

## Humber Bay Shores Condominium Association

### Summary Board of Directors Meeting October 17, 2017

This summary provides information on community activities and interests discussed during the October 17, 2017 Board of Directors meeting. It does not include administrative details and financial reports.

|                 |                     |                            |                |
|-----------------|---------------------|----------------------------|----------------|
| <b>Present:</b> | Don Henderson       | Bal Harbour                | President      |
|                 | Jim Reekie          |                            | Vice President |
|                 | Stephanie Mahoney   |                            | Treasurer      |
|                 | Laura Nash          | Marina Del Rey Phase III   | Secretary      |
|                 | David White         | Beyond the Sea, Star Tower |                |
|                 | Joyce Luesink       | Beyond the Sea Phase I     |                |
|                 | Heidi Scott         | Explorer at Waterview      |                |
|                 | Kathy Winter        | Grand Harbour A/B & Towns  |                |
|                 | Eleanor Sled-Kurrie | Grand Harbour C            |                |
|                 | Bette Brooker       | Hearthstone by The Bay     |                |
|                 | David Adolph        | Marina Del Rey Phase I     |                |
|                 | Tom Killeen         | Marina Del Rey Phase II    |                |
|                 | John Cardoulis      | Newport Beach              |                |
|                 | Tom Arkay           | Palace Pier                |                |
|                 | Mary Hutcheon       | Voyager II at Waterview    |                |
|                 | Sherali Najak       | Waterscapes                |                |
|                 | Jim Faichnie        | Waterford                  |                |
|                 | Vladyslav Kostyuk   | Westlake Tower I           |                |

and by invitation,

|                   |   |
|-------------------|---|
| Alicia Kunz       | Vice President of Development, First Capital Realty |
| Cameron MacKinnon | First Capital Realty                                |
| Sue Grimes        | Recording Secretary, Broadmoor Meeting Services     |

|                 |                  |                   |
|-----------------|------------------|-------------------|
| <b>Regrets:</b> | John Petrie      | Grenadier Landing |
|                 | Jeremy Greenberg | Ocean Club        |
|                 | Jim Simone       | Nautilus          |
|                 | TBD              | Lakeside Place    |
|                 | TBD              | Palace Place      |
|                 | TBD              | Voyager I         |

#### First Capital Realty Presentation

The following are the highlights of the PowerPoint presentation by the representatives of First Capital Realty who are the new owners of the Christie site.

- First Capital Realty (FCR) is one of Canada's largest owners, developers and managers of grocery anchored, retail-focused urban properties, with 160 properties across Canada, 44 of which are in the Greater Toronto area.

- Head office is in Liberty Village, Toronto.
- Approximately 25 million sq. ft. of gross leasable area, and a total enterprise value of \$9.1 billion.
- Sustainability is a core pillar of FCR's vision. All buildings are LEED (Leadership in Energy and Environmental Design) certified.
- The FCR Public Arts Program facilitates public art competitions. There are 24 public art installations across their portfolio.
- Tenant mix is strategic and broadly diversified, including grocery, retailers, restaurants, professional and medical services, fitness, daycare and entertainment.
- Locations in Toronto include Yorkville Village (formally Hazelton Lanes) as well as other planned developments in that area, retail and residential developments in Liberty Village, and a development on King St. W which will include family-sized rental units.
- Future developments include One Bloor East, Leaside Village, and 3080 Yonge St. (at Lawrence Ave.) which has involved working with the TTC to redesign the existing Lawrence subway stop to incorporate it into the development.
- Other large developments include Mount Royal Village in Calgary, and Shops at New West in Westminster, British Columbia.
- Recently been working intensely with the City of Toronto, Metrolinx and SmartTrack on development adjacent to the proposed SmartTracks station, to create as much connectivity as possible for Liberty Village.
- FCR has been successfully working with Liberty Village Residents Associations, local Business Improvement Associations (BIAs) and cyclist groups to lobby the City to incorporate into their plans a King Liberty Pedestrian/Cyclist bridge over King St. to link paths north of King St. FCR has incorporated a path into their development to provide a link to the bridge.
- FCR was a very vocal opponent of the proposed Exhibition Place casino, believing that it would be detrimental to the Liberty Village neighbourhood.
- The Christie site is currently zoned Employment, however FCR envisions a complete mixed-use community.
- Currently, awaiting a decision on Ontario Municipal Board (OMB) appeals filed by the previous owner.
- FCR will embrace a consultative process with the City and the community, and envisions that redevelopment of the Christie site will create opportunities to address community needs.
- FCR has stated publicly that they are prepared to donate land to develop a mobility hub on the site.
- Intention to assign heritage designation to the Christie water tower.

