

Humber Bay Shores Condominium Association

**Minutes of the Board of Directors Meeting
January 22, 2020**

A meeting of the Board of Directors of the Humber Bay Shores Condominium Association was held on Wednesday, January 22, 2020 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
	Piroska Bata	Grd Harbour A/B & Towns Director-at-Large (sub for Kathy Winter)
	Susan Orr	Grenadier Landing Director
	Meghan Thomas	Grenadier Landing
	Marilyn Dumaresq	Hearthstone by The Bay Director
	Dominika Babis	Jade Director
	Sue Grimes	Marina Del Rey Phase III Director and Recording Secretary
	Reg Miller	Nautilus at Waterview Director (sub for Jim Simone)
	Gary Gerber	Newport Beach Director (sub for Sharon Jazzar)
	David Hatton	Ocean Club Director-at-Large
	Tom Arkay	Palace Pier Director
	Adrian Wellman	Waterscapes Director-at-Large
Regrets:	Dina Godinho	Lakeside Place Vice President
	Craig Robinson	Grd Harbour Bldg C Director
	Gary Mogyorodi	Explorer Treasurer
	Ron Anderson	Palace Place Director
	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 November 13, 2019 was reviewed and a minor amendment noted.

On a **motion** by Mr. Henderson, Bal Harbour **seconded** by Mr. Hatton, Ocean Club **it was resolved** to approve the minutes of the HBSCA Board meeting held November 13, 2019 as amended. **The motion carried**

4. TREASURER'S REPORT

The financial report will not be available until Friday.

5. CHRISTIE SITE – FIRST CAPITAL REALTY (FCR) – SURVEY QUESTION(S)

Mr. Hatton presented the HBSCA Executive's proposed survey question. Another proposed version prepared by Ms. Grimes, Mr. Henderson and Mr. Anderson had been previously emailed to Directors. There was discussion to confirm the specific purpose or goal of a survey, and whether the question should include the HBSCA Board's current position on the issues being raised in the survey question.

Mr. Reekie noted that the Christie Site plan already requires that all infrastructure, eastbound roadway entrances onto the Gardiner and the eastbound ramp onto Lake Shore Blvd W., and a transit hub that includes a Go stop are in place before they build, and the City has the right to hold back 30 percent of the buildings to ensure that this is done. Mr. Reekie also noted that the Christie Site plan now includes five levels of underground parking spanning the property.

Councillor Grimes has formally recommended that the Christie Site Secondary Plan, which FCR had been planning to present in the fall, should not be rushed through so that everyone has time to consider the Preliminary Plan released in October 2019.

Ms. Babis recommended that the community association in Liberty Village, which is a FCR development be consulted for their input regarding what has proven successful and what has not worked for that community. Mr. Reekie agreed this could be useful.

Ms. Pirooska, who has professional expertise in developing survey questions, volunteered to assist with refining the question and its contextual information.

6. LEGION ROAD EXTENSION

The City continues to accumulate funds to undertake the Legion Road extension. Costs continue to escalate and the preliminary plan has been delayed to address Metrolinx's requested adjustments to the portion related to the rail underpass. The construction work was originally planned to span 2021 to 2022 and Mr. Reekie estimates that the final cost could reach \$100 million.

Mr. Henderson noted that studies have confirmed that 42 percent of southbound Park Lawn traffic between 7:00 a.m. and 9:00 a.m. is "background" or passthrough traffic travelling through the community eastbound to the City. Mr. Henderson stated that the City believes that the extension will facilitate eastbound traffic flow through the area by relieving some of the traffic from Park Lawn that may be heading west.

Mr. Reekie noted that there are about 15 projects along the Queensway between Park Lawn and Sherway Gardens, and several along Lake Shore Blvd W. and with the storage facility on Legion having been sold and the Polish Hall also to be developed at some point, there will be a lot going on in the area in the next few years.

7. COMMITTEE REPORTS

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

The winter issue of Humber Happenings will be published by mid-February.

Traffic and Transportation

Park Lawn Lake Shore Transportation Master Plan and Christie Site Stakeholders Meeting

The meeting is scheduled for February 3, 2020. Ms. Grimes and Ms. Bata volunteered to attend and report back to the HBSCA.

