

Humber Bay Shores Condominium Association

Minutes of the Board of Directors Meeting November 13, 2019

A meeting of the Board of Directors of the Humber Bay Shores Condominium Association was held on Wednesday, November 13, 2019 in the HBSCA Office, Suite M-227, 2240 Lake Shore Boulevard W., Toronto.

Present:	Jim Reekie	President
	Laura Nash	Secretary
	Don Henderson	Bal Harbour Director
	Gary Mogyorodi	Explorer Treasurer (nominal)
	Greg Robinson	Grd Harbour Bldg C Director
	Susan Orr	Grenadier Landing Director
	Mickey Mehal	Hearthstone by The Bay Director (sub for Marilyn Dumaresq)
	Sue Grimes	Marina Del Rey Phase III Director and Recording Secretary
	Jim Simone	Nautilus at Waterview Director
	Sharon Jazzar	Newport Beach Director
	David Hatton	Ocean Club Director
	Tom Arkay	Palace Pier Director
	Ron Anderson	Palace Place Director
	Adrian Wellman	Waterscapes Director-at-Large
Regrets:	Kathy Winter	Grd Harbour A/B & Towns Director-at-Large
	Moojan Namsechi	Jade Director
	Dina Godinho	Lakeside Place Vice President
	Jim Faichnie	Waterford Director

1. CALL TO ORDER / QUORUM / DISCLOSURES OF CONFLICT OF INTEREST

Mr. Reekie, President of HBSCA presided as Chair and, with a quorum of Directors present, called the meeting to order at 7:00 p.m. Secretary Nash confirmed quorum. There were no declarations of conflict of interest.

2. REVIEW OF AGENDA

There were no changes to the agenda.

3. APPROVAL OF MINUTES: HBSCA BOARD MEETING – SEPTEMBER 25, 2019

The minutes of the HBSCA Board Meeting held on September 25, 2019 was reviewed and a minor amendment noted.

On a **motion** by Mr. Henderson, Bal Harbour **seconded** by Ms. Nash, Secretary **it was resolved** to approve the minutes of the HBSCA Board meeting held September 25, 2019 as amended. **The motion carried**

4. TREASURER'S REPORT

As the new HBSCA Treasurer (nominal) Mr. Mogyorodi now has signing authority at the bank and worked with Treasurer Juliette Sweeney to issue membership invoices for which payment is due by the end of December.

Mr. Mogyorodi is following up on a refund of approximately \$4,000 of HST from the government.

The financial statements were not available in time for this meeting. However, Mr. Mogyorodi advised he would be meeting with Ms. Sweeney tomorrow November 14, and could distribute further information by email.

5. FIRST CAPITAL REALTY – CHRISTIE’S SITE

In October First Capital Realty (FCR) released their plan for the Christie site. Two community meetings have been hosted by the City, one to outline the planning process, and the second held November 12 and cohosted by FCR providing proposal details. Mr. Reekie considered only portions of the proposal to be realistic, and confirmed that HBSCA would be involved in discussions with FCR and the City over the next 10 months.

The next community meetings will be scheduled in the spring and the fall. Mr. Reekie confirmed that FCR would be pleased to meet with HBSCA Directors to review their proposal and receive further input. The City of Toronto’s Christie’s Site Working Group will be reactivated. Originally established in 2013, Working Group includes HBSCA representation, and will now also include FCR representatives.

Ms. Grimes called for HBSCA to develop a strategy to ensure that HBSCA representatives on the Working Group represent the opinions of the Humber Bay Shores community at the grassroots level.

Mr. Henderson reminded Directors that earlier this year he, Ms. Grimes and Mr. Anderson developed a single question survey for distribution to HBSCA member Boards of Directors. Results were forwarded to the Executive Committee and he expressed disappointment that the Executive Committee had not reported on the findings or made no further reference to them. Mr. Reekie stated that as FCR’s Christie Site plan now public, the details of which include a Go Stop, new roadways and 15 residential towers ranging in height from 22 to 71 storeys containing 7,500 units housing approximately 15,000 new residents, with no public parking, HBSCA needs to identify the amendments it needs to negotiate that would result in an acceptable plan.

Mr. Mogyorodi questioned FCR’s statement that the proposed building heights for the Christie site, which reach a maximum of 71 storeys, were chosen to match building heights already in the community, as there are no buildings currently that high. Mr. Henderson also noted that the statement by FCR’s architects justifying high rises in the plan as a response to “the enormous need for a mix of new housing in Toronto” was not relevant in view of Humber Bay Shore’s already high density.

