

## Humber Bay Shores Condominium Association

### Summary Board of Directors Meeting March 21, 2018

This summary provides information on community activities and interests discussed during the March 21, 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
	Kathy Winter	Grand Harbour A/B & Towns	Director-at-Large
	Eleanor Sled-Kurrle	Grand Harbour C	Director
	Bette Brooker	Hearthstone by The Bay	Director
	Dina Godinho	Lakeside Place	Director
	Ian Lovatt	Nautilus	Director (sub for Jim Simone)
	John Cardoulis	Newport Beach	Director
	Mary Hutcheon	Voyager II at Waterview	Director
	Jim Faichnie	Waterford	Director
	Vladyslav Kostyuk	Westlake Tower I	Director

and by invitation,

Matthew Pegg	Fire Chief & General Manager, Toronto Fire Services
Tony Bavota	Deputy Fire Chief and Director Communications, Technology, Organizational Performance, Toronto Fire Services
Larry Cocco	Assurance and Engineering, Toronto Fire Services
Mark Grimes	Councillor, Ward 6
Sue Grimes	Recording Secretary, Broadmoor Meeting Services

<b>Regrets:</b>	Stephanie Mahoney	Treasurer	
	David White	Beyond the Sea, Star Tower	Director
	Heidi Scott	Explorer at Waterview	Director
	Ron Ross	Marina Del Rey Phase III	Director
	Tom Arkay	Palace Pier	Director-at-Large
	John Petrie	Grenadier Landing	Director
	Jeremy Greenberg	Ocean Club	Director-at-Large
	Ron Anderson	Palace Place	Director
	vacant	Waterscapes	Director

### TOPICS OF COMMUNITY INTEREST

#### **Presentation – Toronto Fire Services**

Fire Chief Pegg provided information about the fire that occurred on October 19, 2017 at the Lakeside Place Townhomes at 2067 Lake Shore Blvd. West and showed photos of the townhomes fire and the aftermath on PowerPoint while Mr. Cocco explained the steps of the subsequent investigation and fire pattern analysis, which

confirmed that the cause of the fire was an improperly disposed smoldering cigarette in a planter. Mr. Cocco emphasized that a lot of plant soil such as peat moss has cellulosic combustible material which can support smoldering for several hours until it is exposed to enough oxygen to ignite to an open flame.

The fire code only requires separation in this attic area every six units, so when a fire breaches the soffit the fire can easily spread through the attic as this one did.

Between 2013 and 2017, Total Response Time and Effective Fire Fighting Force in Ward 6 increased considerably primarily due to significant improvements in communications.

Substantial service improvements in fire prevention and public education have been made supported by funding from City Council. Since 2016 every single high rise residential building, including every Toronto Community Housing and every Toronto seniors building is inspected no less than once per year, which is best in class, and beginning in May 2018 these service levels will increase.

As part of efforts in public education, Chief Pegg reported that in 2017 presentations were made to both seniors groups and classes between Kindergarten to Grade 8, and two presentations were made to Grade 10 Civics classes. There were also 906 direct door-to-door visits to community housing units in five buildings.

Chief Pegg advised that Toronto Fire Services and Paramedics Services work directly with Barbara Gray at City Traffic and Transportation Services and both report to the same Deputy City Manager, which results in continual discussion about traffic, primarily related to proactive measures.

Mr. Cocco reported that one of a number of initiatives with Transportation Services to improve arrival times including a study currently underway investigating the value of traffic pre-emption. Chief Pegg is also part of a network called Metro Chiefs that includes Fire Chiefs from the largest cities in North America to identify best practices.

Councillor Grimes asked the Fire Chief to explain the role of Fire Services beginning when a developer makes an application to the City Planning Department for a new building. Chief Pegg advised that Fire Services are involved with two pieces of legislation. The first is the Ontario Building Code enforced by the Building Department beginning from building concept to the point when an occupancy permit is issued. The second piece of legislation involves ongoing building inspection and enforcement of the Ontario Fire Code which is under the sole jurisdiction of Toronto Fire Services. Toronto Fire Services inspectors are Building Code certified.

Mr. Cocco affirmed that Ontario has the most advanced fire-safe high-rise building code in North America, with respect to the installation of fire safety elements and required inspection and maintenance. The Building Code requires that high-rise buildings are built on the principle of compartmentalization to keep a fire in a specific suite contained within that suite. With this type of building, remaining in your suite and keeping the door closed and calling 911 is recommended. This protocol also allows the stairwells to remain clear for first responders. Chief Pegg affirmed that, if necessary, Fire Services will assist with residents leaving the building.