TTC

Ms. Babis noted that the westbound streetcar island on Lake Shore Blvd. West just east of Silver Moon Drive is very unsafe, as it is very dark and riders have to disembark onto the road. Mr. Reekie reported that the TTC is planning to relocate the stop to the intersection at Silver Moon in conjunction with installation of traffic lights there. The developers have paid for the work, and it is on the agenda for the HBSCA Traffic and Transportation meeting with the City in early February.

Marine Parade Drive – Parking

Later in the meeting Mr. Reekie noted that

- In an effort to discourage local residents from parking on Marine Parade Drive overnight, the south side of Marine Parade, which was previously paid parking until 9:00 p.m., is now paid parking until midnight.
- Now that the north side of a portion of Marine Parade Drive is a No Stopping zone, Parking Enforcement is planning to conduct tagging and towing blitzes.
- Bollards have been installed along the curb where pedestrians cross Marine Parade Drive at Jean Augustine Park and at the PXO at Eden. The bollards prevent parking at those areas and improve the visibility of those crossing areas.

Ms. Orr noted that her previous complaint about the lack of snow removal from the accessible curb areas at Marine Parade Drive and Waterfront Drive has not yet been addressed. Mr. Reekie noted that the lines at that intersection had also not been painted and he would follow up.

Shoreline Refurbishment

Mr. Reekie reported that the City's shoreline refurbishment plan includes the shoreline at the end of Palace Pier Court where the blue fencing is installed. An onsite meeting with Parks and Forestry will take place at the end of February and will include several local residents concerned about the issue. This six month project will involve removing the rocks, reinforcing the shoreline and replacing the rocks, and will require approximately 30 to 40 dump trucks a day. The start date was originally last November, but is currently closer to next June. As the work will require some of the new pathway to be torn up, Mr. Reekie has recommended the start date be delayed to September to avoid disrupting the community's summertime enjoyment of the pathway.

Park Shrubbery Maintenance

Parks and Forestry's recent report estimates a cost of \$750,000, which Mr. Reekie feels could be done for much less, to refurbish the most southerly pathway between Eden and Jean Augustine Park, including trees and shrubbery, to address complaints of obstructions of City views by some condominium owners. A site meeting with Parks and Forestry and some local concerned residents will be scheduled for late February.

Eau du Soleil Presentation Building Site

The presentation building, which is no longer needed as a sales centre for Eau du Soleil or Mystic Point, will be knocked down by September. A street level park has been planned for that space.

Jade Park

Planning for the park south of Jade condominiums has been ongoing for six years. The Ontario Municipal Board-approved agreement between the City and the developer stipulates that the park design must incorporate input from the HBSCA.

Eau du Soleil Parking

Mr. Reekie confirmed there are 230 public parking spots in the Unipark garage at Eau du Soleil, and signage will be installed in February. Mr. Reekie will be meeting with Eau du Soleil Management and Unipark to convey a strong message to prohibit Eau du Soleil residents from taking up those parking spots.

Mr. Miller reported that Nautilus continues to have problems with Mattamy and Unipark not enforcing the parking process in Nautilus' public parking area, as the rules governing that part of the garage are very complex and Mattamy controls the area. Mr. Reekie will arrange a meeting with Mattamy, Unipark, Mr. Miller and the Nautilus Property Manager to try to improve the matter.

Ms. Babis reported that they are achieving better parking enforcement of their public parking area.

Jean Augustine Pond

They are laying the stones in the pond. Mr. Reekie feels very positive that the finished project will be an asset to the community.

Christie Site

A Christie Site status update was adopted by the City this week which Mr. Reekie will distribute to all Directors. The update reported that public feedback regarding the preliminary plan had been minimal, The Toronto Catholic School Board has requested a school on the site. There will be many such reports for every aspect of the Christie Site development that will be presented to various City departments.

Ms. Dumaresq expressed surprise that the report suggested minimal input, and suggested that many people likely thought their input at the community meetings had been heard and had been documented, and perhaps guidance was required to help people focus on the most effective form of input, and even provide brief summaries of the reports that people would not otherwise read. Mr. Reekie confirmed that the report did not include attendance at the community meetings, and agreed that the meeting dates for each report could be circulated so people could register to attend and provide input. Ms. Dumaresq also suggested that a calendar be published in Humber Happenings listing the pending reports and meetings.

