

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

Minutes of the Board of Directors Meeting May 15, 2019

A meeting of the Board of Directors of the Humber Bay Shores Condominium Association was held on Wednesday, May 15, 2019 in the HBSCA Office, Suite M-227, 2240 Lake Shore Boulevard West, Toronto.

Present:	Jim Reekie		President
	Laura Nash	Jade	Secretary (sub for Steve Ullrich)
	Don Henderson	Bal Harbour	Director
	Gary Mogyorodi	Explorer/Voyager II at Waterview	Director
	Kathy Winter	Grd Harbour A/B & Towns	Director-at-Large
	Sue Grimes	Marina Del Rey Phase III	Director and Recording Secretary
	Jim Simone	Nautilus	Director
	Sharon Jazzar	Newport Beach	Director
	Bert Buchanan	Ocean Club	Director
	Bob Skolnik	Palace Pier	Director (sub for Tom Arkay)
	Jacqueline La Ronde	Waterscapes	Director-at-Large

and by invitation,

Adrian Wellman	Waterscapes
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Regrets:	Dina Godinho	Lakeside Place	Vice President
	Maria Ancona	Beyond the Sea Phase I	Director
	David White	Beyond the Sea, Star Tower	Director
	Suniti Talwalkar	Grand Harbour C	Director
	Susan Orr	Grenadier Landing	Director
	Marilyn Dumaresq	Hearthstone by The Bay	Director
	Ron Anderson	Palace Place	Treasurer (nominal)
	Jim Faichnie	Waterford	Director
	Vladyslav Kostyuk	Westlake Tower I	Director
	Juliet Sweeney		Treasurer

1. CALL TO ORDER

Mr. Reekie, President of HBSCA and presiding as Chair, called the meeting to order at 7:17 p.m. Mr. Buchanan joined the meeting in progress at 7:30 p.m.

2. QUORUM

A quorum of Directors was not achieved at this time.

Mr. Reekie advised that Mr. Wellman would be replacing Ms. La Ronde as HBSCA representative for Waterscapes. Mr. Wellman was welcomed and Mr. Reekie requested that everyone around the table introduce themselves, which they did.

3. AGENDA

There were no changes to the agenda.

4. TREASURER'S REPORT

4.1 Financial Statements - April 30, 2019

The Financial Statements for the period ending April 30, 2019 were distributed to Directors prior to the meeting. Ms. Sweeney, Treasurer and Ron Anderson, nominal Treasurer were unable to attend the meeting to provide reports. However, Mr. Reekie reviewed the Accounts Receivable report, and updated the Board with more current information.

Mr. Buchanan joined the meeting, and quorum was achieved at this time.

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Mr. Simone, Nautilus **it was resolved** to receive the Financial Statements for the period ending April 30, 2019. **The motion carried**

5. BOARD MEETING MINUTES

5.1 Board Meeting - January 16, 2019

The minutes of the meeting were reviewed.

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Mr. Simone, Nautilus **it was resolved** to approve the minutes of the Board meeting held January 16, 2019 as presented. **The motion carried**

5.2 Board Meeting – March 13, 2019

The minutes of the meeting were reviewed.

On a **motion** by Ms. La Ronde, Waterscapes **seconded** by Mr. Henderson, Bal Harbour **it was resolved** to approve the minutes of the Board meeting held March 13, 2019 as presented. **The motion carried**

6. COMMITTEE UPDATES

6.1 Communications - Humber Happenings

Mr. Reekie advised that in addition to the regular hardcopy distribution, a link to the recent spring issue of the Humber Happenings on the HBSCA website was emailed to 600 to 700 people who had provided their names and email addresses.

If deemed successful, the next step will be to distribute the next issue to an additional 12,000 email addresses with names that have been collected through surveys that HBSCA conducted over the years. Mr. Reekie advised that up until late last year, the Privacy Act would not allow these addresses to be used. However, they can now be used provided that the purpose is not to solicit money, and as long the option to unsubscribe is made available.

If there is a positive response to the emails, meaning if only a few choose to unsubscribe, the Communications Committee may experiment with distributing the winter issue electronically only.

Ms. Nash asked how HBSCA community members would receive Humber Happenings if their email

address was not on file with HBSCA. Mr. Reekie suggested that HBSCA representatives could forward the email to their Boards and Management for distribution via their building's email list.

