

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

2240 Lakeshore Blvd, Suite M227  
Wednesday, May 19, 2021 at 7:00 p.m.

**Board Members**

Jim Reekie	President	
Jennifer Tocci	Vice President	Waterford
Laura Nash	Secretary	Eau de Soleil
Kathryn Winter	Director-at-Large	Grand Harbour A & B and Townhouses
Sharon Jazzar	Director-at-Large	Newport Beach
Ron Anderson	Director-at-Large	Palace Place

**Directors**

Mary Ciufu	Marina Del Rey Phase III
Emily Doyle	Lakeside Place
Susan Grimes	Marina Del Rey Phase I
Tom Killeen	Marina Del Rey Phase II
Saifu Mawji	Waterview Explorer
Jim Simone	Nautilus

**Regrets**

Angela Abromaitis	Waterscapes
Maria Ancona	Beyond the Sea Phase I
Tom Arkay	Palace Pier
Craig Robinson	Grand Harbour C
Marilyn Dumaresq	Hearthstone by the Bay
Meghan Thomas	Grenadier Landing

**By Invitation**

Julia Bennett	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 / QUORUM / DECLARATION**

J. Reekie welcomed those gathered to the bi-monthly Board meeting of the Humber Bay Shores Condominium Association (HBSCA). There being a quorum of Directors present, he asked J. Tocci to chair the meeting. J. Tocci called the meeting to order at 7:01 p.m., presiding as Chair, with the agenda as presented.

There were no conflicts of interest declared by Directors.

## **1.1 Scheduling of Meetings**

**ACTION:** HBSCA to schedule meetings with a calendar invitation that would enable Directors to save and retain the link.

## **2.0 MEETING MINUTES**

### **2.1 Minutes of the Board Meeting of March 24, 2021**

The Board requested a minor amendment to Item 6.0 of the minutes of March 24, 2021.

*On a MOTION by R. Anderson, seconded by E. Doyle, it was resolved to approve the March 24, 2021 minutes of the Humber Bay Shores Condominium Association Board as amended.  
The motion was carried.*

### **2.2 Minutes of the Executive Committee Meeting of April 19, 2021**

The Chair noted that the Executive Committee meeting minutes of April 19, 2021, had been shared with Directors.

## **3.0 TREASURER'S REPORT**

J. Reekie advised the Board that as at April 30, 2021, accounts receivable were substantially reduced to approximately \$9,000. With the HBSCA Operating Fund at approximately \$110,000, he advised finances were healthy. He invited any Director who wished to contribute in the role of Treasurer to contact him, and that there would be support for the work of approximately 15 hours per month.

*On a MOTION by J. Simone, seconded by R. Anderson, it was resolved to accept the HBSCA financial statements for the period ending April 30, 2021 as presented.  
The motion was carried.*

## **4.0 COMMUNITY REPORTS**

### **4.1 Humber Happenings**

J. Reekie advised that the new issue of Humber Happenings had been published digitally and printed for those Residents who preferred a hard copy. He advised Directors that hard copies could be picked up Thursday, May 20 or Friday May 21, 2021, or by arrangement.

### **4.2 Traffic and Transportation**

J. Reekie reported that Ward 6 Etobicoke-Lakeshore City Councillor Mark Grimes had agreed that that the Lakeshore closure for Active TO during the COVID-19 pandemic had created havoc for those who had the Lakeshore as their only exit/entry point. He advised that an email from M. Grimes to the City had been sent May 19, 2021, emphasizing overcrowding and noncompliance.

In answer to a query from the Board, J. Reekie advised that he would advance the idea of “slow down” signs on the bridges to encourage speeding cyclists and motorized small vehicles to respect families and seniors walking. It was noted that the risk of an accident in many places for pedestrians was very real, and that the pedestrian Toronto Police did not seem to be aggressive in enforcement of speeders. K. Winter again requested that “stakes” (as installed at Harbourfront), be considered to separate cyclist lanes from pedestrian lanes.

In answer to a query from the Board about the Master Plan in progress for the Humber Bay Shores Park, J. Reekie advised the plan still included initiatives to redirect cyclists onto the roads. It was noted that upon easing of the lockdown, the park would be closing at 7:00 p.m. and people would have to be out by 11:00 p.m.

