

Humber Bay Shores Condominium Association

Summary Board of Directors Meeting May 23, 2018

This summary provides information on community activities and interests discussed during the May 23, 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	Jade	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
	Ron Ross	Marina Del Rey Phase III	Director
	Jim Simone	Nautilus	Director
	Sharon Jazzar	Newport Beach	Director
	Ron Anderson	Palace Place	Director

and by invitation,

Sue Grimes	Recording Secretary, Broadmoor Meeting Services
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Regrets:	Mary Hutcheon	Voyager II at Waterview	Director
	Jim Faichnie	Waterford	Director
	Vladyslav Kostyuk	Westlake Tower I	Director
	David White	Beyond the Sea, Star Tower	Director
	Heidi Scott	Explorer at Waterview	Director
	Tom Arkay	Palace Pier	Director-at-Large
	John Petrie	Grenadier Landing	Director
	Jeremy Greenberg	Ocean Club	Director-at-Large
	vacant	Waterscapes	Director

TOPICS OF COMMUNITY INTEREST

Communications/Publications – Humber Happenings

Mr. Henderson advised of his pending retirement from his Humber Happenings responsibilities, however he would consider staying on if volunteers stepped up to assist him. Ms. Winter and Ms. Godinho will follow up with potential volunteers. Anyone interested in volunteering should contact Mr. Henderson.

Farmers Market – Opens Saturday May 26, 2018

Mr. Reekie confirmed that Farmers Market details were now posted on the HBSCA website, the Farmers Market sign has been placed at the park entrance. An email blast was sent out today and, there will be a notice on the HBSCA Facebook page Friday and Saturday and Zach, the Market Manager, will be tweeting on

Saturday. Again this year, Green P parking will be free from 9:00 a.m. to 2:00 p.m. on Saturdays in the lot adjacent to the Market.

There are 39 Farmers Market vendors this year, nine of which are new.

Waterfront Festival – Saturday, August 11, 2018

In addition to the Farmers Market vendors, there will be 45 to 50 vendors booked for the Waterfront Festival this year. Entertainment has been selected, and permit requests have been submitted to the City. The children's area will be in the same place as last year. The Farmers Market will be set up on the east side of the Festival this year.

Mr. Reekie had inquired with the company that manages The Taste of the Kingsway and another who manages the Port Credit Jazz Festival about hiring a management company. If hired, it would be required to follow very specific HBSCA guidelines and HBSCA would be paid a fee for the event. If a BIA was ever established for the Humber Bay Shores (HBS) area, it could also take over management of the event.

The next Waterfront Festival Committee meeting will be held on May 28. There are 12 Committee members, and 60 volunteers who participate on the day of the event.

Parking Enforcement in Humber Bay Shores (HBS) During Events/Long Weekends

The Traffic and Transportation Committee attended a meeting with Toronto Police Services, City planners, City parking enforcement and Councillor Mark Grimes, at which strong concern was expressed that the City was not supporting HBS with enough parking enforcement in view of the \$55 million in property taxes collected and the problems that were occurring. There is currently one police officer designated for parking enforcement for all of 22 Division and it is an ongoing challenge to get City parking enforcement officers into the area.

Along Palace Pier Court during the holiday long weekend, officers wrote approximately 500 parking tickets which indicate a serious need for more parking spaces in the community. A food truck was also parked within the 30 meter limit of a restaurant in contravention of a City-wide by-law, resulting in generator noise for restaurant patrons and residents.

One solution raised at the meeting was for HBSCA to hire a paid-duty police officer for four to six hours on each statutory holiday weekend for parking enforcement along Marine Parade Drive and into the Humber Bay Parks, at a total cost of approximately \$3,000. Mr. Reekie emphasized at that meeting that if HBSCA assumed the cost for a paid-duty police officer, the City would have to offer some other form of compensation in return.

On a **motion** by Don Henderson, Bal Harbour **seconded** by Jim Simone, Nautilus **it was resolved** to hire a paid duty-police officer for parking enforcement as a pilot project for one event. **The motion carried**

Marine Parade Drive During Trail Construction – Proposal to Reduce to One-Way Westbound

The optimal solution for traffic flow on Marine Parade Drive during the trail refurbishment project starting in the fall, would be to make Marine Parade Drive one-way westbound for vehicles, and to close off the eastbound lane for use by pedestrians and cyclists only. The two lanes would be separated with concrete safety barriers and there would be no parking along Marine Parade Drive. The City, as well as the management of The Firkin and Eden all supported this solution.