Having completed the presentation, Ms. Kunz invited questions.

In response to questions about the OMB appeals, Ms. Kunz confirmed that the appeals, which involve changing the land use from employment, came with the purchase of the property, and is a long process. FCR's goal will be to convince Metrolinx to re-evaluate the decision made in December 2016 not to install a Go Stop at Park Lawn.

FCR has been participating in the studies for the Waterfront Transit Reset and the Master Transportation Plan. Ms. Kunz confirmed that the Christie site design plan will be cycle and pedestrian friendly.

Ms. Hutcheon stated that, although she did not support additional residential development, provisions for affordable housing would be acceptable. Ms. Hutcheon also hoped that the green spaces would be incorporated into the plan. Ms. Kunz confirmed that the plan would include some green space.

Mr. Najak asked what had attracted FCR to the Christie site and if they were concerned about traffic congestion. Ms. Kunz stated that FCR was very cognizant of the current traffic issues and any plans would have to address traffic. FCR consider the Christie site an optimal location for something very significant and they hope to deliver a true mixed-use "crown jewel of a property".

Mr. Cardoulis asked if FCR had a template for obtaining community input. Mr. MacKinnon stated that the City may impose a framework for consultation, and agreed that reaching out to the public early in the planning stage is in the best interest of the community and of FCR. They have engaged Urban Strategies in this regard, who have been involved in a number of high profile, community involved development processes.

In view of the obstacles presented by the OMB appeals, Mr. Cardoulis asked how the community could participate constructively in helping move the process forward. Mr. MacKinnon would advise the community if opportunities arose, however the City has yet to make some fundamental decisions on how they want to address a large number of similar appeals across the City, and this stage of the process does not include public involvement.

Mr. Faichnie asked for an update on the demolition process. Ms. Kunz advised that currently metals and other materials are being salvaged from all the equipment left behind. Demolition will occur west to east over three to four months, with some environmental work required around a small on-site fueling centre for trucks. Some of the building will be crushed with the aggregate remaining on site for later use. FCR will be working with the demolition contractor to ensure that the work is done as quietly and efficiently as possible.

Ms. Scott asked what plans would be made to manage water flow through the property and south to the waterfront. Ms. Kunz stated that throughout the planning stages, engineers would be hired to address these types of issues and ensure that City codes and regulations are met, which will include a requirement for slow water release.

There being no further questions, Ms. Kunz and Mr. MacKinnon were thanked, and they left the meeting at this time.

Mr. Henderson emphasized the importance for the new Board to ensure HBSCA representation for the Christie site OMB hearings, and acknowledged the efforts of all past HBSCA Presidents, including Jim Reekie who is a returning President, and volunteers who had the vision to pool together the resources of all the condominiums in the interest of improving the community.

### **Communications/Outreach**

#### **Humber Happenings**

The next issue of Humber Happenings is nearing completion and will include a full-page advertisement from First Capital Realty. Steps have been taken to mitigate the deficit through direct delivery of the magazine and through the grant process. The new publisher will be largely responsible for new ads for which they receive a percentage of fees, leaving HBSCA with 55% to 75% of the fee. If HBSCA obtains the ad directly, the full value of the fee will belong to HBSCA.