There was lengthy discussion about the need to ensure that those representing HBSCA on the Working Group could confidently demonstrate that they have the support of the grassroots HBSCA membership. It was agreed that rather than obtain random opinion from the community which was already received at the community meetings, the HBSCA Board must develop a strategy to present a position to the HBSCA grassroots community through a survey that will identify the level of support from the community.

There was consensus that to reduce resident density, rather than lobby to limit building heights, which could easily result in FCR adding additional storeys to the mid-sized buildings, it would be more effective to negotiate for an overall project-wide reduction in the number of residential units.

Mr. Anderson emphasized that in addition to identifying what would be an acceptable site plan, HBSCA must also work to include the HBSCA community in the project to ensure that it benefits from the development, such as the following:

- **Construction Management:** There must be a construction management plan in place to minimize impact to the community during a construction period that will last for years.
- **Transportation:** The Christie Site Plan must ensure that enhanced transportation services will benefit the entire Humber Bay Shores community, not just the Christie site.
- **Energy:** As this new, energy-efficient, low carbon community will undoubtedly outperform Humber Bay Shore's existing older buildings, in order to protect existing HBSCA members' property values and protect against any future weaknesses in the electricity grid, the Plan must provide for the new services, such as the geothermal system, to be scaled in a way that could service the entire community, not just the Christie site.

Mr. Anderson noted the strength in the size of the HBS community, and emphasized that it will be a critical time for HBSCA to leverage that strength to articulate what it wants from the Christie Site development on behalf of the community.

The Christie Site Plan, titled The 2150 Lake Shore Master Plan, representing the Official Plan Amendment Application to the City, can be reviewed on www.2150lakeshore.com Ms. Grimes asked Mr. Reekie to obtain a full scale copy of the Christie Site Master Plan for the HBSCA office, as the version online is too small to read. Mr. Reekie will request it.

Mr. Reekie noted that the community will receive millions of dollars that the developer pays to the City in Section 37 and Section 42 funding, and suggested that Section 42 funding which the City redirects to community parklands and special projects, could be directed to support the expansion of energy efficient initiatives such as the geothermal system to include servicing the community.

Mr. Reekie confirmed that MetroLinx approved the Park Lawn Go Stop and the Plan was for it to be funded by First Capital Realty. FCR's Christie Site Plan also currently includes 15 towers, significant retail and no public parking, which is completely unacceptable for a community like HBS that is already short on parking.

It was noted that, based on past experience, Humber Bay Shores will not be able to rely on the City planners to ensure that adequate infrastructure, such as for water and sewage, is in place, not only for the Christie site but for the existing community that is positioned downstream from the site, and HBSCA will have to play an important role in this regard. Ms. Grimes asked what was the path of communication on these types of issues now that the Plan presented at the community meeting yesterday has laid out the basic scope of infrastructure. Mr. Reekie advised that with the development still several years away, City Planner Sabrina Salatino and Councillor Mark Grimes were the current links to the City, and the chain of communications would evolve as project details became better defined and were assigned to various departments.

Ms. Grimes noted that only 5% of the units were designated as family sized units. Mr. Mogyorodi confirmed that this was the City's current minimum requirement. Ms. Orr sensed from yesterday's presentation that the intent was to create another Liberty Village. Mr. Reekie noted that the City, in the recent past, had asked local developers to include more family-sized units in exchange for additional floors, but the result was that of the 40 larger units built, only two were bought by families, with the rest bought by older couples.

Although one component of Section 37 funds requires the developer to incorporate a certain percentage of affordable housing into their plans for all buildings, Mr. Henderson noted that the City had largely ignored this requirement until now with the Christie project. Mr. Reekie has not heard that the City has confirmed their plans in this regard.

There was consensus that, in view of current infrastructure already at capacity, and to ensure that HBSCA has a positive impact on the development of the Christie site, the survey question must unify the HBSCA community around the level of acceptable density, so that HBSCA can confidently represent the community on related issues

within those density parameters, such as Section 37 and infrastructure decisions. With this in mind, Mr. Henderson then called for the following motion:

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Mr. Simone, Nautilus **it was resolved** to direct the HBSCA Executive Committee to develop a polling strategy around the unifying question of what would be acceptable residential density on the Christie site. The strategy will include a proposed polling question, and it was further agreed that the Executive Committee will present a report to the Board for consideration at the next HBSCA Board meeting scheduled for January 15, 2020. **The motion carried**

The polling question will require contextual information about the current Humber Bay Shores population within 2.5km, the City's history of only supporting "employment" use, and details of the FCR's plan including the number of towers and the estimated additional population. The polling strategy will involve HBSCA member Boards inviting residents to the HBSCA website to participate in the poll.