On a **motion** by Jim Reekie **seconded** by Don Henderson, Bal Harbour **it was resolved** to support closing the eastbound lane of Marine Parade Drive to pedestrian and cyclist traffic only during the trail refurbishment project. Vehicular traffic would be one-way westbound only, and the two lanes would be separated by concrete safety barriers. **The motion carried**

Proposal - Public Parking at Christie Site

Mr. Reekie had contacted First Capital Realty and a parking management company, Go Parking, to initiate preliminary discussion regarding Go Parking constructing and managing a 300-space parking lot on the Christie site, to be used during the trail refurbishment project when deemed necessary, for which HBSCA would receive a fee. First Capital Realty and Go Parking agreed to further discussions on the matter.

On a **motion** by Jim Reekie **seconded** by Ron Anderson, Palace Place **it was resolved** to support proceeding with further discussion with First Capital Realty and Go Park regarding having a public parking lot constructed and managed on the Christie site for use during the trail refurbishment project as deemed necessary.

The motion carried

Planning Committee

The City had approved a five-story boutique hotel on the empty lot at Silver Moon and Lake Shore Blvd W. While the lengthy planning process was proceeding, the developers expressed an interest in turning the empty lot into a public parking area for approximately 20 vehicles. Parking and traffic issues along Annie Craig and Brookers have been brought to the attention of the City's Traffic and Transportation Department.

Eau du Soleil has two levels of retail that, so far, will include a doctor, a dentist, a Mexican restaurant and a spinning studio. Empire Communities' Eau du Soleil showroom will be turned into showroom for a new development at Mystique Point.

Scaddabush Italian Kitchen & Bar, owned by SIR Corp, will be opening next spring in Ocean Club at Annie Craig and Marine Parade Drive.

Marijuana Legislation

Mr. Ross reported that Marina Del Rey had introduced a smoke-free building rule without opposition which included a grandfather clause that ends at the point of sale of the unit. Three designated areas were established on the grounds where smoking was permitted. Marina Del Rey was also introducing a separate rule to prohibit smoking or growing marijuana anywhere on the premises.

Mr. Simone advised that Nautilus had also passed a no-smoking rule to target the serious problem of cigarette butts being thrown off balconies.

Mr. Anderson reported that Palace Place was drafting a by-law prohibiting smoking, including cannabis and growing cannabis on the property.

Fireworks – Safety Issues

Over the May long weekend, fireworks were set off Saturday night through to about 1:00 a.m. and Sunday until after midnight. Although it is illegal to shoot off fireworks in parks, it is still legal to sell and buy them. There was discussion regarding the significant safety concerns with fireworks.

On a **motion** by Jim Reekie **seconded** by Joyce Luesink, Beyond the Sea Phase I **it was resolved** to approve Mr. Reekie sending a strongly worded letter to Councillor Grimes, copied to the Mayor, stating that if the City would not provide enforcement of the by-law prohibiting fireworks in parks, then they should make it illegal to buy and sell fireworks.

The motion carried

Thirsty Thursday at Firkin on the Bay – Singles Event – May 31, 2018

Ms. Godinho reported that this event had been organized by the Social Committee with support from Mr. Henderson and Mr. Reekie. The event would be held on the upper level of the Firkin on the Bay and promoted as an opportunity for people looking for like-minded people to do activities with such as biking, kayaking or tennis.

Ms. Godinho provided Directors with notices to be posted in member buildings and businesses, and advised that the event would also be promoted on HBSCA social media.

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 often 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. Simone reported that the Nautilus Board had investigated the viability of installing a co-generation plant to provide the building with energy self-sufficiency, but the Board was not convinced that it was a viable option, as the co-gen unit would have been installed on the roof which raised concerns about noise and vibration. The company that provided the proposal also could not identify one building where it had been installed.

Mr. Simone had started a Nautilus Social Committee. The Committee's first event had been Clean-up Day which was very successful, and the next event would be a barbecue. Ms. Godinho had also started a Social Committee at Lakeside and it was now a very active group.

Mr. Ross reported that at one time Marina Del Rey had investigated deep water cooling as an option, and it had been determined that the lake offshore from Marina Del Rey was relatively shallow and it would have been too far to source cool water.

Mr. Anderson noted that Palace Place which was the oldest building in the neighbourhood and had electric baseboard heating, was working with the City on a pre-feasibility study that included investigating a new wave of energy efficiency initiatives to get off the grid. The City of Toronto was investigating using the lake as a storage facility for off-peak energy. Geothermal heating was also in Toronto's plans, with Liberty Village being one of the high profile areas moving in that direction.

Ms. Nash advised that although she was a Marina Del Rey Phase 1 resident, her building was not currently an HBSCA member, and that she would be representing Jade condominiums until they had an HBSCA representative.

Ms. Winter reported that their exit and entrance ramps were being refurbished, which was causing a lot of disruption that did not seem to be adequately resolved with the traffic light set up, and she would welcome details on any traffic flow solutions that other condos had found worked well.

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