In view of the pending development of the Christie site, Councillor Grimes asked how Toronto Fire Services determines when growth and development would warrant a new Fire Station in the area. Chief Pegg explained that timely performance reports for Ward 6 overlaid with future growth statistics and predictive modelling and assessments are analyzed, and he was absolutely certain that incorporating a fire station as part of the Christie site development would have a positive performance impact in Ward 6, and that discussions with the Planning Department and the Building Department in this regard were underway.

Chief Pegg clarified that the level of fire protection service mandated by law is set by Municipal Council

through the allocation of resources during the budget process. Fire Services then has the responsibility to apply those resources in a way that provides the highest level of performance possible.

Mr. Cocco stated that in 2017, 55 major fires in the GTA were caused by improper disposal of cigarettes, including butts being thrown off a balcony, and confirmed that public safety campaign literature now includes this topic. Toronto Fire Services Communication Department will be preparing an article specific to this issue for the next Humber Happenings. Newer synthetic materials burn much hotter and with more toxic black smoke than wood and cotton.

Mr. Reekie asked if the new small streets along construction sites not yet been turned over to the City provide adequate access for fire trucks. Chief Pegg was not aware of one in the GTA that was inaccessible, and that fire trucks such as those with elevated aerials and articulated booms, were designed to reach a fire where there is limited access and fire hoses can be pulled hundreds of meters.

Mr. Bavota advised that digitized fire plans have been reviewed. However, an in house preplanning software program is currently being developed that may be preferable, that includes photos and the marking out of a building to identify locations of fire department connections and the enunciator panel.

Mr. Kostyuk asked about the security risk of requiring that a master fire key be housed in a red box vulnerable to theft. Fire Services has advised City Council that alternate options are available. Mr. Cocco added that the current Fire Plan does not require a master key, as firefighters are well equipped to access suites when necessary. The only key required is the emergency elevator key.

Ms. Winter asked for detail regarding communication protocol during a fire event. Chief Pegg advised that over the past couple of years, Fire Services has developed a very proactive relationship with the media, such as CP24, and has an expanded presence on social media such as Twitter. As well, anyone can approach the cautionary tape line on site to ask questions, and questions called into Fire Services can be answered publically to a larger audience. In addition, the local Councillor's office is a good source of information for 2 alarm or higher fire events. Councillor Grimes was actually on site during the townhomes fire in October.

There being no further questions, the representatives of Toronto Fire Services were thanked and left the meeting at this time (7:45 p.m.).

### **Mark Grimes, Councillor Ward 6**

Councillor Grimes meets with the HBSCA Transportation Committee and the City Transportation Dept. in the HBSCA office four times per year and noted the valuable relationship HBSCA has developed with the City, as well as HBSCA's value in facilitating communications on specific interests between the HBS community and his office. This is important because a Councillor is not permitted to solicit in the buildings, and Councillor Grimes' periodic Newsletter has to cover all interests of the entire Ward 6. Councillor Grimes also encouraged residents to register for his weekly e-newsletter.

Councillor Grimes provided an update on specific issues of interest to the Humber Bay Shores community:

- **Go Shuttle Bus:** The Go shuttle bus pilot project was approved at City Council with service expected to start in June. The fare system will be integrated, meaning that a TTC rider will receive a \$1.50 discount off the connecting Go trip, and vice versa.
- **Christie Site:** First Capital Realty do not wish to pursue the OMB appeal and would prefer to work directly with the City. There will be many years of planning and budget discussion before this site is developed.
- **Park Lawn Go Stop:** Metrolinx moved a Park Lawn Go stop back into their long term design plans. Councillor Grimes affirmed that he does not support closing the Mimico Go Station, and that trains would stop alternately as needed between the Mimico and Park Lawn stops.

- **Waterfront Transit Reset:** A community survey resulted in 2,000 signatures submitted to the City, which successfully influenced the planning of the Waterfront Transit Reset program. A dedicated streetcar right-of-way from Park Lawn east to join the right-of-way already existing along the Queensway is now part of the long-term plan, along with the completion of a streetcar right-of-way all the way to Exhibition Place.
- **Pedestrian X-Overs (PXOs):** Two PXOs with flashing lights are planned for Marine Parade Drive as a result of HBSCA input. The tender process is underway.
- **Stop Signs:** Additional stop signs will be installed along Marine Parade Drive wherever warranted.
- **No U-Turn Signs:** No U-Turn signs were installed near the islands on Marine Parade Drive.
- **Waterfront Trail** – Work on the east and west end nodes will be completed this spring. Refurbishment of the trail between the two nodes will begin in August/September.
- **Humber Bay Park Master Plan:** Major consultation is nearing completion.
- **Grand Avenue Park:** Refurbishment of this large park north of Legion Road, will begin in 2019.
- **Legion Road Extension:** The City remains committed, and funding is in place in the 2021/22 budget, to extend Legion Road north.
- **Mimico Trail and Bonar Creek Area:** The trail that follows along Mimico Creek has been completed up to just south of the Gardiner overpass, and discussions are underway with CN and Metrolinx to find a solution to continue it under that bridge.

