

**HUMBER BAY SHORES CONDOMINIUM ASSOCIATION
MINUTES OF THE BOARD OF DIRECTORS MEETING**

Via Zoom

Tuesday, September 22, 2020 at 7:00 p.m.

Members Present

Jim Reekie	President
Sharon Jazzar	Vice President
Gary Mogyorodi	Treasurer (<i>departed at 7:11 p.m.</i>)
Laura Nash	Secretary
Michael McCart	Consultant, Former City Planner (<i>departed at 8:28pm</i>)
Ron Anderson	Director
Jim Simone	Director
Craig Robinson	Director
Susan Grimes	Director
Jennifer Tocci	Director
Tom Arkay	Director

Regrets:

Kathy Winter	Director-at-Large
Adrian Wellman	Director-at-Large
Marilyn Dumaresq	Director
Don Henderson	Director
Meghan Thomas	Director
Moojan Namsechi	Director
Maria Ancona	Director

By Invitation

Laura D'Agostino	Recording Secretary, INaMINUTE Ltd.
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Due to the COVID-19 pandemic, the meeting was held by videoconference.

1.0 CALL TO ORDER/ANNOUNCEMENT OF QUORUM

There being a quorum of Directors present, J. Reekie called the meeting to order at 7:01 p.m.

2.0 CONFLICT OF INTEREST

There were no conflicts of interest declared amongst the Directors.

3.0 REVIEW AND APPROVAL OF MINUTES

3.1 Minutes of the Board of Directors' Meeting Held on July 15, 2020

The Board reviewed the minutes of the Board of Directors' meeting held on July 15, 2020.

*On a **MOTION** by L. Nash, **seconded** by J. Simone, **it was resolved** to approve the minutes of the Board of Directors' meeting held on July 15, 2020, as presented.*

The motion was carried.

4.0 TREASURER'S REPORT

G. Mogyorodi provided an overview of the income statements for the periods ended August 31, 2020. A deficit of \$3,464.91 was reported for the year, highlighting the increase in the Professional Fees – Legal account (First Capital Realty Consultant) and decrease in the Bookkeeping account. G. Mogyorodi also reviewed the Customer Aged Summary Report for the period ended August 31, 2020. The arrears were mainly attributed to the magazine. Since August 31, several Accounts Receivable accounts have been paid.

It was the consensus of the Executive Board to approve the unaudited financial statements for the periods ended August 31, 2020.

5.0 REPORTS

5.1 Communications/Outreach - Humber Happenings

J. Reekie advised that the Humber Happenings issue would be released by the first week in November and suggested that the winter issue be a digital copy as opposed to printed. The Board agreed.

5.2 Traffic and Transportation

J. Reekie noted that representatives from the TTC would be present at the October traffic and transportation meeting. J. Reekie reported that the proposed stoplight at Lake Shore Blvd. and Silver Moon would be going to City Council for approval on September 29, 2020 and that the light may be installed by the end of the year or early spring, if approved. The TTC platform will be moved east to allow the installation of the stoplight.

6.0 FIRST CAPITAL REALTY SITE

6.1 2150 Lake Shore Blvd – Report On Density

R. Anderson inquired on the differences between the City's report versus the First Capital proposal. M. McCart answered that the City's report included less density and more park land. He advised that the differences were outlined in the City's report. M. McCart mentioned that First Capital Realty's plan had 1.2 hectares of park land and the City recommended 1.5 hectares of park land (two (2) pieces on block 3 and one (1) piece on block 5). This would result in 1 or 2 less tall buildings – the 2 buildings closest to the park, to prevent shadows on the park.

At this time First Capital Realty had not yet responded or agreed to the City report and the proposal would be presented to City Council on September 29, 2020.

C. Robinson advised that the Christie Property land was originally zoned as commercial employment and was moving to 90% residential/condominium. He advised that from a community with an already high density, if the Board agreed, now would be the time to consider pushing back if the community wanted to decrease the residential density at the Christie Property.

R. Anderson commented that a survey was completed and the results, over 80%, overwhelming opposed the increase of density there. M. McCart agreed that the City should know that the Humber Bay Shores community has density as their top concern. R. Anderson further commented on the pedestrian traffic problem at Park Lawn and Lake Shore Blvd West. This needs to be addressed.