6. LEGION ROAD EXTENSION

The preliminary plan for the Legion Road extension will be released early in the new year. Mr. Henderson reaffirmed that Bal Harbour, which consists of 63 townhomes, was opposed to the extension particularly due to the safety issues related to a thoroughfare running so close to their property line. Mr. Henderson noted that a developer's study in 2005 estimated that the extension would relieve 25 percent of background pass-through City bound morning traffic on Park Lawn, and questioned how this would improve overall traffic flow if the end point was still Lake Shore Blvd. W. heading east.

In view of Bal Harbour's safety concerns, Mr. Henderson advised that his Board had requested the plans include calming measures along Legion Road, as well as a buffer zone between Bal Harbour and Legion Road. Bal Harbour also asked for assurance that buildup of the roadway over Monarch Creek, which is currently a catchment for flooding, will not result in flooding on Bal Harbour property. Councillor Grimes has provided written confirmation that a separate and distinct meeting for Bal Harbour to meet with City planners will be scheduled in advance of any community consultation meetings.

7. COMMITTEE REPORTS

Communications/Outreach (Humber Happenings/Website, Police etc.)

The fall issue of Humber Happenings has been delivered to member buildings and will be posted shortly on the HBSCA website.

Traffic and Transportation

Mr. Reekie confirmed that the traffic light at Lake Shore Blvd. W. and Silver Moon Dr., has been approved, but will not be installed for about eight to ten months. In the meantime, in an effort to reduce the number of accidents at Lake Shore Blvd. W. and Silver Moon, Mr. Reekie will be asking Mattamy (which still owns Silver Moon) and Ocean Club condominium corporation for approval to designate Silver Moon Dr. as a southbound roadway. There have been nine accidents so far this year involving vehicles on Silver Moon attempting to turn left onto Lake Shore Blvd. W.

Mr. Reekie also advised that Annie Craig Drive, which has been opened intermittently, will have to remain closed to residential traffic from November to the end of February, while 140 loads of dirt per day is being removed from the construction site.

Mr. Reekie also reported that the dirt piles on the Christie site should be gone by mid-December.

Planning and Infrastructure (Parks, Transportation Plan)

- The Jean Augustine Pond will be under construction until early spring. A cement liner, followed by a plastic liner will be installed, and a fountain will be the main feature of the pond.
- Curb cuts at Waterfront Drive and Marine Parade Drive were completed. Ms. Orr noted that the City did not plough the cuts during the recent snow storm. Mr. Reekie will follow up.
- City Council has approved No Stopping for the north side of Marine Parade Drive, and Mr. Reekie anticipates the area to be signed before the end of November. HBSCA Directors will be notified by email of the start date so residents can be advised. Parking enforcement will likely provide a week's grace before issuing \$100 tickets and towing. It will also be helpful for condo corporations along Marine Parade Drive to advise their retail business owners to notify their suppliers.
- In an effort to prevent parked cars blocking pedestrian access to the roadway crossings on marine Parade Drive, plastic bollards will be installed at the PXO Pedestrian Crossover) and at the crossing at Jean Augustine Park.
- Mr. Reekie and Mr. Hatton, Ocean Club will meet on November 26 with the property owners of the corner of Silver Moon Dr. and Lake Shore Blvd. W., the developers and the application consultant involved in the application that will be submitted to the City in January to build a hotel. Mr. Reekie advised that the owner's original interest was to build a 15 story hotel which is unrealistic as there is currently no option for parking except for 10 spots designated in the Ocean Club garage for that site.

8. 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. Anderson, Palace Place, advised that during Palace Place's investigation into the viability of geothermal energy the new provincial government cancelled grants that would have funded the required drilling studies so further investigation was cancelled. Mr. Anderson reiterated that large energy initiatives such as geothermal systems are not financially feasible for individual buildings, and this was why HBSCA must take advantage of the Christie site plans to implement it.

Ms. Orr advised that Grenadier Landing was participating in, and promoting the Lake Levels Advocacy and Protection Petition calling for increased outflows to prevent the level of flooding that occurred this year and in 2017, as policy changes reducing outflows had already caused flooding in some parking garages. Ms. Orr will forward the link to HBSCA Board members.

