business Improvement Association would be asking HBSCA for a letter of support for their position opposing renewal of The Storefront Humber lease. The issues with The Storefront, which sits in Amos Waites Park, relate to the parking lot being constantly filled with Storefront vehicles, as well as the fact that, in spite of The Storefront paying the City of Toronto \$1.00 annually for use of park property and supported by a \$5 million grant, local residents enjoying the swimming pool, the children's area and summer bandshell activities are not permitted use of The Storefront washrooms.

Although this matter falls outside the HBSCA geographical jurisdiction, Mr. Henderson, Bal Harbour, noted that it was important for local associations to support each other, and asked if there was any opposition to supporting the local associations' efforts in principle on this matter, pending Board review of the actual letter. There was none.

Mr. Henderson, Bal Harbour, also reported that he and Mr. Reekie, Palace Place, had party status and attended an Ontario Municipal Board hearing regarding a proposed Mystic Point development primarily to represent HBSCA interests in regard to the spillover impact of a 48 story development adjacent to Mystic Point that both the Mystic Point Condominium Association representing seven condominium corporations, and the City of Toronto were opposing. The Mystic Point Condominium Association has since withdrawn their party status and opposition. However, HBSCA will retain party status on this matter, pending further consultation with the City.

Mr. Henderson, Bal Harbour, reported that he and Mr. Reekie, Palace Place, had an on-site meeting with Councillor Grimes' Assistant and Bruce Clayton, Manager of Traffic Operations for the City of Toronto to observe the southbound Park Lawn traffic moving through the Lake Shore Blvd. W. intersection, with a view to determining possible remedies, including limiting traffic flow onto Marine Parade Drive. To discourage traffic from exiting the Gardiner onto southbound Park Lawn, the City intends to install an electronic board over the Gardiner near Kipling informing eastbound traffic of the morning travel times on the Gardiner into the city versus the longer Lake Shore Blvd W. commute

Mr. Henderson, Bal Harbour, and Mr. Reekie, Palace Place, met with the Nautilus Condominium Board of Directors and City staff regarding the need for improvements along Brookers Lane, specifically related to the poor state of the area on the west side of the roadway in front of Rabba. The City has agreed to install pavers and planters to address the muddy, poorly maintained areas.

Mr. Henderson, Bal Harbour, then reported on the community pavilion that was proposed at a recent public meeting and subsequently cancelled due to the significant level of opposition from the community at large. There was general Board consensus that the fact that HBSCA was not consulted regarding the proposed pavilion was regrettable, and Councillor Grimes' announcement on his website of the cancellation of the plan was potentially misleading, specifically the suggestion that HBSCA was opposed to the pavilion. In fact, the HBSCA was opposed to the location, and HBSCA's position, which will be published in the next Humber Happenings is to continue to support a community centre on the Eau de Soleil sales centre site.

Mr. Henderson, Bal Harbour, has been in discussion with the Humber Bay Discussion Group, and has made every effort to address their questions and concerns regarding the HBSCA structure and mandate, in the hope that all local groups can work together on common issues.

## Community Events

**Waterfront Festival:** The 5<sup>th</sup> annual Waterfront Festival will be held on August 6, 2016. Mr. Reekie, Palace Place, reported that planning was well underway. The location of the stage will be changed. Kathy Winter, Grand Harbour A & B, will be calling for volunteers for the event day.

**Farmers Market:** The market will be open on Saturdays beginning June 4 for twenty weeks. A graduate of Ryerson with related research and work experience will be hired to manage the market throughout the summer, but will also need support from HBSCA volunteers. Mr. Reekie, Palace Place, is in the process of finalizing a list of approximately 33 vendors for this year's market.

**Park Clean Up – 20<sup>th</sup> Anniversary:** The May 28 event is moving this year from Humber Bay Park West and Palace Place, to the Humber Bay Shores Park opposite Eden Restaurant. Tim Horton's will continue to sponsor coffee and Timbits, and water will be available. A special 20<sup>th</sup> anniversary T-shirt will be provided to clean-up volunteers. Local political representatives from all three levels of government have confirmed attendance, and Mayor Tory has also been invited.