Mr. Henderson emphasized the importance for HBSCA, which he believes could be the largest condominium association in Canada, to continue to provide Board-approved position statements in Humber Happenings, and to generate and publish the results of survey questions. Previous position statements and survey results have related to Legion Road, Gardiner exit to Park Lawn, a proposed community centre, and the Master Transportation Plan. Community consensus in support of HBSCA positions is a definite advantage when presenting to different levels of government.

As he transitions out of work on Humber Happenings, Mr. Henderson will be mentoring a couple of new volunteers. Mr. Reekie also noted that new, younger volunteers are also working on the Facebook page and other social media.

### **Social Media**

This year, Facebook was used for a broader, successful promotion of the Farmers Market and Waterfront

Festival by targeting a three-kilometer area and, closer to event dates, a five-kilometer area around 58 Marine Parade Drive, resulting in approximately 120 to 200 new followers of the HBSCA website and Facebook page. Events were also promoted on Twitter.

### **Division 22 Police Liaison Committee**

Mr. Cardoulis expressed disappointment with the Division 22 Community Police Liaison Committee's lack of outreach. In spite of these challenges, Mr. Cardoulis has worked to keep the community apprised of some policing issues on the HBSCA and the Humber Bay Discussion Facebook pages, and will continue to work to improve community education about a range of issues in the area.

Mr. Reekie advised that HBSCA executive have been working closely with the management of Firkin on the Bay and Eden Restaurant concerning illegal activities that may be occurring within or around the restaurants. The restaurants are cooperating and any evidence, including video, is turned over to the police, resulting in an apparent reduction of related issues. In addition, Firkin has banned some people from their property, and is planning to follow Eden's lead to close earlier.

Although Division 22 has a Neighbourhood Watch program, Mr. Reekie emphasized that a Watch program would require a lot more participation from residents than presently occurs. Anyone suspecting a vehicle is owned by someone conducting illegal activities should submit a photo of the license plate to the police.

Mr. Cardoulis also suggested that HBSCA representatives could request that their property managers prepare a contact list of all local emergency numbers with details outlining when it is appropriate to call the specific numbers. Mr. White noted that new buildings are easy targets for illegal activities while the Board and Management are busy getting organized.

In response to a question from Ms. Hutcheon, Mr. Reekie advised that car thefts have not been a significant problem in the community.

### **Traffic and Transportation**

A Traffic and Transportation meeting was held last month and HBSCA has been represented as a strategic stakeholder on the Waterfront Transit Reset Plan which is ready to go to City Council. A couple of weeks ago the Transit Reset project team held a public meeting at the Assembly Hall to present the Plan.

Mr. Reekie confirmed that if a Go Stop was not established for Humber Bay Shores, the Toronto Transportation Master Plan has incorporated a bus to the Mimico Go Station. HBSCA has also re-activated discussion regarding a shuttle bus to the Go Station or extending the Royal York 76 bus route, which would add 8 to 11 minutes to the route to bring it around Marina Parade Drive and west along Lake Shore and up Mimico to the Go Station at Royal York.

### **Meet and Greet – TTC Chair Andy Byford – November 16, 2017**

A Meet and Greet with Andy Byford, head of TTC, has been scheduled for November 16 from 5:00 to 7:00 p.m. The location has not been confirmed. A flyer will be issued to all member buildings. It was noted that streamlining fares would be a good discussion item at this meeting.

### **Planning and Infrastructure**

HBSCA has input into the two parkettes planned for the community; one at Jade which will be a Privately Owned Public Space (POPS), and one at Eau du Soleil which will likely not be a POPS.

Ms. Scott raised the problem of water pooling this summer on the Village Court. Mr. Reekie confirmed that the Eau du Soleil park plan will address drainage and that City Council minutes state that HBSCA will have input into the design of that park. Mr. Reekie also reported that a City report on sewers in the area, along with

HBSCA lobbying for improvements and upgrades, has resulted in some improvements in recent years. However, although HBSCA requested that 36-inch sewer pipes be installed along Park Lawn, the City installed 24-inch pipes, advising that larger sewers would be installed when deemed necessary.