Ms. Jazzar asked that HBSCA representatives be notified shortly before the hardcopies are distributed so they can follow up to ensure that the hardcopies are set up in their buildings. Mr. Reekie confirmed that this would be done for the next issue.

Mr. Reekie was pleased to report that revenue exceeded expenses for the spring Humber Happenings issue.

6.2 Events Committees

- **Clean Up Day**

Clean Up Day occurred May 11, with approximately 65 participants, which was lower than in previous years. Sobey's at The Queensway and Kipling contributed supplies for the event, and the Esso station provided Tim Horton coffee and donuts. Ms. Jazzar reported that she cleaned up about 300 cigarette butts in front of The Firkin and Eden Trattoria. Improperly discarded cigarette butts remain a problem in spite of the City installing receptacles next to the bus stop and in front of the two restaurants.

In view of the number of spring clean-up events conducted by various groups and the City, including a fall clean-up event sponsored by one of the banks, Mr. Reekie suggested that HBSCA consider joining in on the City's clean-up day next year. This would require registering with the City early in the new year for next spring's event. There were no objections.

- **Farmers Market – May 25 to October 5**

The large Farmers Market sign has been installed at the entrance to West Humber Bay Park.

Mr. Reekie advised that the City has future plans to replace the north portion of the parking lot with grass and trees, and there are also future plans to replace all asphalt on the park roadways and parking lots with limestone, which is more environmentally friendly.

- **Golf Tournament – July 29 – Markland Wood Golf Club.**

To date, 15 foursomes have signed up for the tournament. Mr. Reekie will send to HBSCA Directors a promotional flyer for posting. Local businesses are also encouraged to sign up a foursome. The fee is \$199.

- **Waterfront Festival – August 10**

Plans are well underway. Bands are booked. At this time, Kathy Winter passed around a sign-up sheet for volunteers for the Festival's HBSCA booth.

6.4 Planning and Infrastructure

First Capital Realty – Christie Site

A community working group has been formed to work with the City. There have been two meetings to date, with a third scheduled for mid-June. The next step will be for First Capital Realty (FCR) to present a preliminary plan for review which, Mr. Reekie suggested, may take 2 to 2 ½ years, followed by a secondary plan, and at least five years before there are any signs of construction.

Mr. Reekie noted that it will be in the best interest of the City and Humber Bay Shores for the City and FCR to reach a negotiated agreement before an OMB hearing for this file to avoid having the OMB approve FCR's plan without input from the City or the HBS community.

Mr. Reekie reported that the large unsightly piles of dirt on the Christie property have been sold and he continues to pressure FCR to expedite their removal.

Regarding the recent survey of HBSCA member Boards, Mr. Henderson reported that the Boards that responded were either strongly opposed or somewhat opposed to residential development that would include high rise buildings. At this time, the City is still supporting the site to remain as employment lands, however FCR will continue to push for a change to multi-use zoning.

Mr. Reekie recommended that three or four questions be presented in a survey that would identify what the community would like to see on the Christie site, with results tabulated in time for publication in the August Humber Happening. Mr. Henderson noted that FCR's community meetings last year generated a lot of good ideas, and suggested that the key survey question should serve to identify the level of support or opposition for high rise residential development on the site. Mr. Henderson noted that developers who completed recent developments along Lake Shore Blvd West, west of Humber Bay Shores and into Long Branch seemed to have managed to build low rise without issue, confirming that high rise was not the only option for a developer. Mr. Henderson also noted that the level of support for a Go stop at Park Lawn had already been determined in an HBSCA community survey in which 2,000 people responded in favour, and it was also known that FCR was planning for retail space and a community centre.

Mr. Reekie advised that a couple of years ago, a developer had offered 1,100 square feet of office space with parking for a police sub-station in one of the new buildings, but Toronto Police Services deemed it unnecessary. Mr. Reekie stated that although there has been relatively little crime occurring in the Humber Bay Shores area, this option could be revisited while retail space in the new buildings remains available.

The Board supported Ms. Jazzar's suggestion that as the new condominiums become occupied, HBSCA update the community in every issue of Humber Happenings on the actual size of the population living in Humber Bay Shores.

Following lengthy discussion it was also agreed that:

- Mr. Reekie will contact First Capital Realty to obtain data on the input FCR received from local residents at their community meetings last year on what type of development the community would like to see on the Christie site.
- Once the FCR data has been received, Mr. Mogyorodi will draft several survey questions for HBSCA Board consideration.