A bridge or raised walkway over a proposed storm retention pond in the Bonar Creek area is also under discussion. This project would require a degree of water decontamination to bring it to a standard to allow a pedestrian walkway, and preliminary design discussions between the Toronto Water Dept. and the Toronto Regional Conservation Authority are underway in this regard. Long term plans include a seamless trail up to the Grand Avenue Park.

Mr. Cardoulis asked what it would take to have Park Lawn Rd. removed from the electronic exit sign on the eastbound Gardiner. Councillor Grimes stated that the electronic sign advises taking the Park Lawn exit less than 5% of the time. Mr. Cardoulis emphasized that there should never be a situation in which Gardiner traffic is directed to exit at Park Lawn, and just by listing encourages traffic to exit.

Mr. Henderson noted that the City had proposed the electronic sign as a pilot test only, as an alternate solution to HBSCA's preferred option to completely prohibit Gardiner traffic exiting onto Park Lawn during peak morning rush hour. Councillor Grimes recommended that this matter be raised at the next HBSCA Traffic Committee meeting with the City. The City of Toronto recently announced a cooperative effort with Waze to help manage traffic in appropriate ways.

Mr. Kostyuk asked Councillor Grimes for a solution to the safety issues that have developed on Park Lawn as drivers, most often of large trucks, drive through red traffic lights at the Park Lawn entrance/exit to the Westlake plaza. Councillor Grimes emphasized that residents should report these types of issues to Division 22 Police Services, either by phone 416-808-2200 or online reporting.

Mr. Reekie advised that the two-way bike path on Waterfront Lane is creating a safety hazard at Palace Pier Court because eastbound cyclists are ignoring the Stop sign at Palace Pier Court.

It was noted that TTC and Councillor Grimes are well aware that the delay in receiving the new Bombardier buses is resulting in overcrowding on the 66 bus to Old Mill. Councillor Grimes noted that the City's growing pains are partially due to bad Ontario Municipal Board (OMB) decisions over which the City has no control, and also due to the lack of transit construction over the past 40 years, from which the City is trying to catch up.

In response to a question, Councillor Grimes confirmed that the City has no plans to hold future events in Humber Bay Park like the one held last July for Canada's 150<sup>th</sup> birthday.

There being no further questions, Councillor Grimes was thanked and left the meeting at this time (8:20 p.m.).

## **6. COMMITTEE REPORTS**

### **Communications/Publications**

#### **Humber Happenings**

Mr. Henderson advised that next issue, to be published on May 7, 2018 will include answers from local candidates of the three major provincial parties to questions concerning taxation, traffic and construction/development in the area. HBSCA intends to hold the candidates accountable for their answers following the election.

Thanks to two or three individuals the number of Humber Happenings ads has increased. The publication will be further supported by the grant approved for the Managing Editor, Monique Charbonneau.

There was some discussion regarding various options for publication including digital only. Delivery of digital options were also discussed, including posting the magazine directly on each member building's website, or developing a more direct email distribution list.

Mr. Henderson reaffirmed that after the next two issues, he would likely retire from his role in assisting with the publication. Ms. Godinho suggested that Mr. Henderson arrange for an offline discussion with those interested in further discussion regarding a succession plan and the future of Humber Happenings.

#### **Facebook**

Mr. Cardoulis reiterated a significant concern that he had already expressed to the Executive Committee regarding what he considered an inappropriate Facebook post by a business that contained strong social commentary he felt should not have been associated with HBSCA. Mr. Cardoulis suggested that there should be more internal HBSCA control over social media, and a better effort made in connecting with the public. Mr. Reekie would develop a notice for posting in all member buildings requesting volunteers to manage the social media communications for HBSCA.

#### **Clean Up Day – Saturday, May 12, 2018**

Mr. Cardoulis is leading the Clean Up Day and reported that a promotional flyer was being developed for posting on member bulletin boards and websites. A preliminary event notice was posted on the HBSCA website and other local Facebook pages, and formal planning will begin in April. Event banners will replace the higher cost of printed T-shirts this year.