**Golf Tournament:** The Golf Tournament has been scheduled for July 18 2016 at Markland Wood Golf Club and a flyer will be distributed within a couple of months. To encourage participation, other Board members expressed support for the suggestion from Ms. Godinko, Lakeside Place for some form of incentive for the corporation which registers the highest number of participants.

## Committee Reports

### Communications Committee

- **Humber Happenings:** Mr. Henderson, Bal Harbour, emphasized that the Humber Happenings was HBSCA's primary means of direct communication with the community. Due to a lack of volunteers to work on the magazine, a local resident was hired part-time to develop advertising sales, with a goal to moving Humber Happenings from a net expense to revenue neutral. The centre page for the next issue will be the HBSCA position statement on the community pavilion, from which survey questions will be generated.

Ms. Crewe, Hearthstone, has asked residents to give the copies of the magazine that they might otherwise discard, to the Concierge to be made available to those who have a no flyers red dot posted on their mailbox and therefore do not receive the magazine. Mr. Henderson, Bal Harbour, agreed that all corporations should make this request. As well, the number of owners determines the number of magazines issued for each corporation and, unfortunately, Canada Post likely discards any copies that are not deliverable because of the red dot.

- **HBSCA Website:** Mr. Reekie, Palace Pier reported 800 to 1,200 hits on the HBSCA website monthly, with the number continually increasing. Directors were encouraged to promote the website to their residents, and to encourage them to follow the HBSCA Facebook page which currently has 1,000 followers. The local resident recently hired to work on Humber Happenings will also be responsible for increasing HBSCA activity on Facebook and Twitter.

Mr. Henderson, Bal Harbour, also reminded Directors that HBSCA communicates to member Boards through the distribution of the Summary of the Minutes of these quarterly HBSCA Board meetings, and Directors should ensure that they are always distributed to their entire Board, as well as making them available to residents.

Ms. Crewe, Hearthstone, invited Mr. Henderson, Bal Harbour and Mr. Reekie, Palace Place, to meet the Hearthstone residents and review with them the activities and the positive contribution HBSCA is making to the community.

## **Traffic and Transportation Committee**

To discourage traffic from Marine Parade Drive turning east onto the one –way west only Waterfront Drive, the City’s Traffic Department will be installing a nine foot concrete nose extending from the south curb to block wrong way traffic. Also at that intersection, crosswalk markings will be painted across Waterfront Drive and Marine Parade Drive.

Mr. Reekie, Palace Place, and Mr. Henderson, Bal Harbour, also spent some time at the Park Lawn and Lake Shore Blvd W intersection monitoring traffic use of the merging lane running eastbound in front of the Esso Station. Blocking that lane with a City of Toronto maintenance vehicle appeared to streamline the traffic flow to some extent, which supports the idea of permanently blocking that merging lane.

Mr. Reekie, Palace Place, advised that another option discussed was to post signage on the north side of Lake Shore Blvd W at Park Lawn to indicate local traffic only on Marine Parade Drive between 7 a.m. and 9 a.m. Monday to Friday. There was consensus that this may not be viable, in view of the fact that one of the Park Lawn Road lanes is currently a through lane to Marine Parade Drive.

Mr. Reekie. Palace Place reported that 47 per cent of the traffic, or approximately 980 vehicles moving through Humber Bay Shores in a two hour morning period, originate from the Gardiner Expressway, and he expressed regret that the City chose to make Park Lawn Road four lanes instead of three, thereby encouraging traffic through the area.

The Traffic Planning Department reviewed and turned down the HBSCA request to block the exit from the Gardiner onto Park Lawn Rd during morning rush hour. However, the HBSCA Traffic and Transportation Committee will continue to work with Councillor Grimes to have this decision overturned. Mr. Reekie noted that adjusting traffic lights to slow the traffic flow into the community from the Gardiner was also an option.

It was reported that studies conducted several years ago confirmed that traffic gridlock between Hwy 427 and the Humber River resulted in the worst air quality readings in the Greater Toronto Area.