7. OLD BUSINESS

Paid Parking Kiosks Installed at Metro

Ms. La Ronde asked for an update on the paid parking kiosks installed at the Metro above and below ground parking. The kiosks have not been activated as they are against City by laws. Mr. Reekie advised that Onni Group, who owns the retail and parking on the Westlake site is negotiating with the City's lawyers.

Mr. Reekie advised that during development of the site, Onni Group agreed to the HBSCA request for 200 non-paid underground parking spaces, and that the City has again requested HBSCA input on this issue. Mr. Reekie suggested the Board consider supporting paid parking underground if Onni Group agrees to replace all above ground parking with landscaping. A vote by a show of hands confirmed that the Board is overwhelmingly against paid parking on this site.

Traffic Lights

The City is still reviewing HBSCA's request to move the Lake Shore Blvd West traffic lights from the closed off entrance at the Christie site west to the Silver Moon Drive.

Village Court

There are five condominiums that own the Village Court privately owned public space (POPS). These condominiums all have representation on the Village Court Committee. Three of the condominiums, Waterscapes, Nautilus and Explorer, are also HBSCA members, although the condominium's representatives for the Committee and for HBSCA are different which makes it challenging for HBSCA to be kept informed. Mr. Reekie advised that as the POPS is a privately owned space, the Village Court Committee is not required to share information, but they are required to abide by the POPS Agreement made between the condominiums and the City regarding any changes they may wish to make to the space. Mr. Henderson and Mr. Reekie noted that, at one time, HBSCA offered to take over the Village Court and the offer was declined.

Off Lease Pets on POPS

Mr. Reekie advised that it is against City bylaws for owners to allow pets to run off leash on a POPS. Off leash pets are an ongoing issue, and pet owners often refuse to provide ID to bylaw officers. Some local residents are advocating for bylaw officers to be accompanied by police who can insist on presentation of ID to facilitate issuing the \$280 fine. Mr. Reekie noted that this has been done on occasion in the past.

Path Refurbishment

Installation of fencing for the path refurbishment project will begin May 21 and take four days to complete. Park access will be at either end of the fencing, by Humber Bay Park East and at Palace Pier Court to the west. Mr. Reekie encouraged representatives to have a message sent to their residents that people who breach the fencing for quicker access to the park will only delay construction while fencing is reinstalled.

The City will be installing detour signs on the east side of Mimico Creek Bridge instructing eastbound cyclists to turn up to Lake Shore Blvd West. Mr. Reekie also advised that the Toronto Bicycle Club has expressed opposition to re-routing cyclists to Lake Shore Blvd West due to concerns about cyclists' safety, which is ironic with the significant number of pedestrians and pets injured by cyclists on the path.

Jean Augustine Park Pond

Refurbishment of Jean Augustine Park Pond is scheduled to begin sometime in July with minimal disruption to the community.

8. NEW BUSINESS

Mr. Reekie reviewed the following written questions and opinions submitted by Susan Orr, Grenadier Landing who was unable to attend this evening's meeting:

Slow Down Signs: As drivers along Lake Shore Blvd West and Marine Parade Drive continue to disobey speed limits, Ms. Orr recommended installing Slow Down signs that are available from Councillor Grimes' office. Mr. Reekie and Mr. Henderson noted that this had been done in the past and they could be ordered again.

Neighbourhood Watch Signs: Ms. Orr also recommended installing Neighbourhood Watch signs. Mr. Reekie noted that his President's Remarks in one of last year's issues of Humber Happening had focused on community safety, and emphasized although signs could be installed, he believed there was already an abundance of signage on Marine Parade Drive, and the path construction would only make it worse. Mr.

Reekie emphasized that it was everyone's responsibility to be on watch for suspicious behaviour and not be apprehensive about calling the police or the City's 311 call line.

Crime Statistics: Ms. Orr recently circulated to HBSCA Directors the crime statistics from Toronto Police Division 22. Mr. Reekie reminded Directors that Division 22 is a large territory running from Hwy 427 to the Humber River, and up to Eglinton with several pockets of crime, but these overall statistics were not representative of the low level of crime in the Humber Bay Shores community. Mr. Reekie noted that with police support, drug transactions in local bars has been largely cleaned up, and major crime undercover police can be called in whenever concerns arise. Cigarettes, lottery tickets and a locked till were stolen at a local variety store at 5 Marine Parade Drive in a recent early morning non-violent break-in.