Mr. Henderson had personally sued the City for negligence that resulted in flooding on Lake Shore Blvd. W. in front of Marina Del Rey and over to Mimico. The flooding affected residential and commercial buildings, one of which he owned, and Mr. Henderson won the lawsuit which prompted sewer upgrades. Mr. Henderson suggested that the five condominiums responsible for Village Court POPS investigate whether negligence related to City planning was involved, and HBSCA could assist if necessary.

Councillor Grimes had assisted in the past with a City response when sewers overflowed along Palace Pier Court leading to the lake, flooding portions of the Palace Place garage. Camera scopes had confirmed that the sewers were blocked, which proved to be the same problem at Lake Shore Blvd W. and Legion Rd., and flooding has not occurred in either locations since the pipes were repaired. Mr. Reekie suggested that Village Court may have the same problem, and emphasized that the condominiums responsible for Village Court have to take the initiative to investigate.

### **Beautification**

HBSCA has requested that the pond in Jean Augustine Park be replaced with a water feature similar to one installed near Humbertown. A City Parks proposal is pending.

### **Review of Common Issues**

This agenda item provides a forum for member corporations to benefit from shared experiences, provide information on results from completed projects, or request input or recommendations on a variety of issues, with further discussion between Directors sometimes carried offline. In the interest of open discussion on issues that may be confidential or sensitive in nature, reporting of discussions is limited to comments that may be broadly useful.

Ms. Luesink, Beyond the Sea Phase I, reported that the entire Beyond the Sea complex is undergoing garage resurfacing.

Ms. Scott, Explorer at Waterview, reported that their garage was being waterproofed in four phases, beginning with Visitor Parking this year, and P1, P2 and P3 completed in consecutive years during the summer months. Refurbishment of the hallways and the Kitec plumbing project are ongoing.

Mr. Cardoulis, Newport Beach, reported that the elevator lobbies on the parking floors were retiled and would be pleased to provide the name of the contractor. Newport has changed security companies to Pennine Security beginning November 1.

Mr. Najak, Waterscapes, has changed security companies to GuardaWorld. The illegal parking problem behind Waterscapes on Annie Craig Dr. remains an issue. However, Mr. Reekie reported that Monarch/Mattamy has finally made an application to Fire Services to register Annie Craig Dr. west of Brookers Lane to the construction site, as a fire route. Illegal parking would result in a \$240 ticket and towing.

Mr. Faichnie provided an update on the major hydro transformer issues Waterford and Nautilus experienced in 2012/2013 that caused costly damage to mechanical equipment, including elevators. It appears that Hydro's plans for the Humber Bay Shores area were inadequate and, following a lengthy process involving insurance adjusters, investigators and forensic scientists, Waterford and Nautilus recently filed a lawsuit against Hydro. Service has improved since 2013, as Hydro has installed a third feeder line for Waterford and Nautilus and some stations have been upgraded.

Mr. White, Beyond the Sea Star Tower, reported ongoing problems with ThyssenKrupp elevator service, and a lawsuit is being considered. Mr. Henderson noted that the President and Vice President of ThyssenKrupp attended an HBSCA meeting, and this could be arranged again.

Ms. Hutcheon, Voyager II at Waterview, reported they have changed security companies to GuardaWorld.

Ms. Sled-Kurrie, Grand Harbour C, advised that thanks to the information provided by Marina Del Rey representatives, they have begun negotiating with Rogers for bulk TV. Ms. Sled-Kurrie thanked Marina Del Rey for their input, as prior to Marina Del Rey's information, Grand Harbour was led to believe that Rogers was no longer offering bulk TV. Ms. Sled-Kurrie also reported that Grand Harbour has also changed security companies to Pennine Security.

Ms. Winter, Grand Harbour A/B & Towns, reported that their garage resurfacing is completed.

**Mr. Henderson Stepping Down as President**

On behalf of the Board, Mr. Reekie thanked Mr. Henderson for his many years of service, and presented him with a token of appreciation. Applause followed. Mr. Henderson will remain on the Board as Representative of Bal Harbour

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