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 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.

Ms. Babis, Jade, advised that their first Annual General Meeting was scheduled for March 2020, and an engineering audit related to the Tarion Warranty was underway. There is ongoing discussion regarding how to maintain a high security level on the property, including refining fob access and timing of door closures.

Mr. Miller, Nautilus, noted that motorists were ignoring the Stop signs installed at the foot of Brookers Lane, partly because the signs are being obstructed by parked cars and a post, and the roadway lines were not painted. Mr.

Reekie confirmed that the painting of lines was on the City's agenda and he had already requested that a Stop sign be installed on the centre boulevard where it would be visible.

Mr. Hatton, Ocean Club, will be meeting with Friends of Humber Bay regarding their interest in having a booth at the Farmers Market.

On behalf of her Board Ms. Orr, Grenadier Landing, requested that Directors provide recommendations for both pest control and landscaping companies. Ms. Orr recently distributed the most recent Division 22 Crime Report.

Ms. Orr reported that due to car break ins and other activity occurring in the Green P parking lot at the east end of Marine Parade Drive, she had posted laminated signs in the area encouraging people to be alert and call police if they witness suspicious activity. Ms. Orr actually approached and photographed a person on a bicycle looking into people's cars, and found the signs have made people more aware and involved. With the vegetation now largely gone from that area, she anticipates less crime activity, but she would be pleased to provide the signs for other parking areas if necessary.

Ms. Orr, also advised that some residents have submitted complaints to the City's 311 phone line regarding garbage odours and the placement of garbage bins that seem to be clustered together. Mr. Reekie confirmed that the City's Solid Waste Management Services is responsible for the placement of the bins, and will provide Ms. Orr with a contact name for a supervisor at that department.

Ms. Bata, Grand Harbour, requested input regarding possible deterrents for pigeons. Mr. Henderson advised that he flies a 20 ft high osprey kite from his townhouse that seems to work, and noted that he had fixed it to his balcony when he lived in Grand Harbour Bldg C.

Ms. Bata also asked for more detail regarding the Canada Post parcel boxes installed at Nautilus. Mr. Miller confirmed that Nautilus installed six units in a side room off the mailroom that resident access using a key that Canada Post leaves in their mail slot. The installation and service is free, and other delivery services can use these boxes.

Mr. Arkay, Palace Pier, reported ongoing elevator service issues with Thyssenkrupp.

9. OLD/NEW BUSINESS

Mr. Miller congratulated Jade for signing a cogeneration contract that will save the condominium corporation \$3.8 million over the next 20 years and would welcome the opportunity to meet with any other HBSCA member Boards regarding the benefits of cogeneration. California Condos' cogeneration installation is expected to be functioning as soon as Ontario Hydro permits are in place. Mr. Miller emphasized that with the rapid increase in hydro rates, cogeneration is the only logical way to combat electricity costs.

10. DATE OF NEXT MEETING

The next Board of Directors meeting was tentatively scheduled for:

Wednesday, March 18, 2020 at 7:00 p.m.

11. TERMINATION OF MEETING

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

On **a motion** by Ms. Orr, Grenadier Landing, **seconded** by Ms. Bata, Grand Harbour Bldgs. A/B and Townhomes, **it was resolved** at 8:50 p.m. to terminate the January 22, 2020 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, January 22, 2020

APPROVED MOTIONS

1. Board Meeting – November 13, 2019

On a **motion** by Mr. Henderson, Bal Harbour **seconded** by Mr. Hatton, Ocean Club **it was resolved** to approve the minutes of the HBSCA Board meeting held November 13, 2019 as amended.

The motion carried

2. Close of Meeting

On a **motion** by Ms. Orr, Grenadier Landing, **seconded** by Ms. Bata, Grand Harbour Bldgs. A/B and Townhomes, **it was resolved** at 8:50 p.m. to terminate the January 22, 2020 meeting of the Board of Directors of the Humber Bay Shores Condominium Association.

The motion carried

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