

Humber Bay Shores Condominium Association

Summary Board of Directors Meeting January 24, 2018

This summary provides information on community activities and interests discussed during the January 24, 2018 Board of Directors meeting. It does not include administrative details and financial reports.

Present:	Jim Reekie		President
	Joyce Luesink	Beyond the Sea Phase I	Vice President
	Laura Nash		Secretary
	Don Henderson	Bal Harbour	Director
	Wendy Burggraf	Beyond the Sea, Star Tower (sub for David White)	
	Kathy Winter	Grand Harbour A/B & Towns	Director-at-Large
	Bette Brooker	Hearthstone by The Bay	Director
	Dina Godinho	Lakeside Place	Director
	Ron Ross	Marina Del Rey Phase III	Director
	Jim Simone	Nautilus	Director
	John Cardoulis	Newport Beach	Director
	Tom Arkay	Palace Pier	Director-at-Large
	Gina DeLorenzi	Waterscapes	Director
	Mary Hutcheon	Voyager II at Waterview	Director

and by invitation,

Armand Conant	Partner, Shibley Righton LLP
Peter Milczyn	MPP Etobicoke-Lakeshore
Sue Grimes	Recording Secretary, Broadmoor Meeting Services

Regrets:	Stephanie Mahoney		Treasurer
	Heidi Scott	Explorer at Waterview	Director
	John Petrie	Grenadier Landing	Director
	Eleanor Sled-Kurrie	Grand Harbour C	Director
	Jeremy Greenberg	Ocean Club	Director-at-Large
	Jim Faichnie	Waterford	Director
	Vladyslav Kostyuk	Westlake Tower I	Director
	Ron Anderson	Palace Place	Director

TOPICS OF COMMUNITY INTEREST

Presentation – Armand Conant, Partner Shibley Righton LLP

Mr. Conant, head of the Department of Condo Law at Shibley Righton, was invited to speak briefly on the changes to the *Condominium Act, 1998*. Mr. Conant has been involved in condominium industry reforms for many years, and noted that he had also drafted the first HBSCA by-laws.

Since December 2015 when the *Condominium Act* reforms were passed at royal assent, the government has been working on the regulations that would have to be passed to make them law, some of which were passed in

November 2017 including matters relating to condominium corporation governance such as new communication forms to owners, mandatory education and disclosures for Directors, as well as requirements for condominium managers to be licensed.

Mr. Conant provided some background to the development of legislation that led to the newly formed Condominium Authority of Ontario (CAO) launched by the Government of Ontario in September 2017 as a regulatory body completely independent of government, funded by condominium owners, to which all condominium corporations must be registered. Mr. Conant explained that the goal of the CAO was to provide education, information and facilitation for owners, directors, and purchasers of condominiums.

Phase 1 of the amendments to the *Condominium Act, 1998* and the *Condominium Management Services Act, 2015* have become law, which includes licensing of condominium managers, mandatory training of directors, new reforms relating to communications to owners, along with the launch of the Condominium Authority Tribunal (CAT) developed to provide an online dispute resolution mechanism, for now to address disputes relating only to s.55, Access to Records. CAT is already proving to be very successful and will be expanding to cover other disputes in the future.

Beginning March 1, 2018 condominiums will also have to begin filing an annual return.

Mr. Conant noted that simple requests for core corporation records, such as minutes of board meetings would not necessarily require the new formal request forms, and could be submitted by an owner and fulfilled by property management in a more informal manner.

Mr. Cardoulis expressed disappointment that the new CAO website has been a disaster to navigate. As a member of the CAO Board, Mr. Conant confirmed that the Board was aware of, and was currently working on these glitches.

Presentation – Peter Milzyn, MPP Etobicoke-Lakeshore

Mr. Milzyn was invited to the meeting to address questions from the Board. Mr. Milzyn, who is a lifelong resident of Etobicoke, is currently the Minister of Housing and the Minister responsible for the Poverty Reduction Strategy. In 1996, when, Grand Harbour, Marina Del Rey, Palace Pier and Palace Place were the only condominiums in the area, Mr. Milzyn, as a City Councillor, suggested that the condominium boards develop a ratepayers' association, which was the beginning of the development of the HBSCA.