J. Reekie reported that as of June 1, 2021, Marine Parade Drive would be closed with fencing, and Palace Pier Court would be closed with pilons, thus eliminating parking on those two streets for 3 or 4 months. As soon as notification was received it would be shared with the Board.

The Board discussed a recent incident of emergency vehicles called to an overturned kayak at Mimico Creek, noting that kayaks and canoes were not supposed to be in the water during lockdown.

#### **4.3 Farmers’ Market**

The Chair advised the market was ready to go for its scheduled opening on the weekend of May 29, 2021. She thanked the huge number of volunteers who had populated all but four (4) dates, and said she would circulate the dates with the Board, and asked that they assist. E. Doyle immediately volunteered.

It was noted that the market would open at 9:00 a.m. Volunteers were required between approximately 8:30 a.m. to 2:00 p.m. to enforce COVID-19 and pet protocols, and health breaks would be covered. In addition, reusable HBSCA shopping bags would be sold for \$2. It was noted that volunteers could get background information for conversation with patrons about the history of the HBSCA from the website.

**ACTION:** R. Anderson to prepare one (1) page history and outreach on the HBSCA for review by J. Tocci and printing and insertion into HBSCA reusable shopping bags.

In closing, J. Reekie advised that Selina, a well-loved market stall owner who had been ill, had sadly passed away. The HBSCA had sent flowers. The Board extended their heartfelt condolences.

#### **5.0 FIRST CAPITAL SITE – HBSCA ACTION**

R. Anderson advised that on April 22, 2021, he had shared his summary of the City Planning and Housing Committee virtual meeting he had attended, concerning the First Capital development of the former Christie site at 2150 Lakeshore Blvd. West.

J. Reekie added that Councillor M. Grimes had advised the City he would not sign off on the Secondary Plan until he and the HBSCA had seen the proposed Traffic Plan. J. Reekie added that

he had asked for a meeting with the City prior to the City of Toronto Traffic Department's planned presentation of the Master Traffic Plan to the community, on a date yet to be announced in July. No response had yet been received.

In discussion, the Board agreed that the work of HBSCA has had positive results to date:

- City Councillor M. Grimes had intervened via email after close review of the housing plan and its lack of a Traffic Plan.
- HBSCA had asked for on- and off-ramps to the Gardiner.
- HBSCA had asked that the Sales Centre be built 1-2,000 square feet larger so that it can be used for community meetings and activities after the Sales Centre is closed and prior to the future community centre being built in Phase 5.

Unfortunately, First Capital has NOT reduced the number of planned buildings from 15 to 13.

The question of further advocacy and the need for further action was discussed.

R. Anderson noted that City Councillor P. Fletcher and others, in addition to M. Grimes, seemed to be aware of the huge issues raised by the density of the proposed development. However, R. Anderson summarized the complex unsolved issues that required action beyond "silo" areas, noted repeatedly by HBSCA:

- Toronto Hydro/electricity – Toronto's carbon emissions and climate change directive required new developments to put in district and alternative energy, but First Capital was not doing so.
- Toronto Regional Conservation Authority/Stormwater – Toronto was at risk due to lack of investment in improving infrastructure.
- Sewage – the number of untreated "bypass" events in the past year had been 16, compared to 14 and prior to that 12 in previous years, an indication that sewage would be a major issue once development proceeded. Toronto was at risk due to lack of investment in improving capacity.

R. Anderson advised he was extremely concerned that:

- All the above stakeholders saw the issues as someone else's problem
- There was no indication of how the huge tax base of the new buildings would be spent locally to improve the weak points
- Toronto Hydro had not seemed to reckon with the huge growing demand for electric vehicles (EVs) in the community and in any new development
- First Capital had proposed relief roads as a solution to the influx of 15,000 additional citizens but such roads did not historically work
- First Capital would likely sell off buildings to different developers after approval was reached and then compliance would be difficult to achieve.
- Transform TO had advised on solutions for a greener city but advised they did not get involved in specific developments or political decisions.
- The provincial government required only that large developments furnish public transit.

*It was the consensus of the Board to:*

- Increase awareness among the community; and

- When appropriate, ask Councillor M. Grimes to hold a public stakeholder meeting.