Mr. Simone advised that Nautilus had implemented the STAN system which automates text responses to various questions, including providing an online booking system for amenities. The cost is \$2.00 per unit per month and Mr. Simone advised that it was working very well.

Mr. Simone also advised that Nautilus installed 10 large Canada Post delivery boxes in an area of the lobby for receipt of packages. For packages larger than these boxes can receive residents have to either schedule a delivery or pick them up at a PenguinPickUp location. The Canada Post boxes require a key to be left in the Owners' mailbox directing them to the number of the box containing the delivery. Once the delivery is picked up the resident returns the key to his mailbox for Canada Post pick up. The system has been working very well. Mr. Henderson, Bal Harbour confirmed that they have the same Canada Post system outside and it works well.

Mr. Simone also noted that Nautilus balconies were being retrofitted, as it was discovered when a glass panel fell from a balcony, that high winds were causing the panel supports to loosen. Synergy Partners were the engineering consultants for the project and the Corporation was very satisfied with their work.

Mr. Wellman, Waterscapes, reported that his Board had a preliminary meeting with Parody Energy Management regarding installation of “smart” energy efficient mechanical management systems. The payback period is estimated to be two years. The system’s algorithms include incorporating weather forecasts to anticipate usage and prepare the mechanicals accordingly. Mr. Wellman will keep the Board posted. Mr. Mogyorodi, Explorer, stated his preference for the Staple Energy program which installs a cogeneration system with no upfront costs.

On behalf of his Board, Mr. Mogyorodi asked Directors whose buildings have guest suites what fees they were charging. Responses ranged from \$50 to \$120, and it was noted that the higher fees represented guest suites with kitchen facilities and, in one case one of the guest suites also had a washer and dryer.

Mr. Mogyorodi suggested that HBSCA leverage the size of the membership to invite banks to a meeting to propose competitive bank rates for HBSCA members. Mr. Reekie advised that BMO was one of HBSCA’s corporate sponsors, and perhaps they could be invited to meet with the Board. Mr. Hatton advised that Ocean Club had recently completed due diligence and found GIC rates to be the same, but service fees could vary.

Ms. Jazzar, Newport Beach, advised that her Board was discussing installing more security cameras on the property and asked if anyone was aware of any Declaration changes required. Ms. Grimes and Mr. Anderson advised that adequate signage to alert people to the presence of security cameras was essential. Mr. Simone, advised that Nautilus installed cameras in the garbage chute rooms to identify people trying to put oversized or inappropriate items down the chute.

Ms. Grimes confirmed that the password for the Bells and Whistles Loyalty Program was “2019”. The program, was introduced several years ago as a HBSCA member benefit and can be found on the HBSCA website under “Loyalty Program”. The program began without a password, and the HBSCA Board had not been notified of any change. Directors were encouraged to advise residents of the password.

9. DATE OF NEXT MEETING

The next Board of Directors meeting was tentatively scheduled for:

Wednesday, January 15, 2019 at 6:30 p.m.

10. TERMINATION OF MEETING

There being no further business to discuss, Mr. Reekie called for a motion to terminate the meeting.

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Mr. Hatton, Ocean Club, **it was resolved** at 8:52 p.m. to terminate the November 13, 2019 meeting of the Board of Directors of the Humber Bay Shores Condominium Association. **The motion carried**

Chair
SG

Secretary

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

Board of Directors Meeting, November 13, 2019

APPROVED MOTIONS

1. Board Meeting – September 25, 2019

On a **motion** by Mr. Henderson, Bal Harbour **seconded** by Ms. Nash, Secretary **it was resolved** to approve the minutes of the HBSCA Board meeting held September 25, 2019 as amended. **The motion carried**

2. Direct Executive Committee – Community Polling Strategy re Christie Site Density

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Mr. Simone, Nautilus **it was resolved** to direct the HBSCA Executive Committee to develop a polling strategy around the unifying question of what would be acceptable residential density on the Christie site. The strategy will include a proposed polling question, and it was further agreed that the Executive Committee will present a report to the Board for consideration at the next HBSCA Board meeting scheduled for January 15, 2020. **The motion carried**

3. Close of Meeting

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Mr. Hatton, Ocean Club, **it was resolved** at 8:52 p.m. to terminate the November 13, 2019 meeting of the Board of Directors of the Humber Bay Shores Condominium Association. **The motion carried**

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