Mr. Milzyn was Chair of City of Toronto's Planning and Growth Management Committee in 2013, when the Mr. Christie plant closed its doors at Park Lawn and Lake Shore Blvd. West, and when the Committee recommended that the City of Toronto launch a Transportation Master Plan. Mr. Milzyn moved a Committee motion at that time, asking City staff to investigate the potential for a Go train station at Park Lawn, and he is currently optimistic about a transportation hub at the Christie site noting, however, that along with retail and residential development, a strong economic case for a stop would also require office or other employment opportunities in the plans. At the very minimum, Mr. Milzyn feels strongly that the site would have to integrate streetcar, bus and potential LRT interaction, and include service directly to the Mimico Go Station.

Some Directors expressed concerns regarding the current proposed bus service route to the Mimico station, as it would not include service to condominiums east of Park Lawn. Mr. Milzyn stated he would be pleased to raise the matter with Councillor Grimes.

In response to another concern, Mr. Milzyn confirmed there was no plan to close the Mimico Go station if a Park Lawn station was approved. In fact, the Mimico station is scheduled to be upgraded to become fully accessible. Mr. Milzyn noted that having two Go stops so close together could be addressed by staggering scheduled train stops at the two locations.

Mr. Milzyn confirmed that recent *Condominium Act* amendments were designed to reinforce consumer protection in an industry that had been poorly regulated, and to streamline dispute resolution which had previously been a costly endeavour involving lawyers and courts.

Mr. Reekie expressed concern about the impact of the minimum wage increase on local small business. Mr. Milzyn acknowledged there would be a greater impact on small businesses, and it could be debated whether the increase should have started earlier and phased in. However, the decision had to be made to address the one million people in Ontario who have not been able to make ends meet on minimum wage. Mr. Milzyn noted that government actions to alleviate the impact on businesses has included easing some of the requirements around workers compensation premiums, lowering the small business corporate tax rate, and providing assistance to hire first time employees. He noted that the extra money earned from a higher minimum wage would be spent, which would support businesses and the economy.

Mr. Milzyn also noted that the Ontario government has made further efforts to make life more affordable for Ontarians by providing free tuition to 250,000, or one third of post-secondary students, in addition to fee reductions to hundreds of thousands of others. Prescriptions for those under 25 are now free. Mr. Milzyn stated, however, that the ultimate goal would be the development of a national pharmacare program for everyone, which would significantly lower Canadian expenditures on drugs.

There was discussion regarding reasons for manufacturing such as Mr. Christie and Campbell's moving out of the area. Mr. Milzyn noted that the Trans Pacific Partnership agreement recently signed could have a very positive impact on Canada's food sector because China loves the safety and quality of Canadian food products.

Mr. Milzyn confirmed he has an interest in developing more rental accommodation and is hopeful that government policies can be developed to support more affordable rental. There are already inclusionary zoning regulations out for consultation to require condominium developers to allocate a certain percentage of affordable rental or ownership.

Mr. Milzyn will be hosting a seniors' tea, with speakers from Consumer Protection Ontario. Mr. Reekie would scan the notice and send it out to Directors for distribution to residents.

Communications/Outreach

Humber Happenings

Humber Happenings is on schedule for delivery by mid-February.

Division 22 Police Liaison Committee

Mr. Cardoulis expressed frustration that Division 22 has not responded to inquiries about the Committee, and advised that he has discontinued any further follow up. Mr. Reekie noted there has been some reorganization at Toronto Police Services that may be taking precedence.

Traffic and Transportation

A public transportation meeting organized by Councillor Grimes was held last week. Mr. Reekie summarized the discussions regarding a proposed route for the 66 bus to service Marine Parade Drive.

Mr. Cardoulis, Newport Beach, Ms. Hutcheon, Voyager II at Waterview and Ms. Godinho, Lakeside Place volunteered to:

- Accumulate details for all proposals relating to a 66 bus route servicing Marine Parade Drive.
- Issue an information notice for all HBSCA Directors to share with their residents.
- Include a mechanism to obtain input from residents to guide the development of an HBSCA position on the matter that could be forwarded to Councillor Grimes.