S. Grimes commented that it appeared that the City was committed to ensuring that the infrastructure was in place prior to the density increasing. She asked M. McCart if in his opinion, they could trust the City to follow through on their commitments. M. McCart answered that there was a lot of development and it would not happen overnight. The City was proposing by-laws to ensure that at critical lengths, they would not allow certain items to proceed unless they gave the approval to move ahead. He further stated that the City had evolved, and the urban design guidelines had tightened up and were quite detailed.

M. McCart stated that he was concerned with the infrastructure to support the Christie Property density, the community centre, the park, the public agencies, the library, etc. First Capital Realty allocated land in it's plan, but they may not have money or time allocated and this could be the shortfall of the plan. HBSCA could have a lot of leverage to clearly define and obtain the items they want.

When asked what his association with Mark Grimes was, M. McCart answered that he knew him very well as he was a City Planner for Etobicoke for 30 years and had intentions to speak to him regarding the City's report.

M. McCart recommended that the Board prepare a response based on the City's report.

S. Jazzar requested clarification between a recreation centre and community centre. M. McCart answered that it was not defined in the proposal and the City should be asked to explain the differences.

R. Anderson stated that during the August 19, 2020 Webex with the City, they wanted to hear from them regarding their ideas for the secondary plan. They had a discussion regarding COVID-19 related to density and related to park land, storm water, transportation, etc. He stated the letter should indicate details on the HBSCA survey, explain the issues with the secondary plan and then review the issues with the First Capital Realty proposal. M. McCart agreed that all the issues were very important; sewer, storm water, parks, etc. and how they related and supported the density.

C. Robinson stated that density was not just a number but also created traffic chaos at the corner of Parklawn and Lake Shore Blvd West every morning with people going to work. Density has also increased on the overcrowded bicycle path on the waterfront which was recently expanded only one (1) year ago. He recommended having the Christie Site density reduced with supporting reasons why.

S. Grimes commented that there was a large area for a privately owned public space (POPS) on the Christie Property which would need to be maintained by a Condo Corporation. She considered this a major issue and if they had intentions of making this the focal point in the area, she was disappointed that they were not taking more responsibility for maintenance of that area. M. McCart advised that there would need to be a better administrative system for such a large significant park area, and this would be discussed with the City Planners and Urban Designer.

J. Reekie asked if there were any updates on the Lake Shore Line. M. McCart advised that it was back on the table for discussion and more likely would happen.

J. Reekie explained that, with the help of S. Jazzar, the next steps would be to prepare a letter with everyone's comments and concerns and to review the minutes of the September 22 Board meeting. Once the first draft of the letter is completed, it would be circulated to all the Board members. M. McCart offered his assistance with the letter review and recommended to share it with Mark Grimes as he is the representative of Humber Bay Shores.

J. Reekie inquired when First Capital Realty would have to pay their Section 37 funds to the City. M. McCart advised that it was part of the agreement between First Capital Realty and the City. These funds may be used to construct a community / recreation centre and library. The amount of these funds is based on a complex formula which includes the value of the land and the number of units constructed there. The value could be upwards of \$10-12 million. These plans are currently in Phase III of the project, which is 10 years in the future. These community projects should be accelerated to an earlier phase of the project.

C. Robinson mentioned that First Capital is the owner of Humber Town Shopping Centre and they have been trying to have that site redeveloped for quite a few years. M. McCart mentioned that the proposal was approved however nothing has been done yet. He would try to obtain information from that site which could be used as part of the recommendations outlined in the HBSCA letter.

M. McCart offered his assistance and advised he was available at any time to answer any additional questions the Board may have.

ACTION: J. Reekie to distribute M. McCart's contact phone number to the Directors.

7.0 DATE AND TIME OF NEXT MEETING

The next full Board of Directors' meeting and Annual General Meeting are scheduled on Wednesday, October 28, 2020. Start time is 6:15 p.m.

8.0 OLD/NEW BUSINESS

8.1 Crosswalk

R. Anderson inquired on the work which should have been done to clear the flashing light from the overhanging vegetation. J. Reekie advised that G. Mogyorodi was going to have the landscaper for Explorer complete it and would follow up.

8.2 Nominations / Proxy Form

L. Nash will send out the Nominations/Proxy Form and the Notice of Meeting for the Annual General Meeting.

8.3 Letter to Condominium Corporations

S. Jazzar will draft a letter to be sent to all Condominium Corporations, outlining the benefits of HBSCA membership. She asked the Board to send her items to be included in the letter.

9.0 TERMINATION

It was the consensus of the Executive Board to close the meeting at 8:30 p.m., as there was no further business to discuss.

Director

Date

Director

Date