#### **Farmers Market – Opening Saturday May 26, 2018**

Mr. Reekie expects all vendors to be confirmed by the end of March, including six new vendors that will add to the variety of product offerings. Opening day will be May 26 rain or shine. A large sign will be posted at the entrance to the park.

Mr. Reekie attended the Farmers Market Conference in Niagara Falls, and reported that changes are underway to provincial health and safety regulations for markets, which may include banning pets. In the meantime, an article will be issued in Humber Happenings reminding pet owners to keep pets on a short leash. In addition, Farmers Market Managers will require certification involving a \$200 fee, and 32 hours to complete 16 webinars. Mr. Reekie and Zack will complete the certification program.

#### **Waterfront Festival – Saturday, August 11, 2018**

The Committee had its first organizational meeting and the number of volunteers has grown. Along with last

year's most popular band Fiddlestix, there will be a variety of new musical entertainment, including a large jazz band that performed at the Beaches Jazz Festival, and a country and western band.

### **Traffic and Transportation**

The next meeting is scheduled for April 5. Issues discussed earlier in the meeting this evening will be raised again at the traffic meeting.

### **Trail Refurbishment**

The start date for the remaining portion Trail Refurbishment project along Marine Parade Drive has been moved back to August/September. Arrangements are still under discussion regarding the management of pedestrian and cyclist traffic during the work.

### **New Charity Event – Street Hockey**

Mr. Reekie reported he has a couple of volunteers from the community to help organize a charity street hockey event that could be held in the parking lot of Humber Bay Park East. Scheduling a date, however, is dependent upon the start date for the City's planned refurbishment of Humber Bay Park.

## **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.

Mr. Lovatt, Nautilus asked if anyone was conducting research on cogeneration. Mr. Cardoulis, Newport Beach advised that they had investigated, but are still not convinced it is was a viable option. Although the system provides protection against hydro disruptions, it would, at best, only contain about 60% of ongoing costs.

Mr. Lovatt, advised that Nautilus Owners have approved a no smoking rule in the building including suites, with a grandfather clause for existing smokers. There was a discussion regarding the ability to enforce such a rule.

Mr. Kostyuk asked for guidance regarding a specific issue relating to an Owner's complaint about marijuana smoke from a suite whose owner is smoking for medicinal reasons. Weather stripping was applied to the suite door, as it appeared this was how the odour was accessing the suite. Directors agreed that this would likely make the issue worse and increasing the negative pressure in the corridors might help. There was consensus that a professional assessment would be necessary, and some expressed concern that it could become a human rights issue.

Ms. Godinho reported that Lakeside Place was continuing to deal with the aftermath of the fire and the townhomes rebuild. Due to the shape of the building and the proximity of other buildings, permits will be required for a crane and road closures, and the permit process has been very difficult. Mr. Reekie offered assistance from HBSCA, and Councillor Grimes will be contacted for assistance. Ms. Godinho commended the actions of Fire Chief Pegg the day of the fire, as he personally went door to door checking on residents and pets.

Mr. Cardoulis, Newport Beach reported that the final portion of the streetcar track work between Brookers Lane and the tunnel will require widening the street to accommodate a wider streetcar platform. This will require moving the south curb along this area two thirds of a meter south, which will reduce the lawn at the Newport Beach entrance.

Mr. Kostyuk, Westpark Tower 1 reported that as the Tarion deadline approaches, the Corporation has filed a claim with the Superior Court of Ontario against the developer who has not been negotiating in good faith to address plumbing backup issues. Mr. Kostyuk was also pleased to advise that they have fewer renters and more families moving into the building.

Mr. Faichnie, Waterford advised that he remains involved in the slow-moving, three year old lawsuit against Toronto Hydro. He was disappointed that Hydro did not accept the invitation to attend this evening's meeting and remains concerned about Hydro's commitment to maintain acceptable service in the community, especially in view of the staggering future demands that will be generated by future growth, especially the Christie site.

Ms. Winter, Grand Harbour Building A&B and Townhomes asked if anyone had heard of Transform TO City initiatives, designed to transform the City into a low carbon footprint. Nine condominiums have formed a group called Transform Carlaw to investigate "smart" energy consumption options, such as smart thermometers, advocate for recycling and waste reduction and reduced reliance on fossil fueled transportation. No Director was aware of this program. Ms. Winter will forward a recent Globe & Mail article to all Directors.

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