First Capital Realty has advised that due to pressure from all levels of government and full support from First Capital Realty, Metrolinx will be placing a Park Lawn Go stop back on the table for discussion at a March 8 Metrolinx meeting.

Planning and Infrastructure

- Mr. Reekie anticipates that only one new building, The Conservatory Group's Cove, will open this year. In 2019, there may be three to four.
- The storage building on the northwest corner of Legion Rd. and Lake Shore Blvd W. has been sold. No development plans have been submitted.
- Low rise office buildings will be built on the vacant lots along Lake Shore Blvd. W. behind three of the condominiums.
- The Jade Condominium's Privately Owned Public Space (POPS) design is still being developed. A drawing should be available for review from City of Toronto Parks shortly, and the HBSCA Beautification Committee will have input. There has been some delay in the developer handing over the Jade building to the condominium corporation.
- There has been no further development on plans for the extension of the Village Court on the south side of Marine Parade Drive. Future maintenance for this extension would be the responsibility of the City.
- Invitations have been sent out to all residents for the First Capital Realty Open House on February 6 at the Polish Town Hall. Seven of the top eight executives will be in attendance.

Building Community

Golf Tournament

Due to limited participation over the past few years, there will be no golf tournament this year.

Social Event Steering Committee

A couple of Directors suggested that, in view of the younger demographics in the area, it would be preferable to replace the golf tournament with a local social event. Ms. DeLorenzi, Waterscapes and Ms. Winter, Grand Harbour will form a steering committee.

Clean Up Day

Mr. Cardoulis is leading the Clean Up Day, scheduled for Saturday, May 12. Advertising on banners will replace printed T-shirts this year.

Path Refurbishment

The City Parks Dept. wants to begin refurbishment of the path between Palace Pier Court and the Mimico Creek Bridge beginning in April, with scheduled completion in November, which would close off the path for the full spring/summer/fall season. Local businesses are concerned about the reduced parking. The Board unanimously agreed by straw vote that, under any circumstances, the path refurbishment will be a difficult situation, so it would be preferable to get the work done as soon as possible and as quickly as possible.

Jean Augustine Park - Water Feature Refurbishment

Councillor Grimes is aware of the preference to replace the current large pond and fountain with a more modest water feature similar to the one in the Humbertown Plaza. The City is preparing a proposal.

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.

Several HBSCA member boards had smoking issues. Apart from smells, discarded cigarette butts pose serious fire safety issues, and some condominiums have wind tunnels that create an accumulation of butts in various areas. Some condominium corporations in the GTA are passing rules or bylaws prohibiting smoking in the buildings, even in suites. Eight Lakeside townhomes remain unoccupied due to the recent fire that was caused by a guest's cigarette butt discarded in a balcony planter.

Resolving smoking issues will also have to consider the pending issue of cannabis legalization. Mr. Cardoulis will distribute by email an article recently published by the Globe and Mail on the subject.

Newport Beach has blocked short-term rentals such as Airbnb by establishing a rule requiring a minimum one-year lease. Also, Newport Beach will be installing a bank of three A/C 110-volt outlets in a corporation-owned motorcycle stall in the garage, to charge e-bikes. The installation will include a wall mounted cable to lock the bikes while they're being charged. Mr. Reekie noted that several of the new condominiums have dedicated, sub-metered electric vehicle charging stations. Marina Del Rey has installed a charging station in a common space for owners' use, and Palace Place has installed one in an owners' private parking spot at full cost to the owner.

Ms. Burggraf, Beyond the Sea, Star Tower reported problems with lack of storage space for the increasing volume of deliveries to the concierge desk, and have a rule in place now regarding package size limits and a requirement for written agreement from residents that large packages will not be accepted unless the resident is on site to receive them. Mr. Henderson also noted that developers often do not plan for other space issues such as where snow should be placed, space for delivery trucks, pet wash area, or layby parking.

Mr. Reekie advised that Mark Grimes Councillor Ward 6, the Fire Chief for Toronto Fires Services, and a representative from Toronto Hydro would be the invited guests at the March Board meeting.

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