## **Planning and Infrastructure Committee**

There was further discussion concerning the recent events regarding the proposed park pavilion that was recently cancelled. Mr. Henderson, Bal Harbour, confirmed that the Section 37 funds allocated for the pavilion were not lost with the cancellation of the pavilion, and would be available to fund other projects in the Humber Bay Shores area. Mr. Fachnie, Waterford, suggested that the \$4.4 million cost estimated by the City to upgrade the existing 6,000 square foot Eau de Soleil Sales Centre would not be money well spent and, if anything, a new building could be built at significantly lower cost.

Mr. Owen, Grand Harbour C, was sympathetic with the community response that the proposed pavilion was a larger scale building than appropriate for the location, and he regretted the lack of discussion in advance of the meeting that might have resulted in a building more suitable for the location. Mr. Owen accepted the HBSCA Position Statement that supported taking a step back to consider alternatives that would best serve the needs of the community.

Mr. Henderson, Bal Harbour, reminded the Board that the HBSCA represents the HBSCA member Boards of Directors, and each HBSCA Director is responsible to poll their corporation’s Board of Directors, as well as the Owners within their corporation, on community issues under discussion to ensure that HBSCA actions and position statements accurately represent the community at large.

Regrettably, there has been no budget for the past 20 years for proper Humber Bay park maintenance. Mr. Reekie, Palace Place, reaffirmed that HBSCA representatives who meet with City planners will continue to

emphasize the need for long term funding for park maintenance and renewal, and will reaffirm with Councillor Grimes and City planners that park renewal around the pond must not be compromised, in spite of the recent cancellation of the proposed pavilion at that site.

### **Beautification Committee**

Mr. Reekie, Palace Place, reported on parkettes planned as part of the condominium developments currently under construction:

- The City of Toronto Parks and Recreation Department want to be involved in the development of Phantom Development's Jade park, in spite of the fact that Jade owners, and not the City will own the park. The park is being developed on a concrete platform already installed by the developer, which will restrict the allowable weight for soil and landscaping.
- HBSCA has been involved in the planning of the Eau de Soleil Park. Final designs will be influenced by pending decisions regarding the park as a potential site for a community centre.

Mr. Rogers, Waterford, asked if the parkette designs would tie in with the natural ecosystem of the lakefront. Mr. Henderson, Bal Harbour, reported that HBSCA representatives have been collaborating with the Toronto and Region Conservation Authority and the City of Toronto regarding the Humber Bay Park Master Plan between the Mimico Bridge and the Humber River Bridge. In addition to landscape renewal sensitive to the local ecosystem, one element of the plan is to replace some existing landscaping with plantings that will not grow so high that they block the beautiful lake view.

### **Old Business / New Business**

Ms. Crewe, Hearthstone, requested that brighter lighting be installed along the multiuse trail, as well as in front of the Town Square beside Eden. Ms. Lisi, Marina Del Rey, also made a request to enhance the lighting along the stretch of the path immediately west of the Mimico Bridge.

### **Review of Common Issues**

Mr. Henderson noted Bal Harbour's ongoing concerns regarding parking issues along Legion Road, as well as a blind spot at the traffic light turning left from Legion Road onto Lake Shore Blvd. W.

Ms. Lisi, Marina Del Rey Phase I, noted that recent work to clear local storm drains would hopefully eliminate the occurrence of flooding during heavy rainfall on Lake Shore Blvd. W in front of Marina Del Rey.

Mr. Rogers reported that the Waterford was engaged in a lawsuit with ThyssenKrupp related to elevator service issues. Mr. Henderson confirmed that this has been an ongoing issue with many condominiums in the area, and invited Mr. Rogers to review past meeting minutes that report on ThyssenKrupp's attendance at an HBSCA Board meeting. Mr. Faichnie confirmed that this was a significant issue while he was on the Waterford Board, and he had shared any relevant HBSCA information with the Property Manager.

Ms. Godinko, Lakeside Place, reported that Technical Safety and Standards Authority (TSSA) legislation is being introduced in a month removing the right for a contractor to install a proprietary micro chip in the elevator system.

Ms. Knight, Grenadier Landing, noted that a couple of times a day the TTC bus stops and idles for lengthy periods at the bus stop in front of Rocco's. Mr. Fachnie, Waterford, advised that HBSCA fought years ago to get that bus stop and then a shelter for it, and now may have to address issues related it.

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