**ACTION:** Executive to issue invitation to Councillor M. Grimes to attend an upcoming HBSCA Board Meeting.

## **6.0 COMMUNICATIONS**

### **6.1 Vial of Life Update**

S. Jazzar reported to the Board that the idea of a Vial for Life initiative in the community, which would promote a clearly marked tube in any Resident's fridge with medication and details, for paramedics, had been a success in the U.S. She advised that an approach to pharmacies could begin after COVID-19 concerns had eased, and that she would report back to the Board later in the year.

### **6.2 Gardiner Graffiti Issue**

It was noted that the wall area at the Gardiner and Brookers Lane always had some graffiti. S. Jazzar reported that she had spoken to the City and, as an alternative to costly cleaning, 2021-2022 funds were available for local artists to create mural art which could be an improvement.

S. Jazzar asked Directors to pass on a notice to Owners she would draft, seeking their views on a mural versus landscaping or other options for a more pleasant view.

*It was the consensus of the Board to assist S. Jazzar in obtaining feedback.*

### **6.3 Proposed Fire Station**

J. Reekie reported that the City still had plans to build a small fire station with fire truck and EMS truck locally.

### **6.4 Google Drive for HBSCA**

The Chair noted she was working on the shared drive and all Directors would have access. Currently J. Reekie and Jennifer had editing privileges. Directors would have viewing privileges once the documents were reviewed and uploaded.

**ACTION:** M. Ciufu to take on review of historic documents in consultation with K. Winter and J. Tocci.

J. Reekie noted that:

- Documents on the HBSCA website could be downloaded as PDFs.
- There was an extra key to the HBSCA office and he would provide to J. Tocci.
- HBSCA would no longer have the office after July 2021.

**ACTION:** J. Tocci to organize a Google Drive orientation for any Directors who would find this useful.

## **7.0 NEW BUSINESS**

### **7.1 Director Resignation**

J. Reekie advised that on May 18, 2021, he had received a letter of resignation from HBSCA representative, Tom Arkay, who said that after years of enjoyable work he was stepping down for more personal time, and wished the Board continued success. Tom Arkay had said he would suggest another representative from his condominium, which was one of the first built in the community.

On behalf of the HBSCA, the Chair extended thanks to Tom Arkay for his many years of service.

### **7.2 Speed Cameras**

In answer to a query from S. Mawji regarding concern in his building about speeding on Marine Parade Drive, J. Reekie noted that three-way stops were planned at Silver Moon and Marine Parade, and another Pedestrian Crosswalk at Jean Augustine Park.

**ACTION:** J. Reekie to ask City Traffic about speed cameras for the area.

### **7.3 Dog Issues**

J. Simone initiated a discussion with Directors on how other Boards were handling landscaping damage from dogs, advising that Nautilus was considering raising the 30-pound dog limit due to destruction of grassy areas. It was agreed that in some cases leash compliance was an issue for children playing, and intimidation of elderly owners with small dogs by larger dogs was an issue.

S. Grimes noted that her Board had been working productively with Counsel to ensure a process was in place for clear guidelines and support for Owner enforcement of rules by Tenants. Directors noted that once cameras caught non-compliant dogs with their Owners and damage resulted, chargebacks could be made and compliance improved. If there was non-compliance with clear process and rules put in place by Boards, concerns could be taken to the Condominium Association of Ontario.

### **7.4 Canada Post Lockers**

The Chair shared with Directors that the Canada Post lockers installed the week of May 17, 2021, in the lobby of Waterford had proved to be convenient, of a clean design, secure, and took away the extra pressure from package reception. The lockers were free of charge.

**ACTION:** J. Tocci to share details and photo of Canada Post lockers with Directors.

### **7.5 Parking**

J. Simone noted that Nautilus public parking would be closed temporarily until the middle or end of July 2021 due to construction. It was noted that Eau du Soleil has a large public parking area.

**8.0 NEXT MEETING**

The next meeting of the HBSCA Board was scheduled for Wednesday, July 21, 2021 at 7:00 p.m.

**9.0 CLOSE OF MEETING**

*On a **MOTION** by S. Jazzar, **seconded** by R. Anderson, **it was resolved** to close the May 19, 2021, Board Meeting of the Humber Bay Shores Condominium Association at 8:35 p.m.*

***The motion was carried.***

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Director

\_\_\_\_\_  
Date

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Director

\_\_\_\_\_  
Date