Mr. Reekie reaffirmed that although he is constantly in touch with Councillor Grimes about enforcement issues, the reality is that bylaw infractions such as setting off fireworks are not high priority for police, and the two bylaw officers responsible for all of Etobicoke work only until 6:00 p.m. Mr. Reekie emphasized the importance of calling 311 to register complaints, because even if there is no immediate response, all 311 calls become part of regular reports to the Councillor that serve to reinforce HBSCA efforts to address these issues. The Councillor is more likely to respond to HBSCA concerns when they are backed by a number of complaints.

TTC Tracks Stored on Lake Shore Blvd West: Ms. Orr has contacted Councillor Grimes' office about the TTC tracks and was informed that the office was working with the TTC to have them removed and stored in a more appropriate location. Ms. Orr will keep HBSCA informed. Mr. Reekie confirmed that the City appears to be in no rush to move the tracks.

Request for Names of Pest Control Companies being used in the Community: There has been discussion in the past regarding the power of a collective such as HBSCA, and the benefit of scale that gives HBSCA a stronger voice. In one instance, the President of ThyssenKrupp met with the HBSCA Board to discuss elevator issues being experienced in a significant number of member buildings. Ms. La Ronde noted that there had been discussion at one time about creating a list of contractors being used by member condominiums that could be referenced when necessary for a variety of purposes, such as responding to Ms. Orr's request.

Mr. Buchanan hypothetically asked if he could receive the names of five contractors being used in the community for a given purpose, and Mr. Reekie and Ms. La Ronde confirmed that this could be compiled.

Burned Out Lights at Green P Parking Opposite Waterford: Ms. Orr advised in her written submission that in spite of numerous attempts to contact someone, there had been no response from Green P or from the City regarding burned out lights. Mr. Reekie confirmed that Green P was not responsible for the lighting. Toronto Hydro was responsible for lights on the north side of Marine Parade Drive and City Parks and Recreation Department was responsible for lights on the south side, and if given the number on the pole they would replace the lightbulb. Rather than being reactive to community complaints, Mr. Reekie has suggested to Parks and Recreation and Toronto Hydro that they proactively send a truck at night to identify and replace lights that are out.

Proposed Motel

Mr. Buchanan reported that Omni Motels has purchased from Ocean Club the property adjacent to the Ocean Club condominium, and that Ocean Club's Declaration will only allow retail development, not a motel. He noted also that Omni now owns 10 spaces in their parking garage which can only be used for a four-story a retail building.

Mr. Reekie advised that the owner of Omni contacted him about 10 months ago regarding interest in building a 16-storey hotel and an all-night bistro. Mr. Reekie noted that the City would never approve an all-night bistro and would likely permit a development that was not more than eight stories and only if adequate underground parking was included.

9. DATE OF NEXT MEETING

The next Board meeting is scheduled for:

Wednesday, July 17, 2019 at 7:00 p.m.

10. TERMINATION OF MEETING

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

On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Ms. Nash, Jade **it was resolved** at 8:40 p.m. to terminate the meeting of the Board of Directors of the Humber Bay Shores Condominium Association.

The motion carried

Chair
SG/nf

Secretary

HUMBER BAY SHORES CONDOMINIUM ASSOCIATION
Board of Directors Meeting
May 15, 2019

APPROVED MOTIONS

- 1. Financial Statements – April 30, 2019**
On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Mr. Simone, Nautilus **it was resolved** to receive the Financial Statements for the period ending April 30, 2019. **The motion carried**
- 2. Board Meeting – January 16, 2019**
On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Mr. Simone, Nautilus **it was resolved** to approve the minutes of the Board meeting held January 16, 2019 as presented. **The motion carried**
- 3. Board Meeting – March 13, 2019**
On a **motion** by Ms. La Ronde, Waterscapes **seconded** by Mr. Henderson, Bal Harbour **it was resolved** to approve the minutes of the Board meeting held March 13, 2019 as presented. **The motion carried**
- 4. Termination of Board Meeting**
On a **motion** by Mr. Henderson, Bal Harbour, **seconded** by Ms. Nash, Jade **it was resolved** at 8:40 p.m. to terminate the meeting of the Board of Directors of the Humber Bay Shores Condominium Association. **The motion carried**

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