

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

2240 Lake Shore Blvd. West, Toronto, Ontario
Wednesday, August 24, 2022 at 7:00 p.m.

Members Present - Executive Board 2020-2021

Jim Reekie	President	
Jennifer Tocci	Vice President	Waterford
Laura Nash	Secretary	
John Browne	Director-at-Large	Palace Pier
Sharon Jazzar	Director-at-Large	Newport Beach
Ron Anderson	Director-at-Large	Palace Place

Members Present - General

Emily Doyle	Director	Lakeside Place
Susan Grimes	Director	Marina Del Rey, Phase I
Adam Kozak	Alt. Director	Grand Harbour A&B and Townhouses
Craig Robinson	Director	Grand Harbour C
Jim Simone	Director	Nautilus
Tod Stewart	Director	Grenadier Landing
Adrian Wellman	Director	Waterscapes

Member Regrets

Angela Abromaitis	Director	Waterscapes
Maria Ancona	Director	Beyond the Sea Phase I
Mary Ciuffo	Director	Marina Del Rey Phase III
Marilyn Dumaresq	Director	Hearthstone by the Bay
Michelle Lian	Treasurer	
Saifu Mawji	Director	Waterview Explorer
Kathryn Winter	Director-at-Large	Grand Harbour A&B and Townhouses

Recording Secretary

Julia Bennett INaMINUTE Ltd.

This meeting was held virtually.

1.0 CALL TO ORDER/ANNOUNCEMENT OF QUORUM

J. Reekie welcomed everyone to the Full Board Meeting of the Humber Bay Shores Condominium Association (HBSCA).

There being a quorum of Directors present, J. Reekie called the meeting to order at 7:02 p.m., presiding as Chair, with the agenda as presented. He noted this would be the last virtual meeting of the full Board if the COVID situation remained stable.

2.0 CONFLICT OF INTEREST DECLARATION

There were no conflicts of interest declared by Directors.

3.0 REVIEW AND APPROVAL OF MINUTES

3.1 Minutes of the Board Meeting held on May 25, 2022

The Board reviewed the minutes of the HBSCA Board meeting held on May 25, 2022. Minor amendments were requested for clarity.

*On a **MOTION** by E. Doyle, **seconded** by R. Anderson, **it was resolved** to approve the minutes of the Board of Directors' meeting held on May 25, 2022, as amended.*

The motion was carried.

ACTION: Secretary L. Nash to distribute final amended minutes to the full Board.

4.0 TREASURER'S REPORT

J. Reekie noted that Treasurer M. Lian was unable to attend but that he would be working with her during the week of August 29, 2022 to prepare the books for fiscal year end. M. Lian would do the HST and would receive training on preparing the corporate tax filing.

5.0 COMMUNITY REPORTS

5.1 Traffic and Transportation

J. Reekie reported that there would be a reduction to one (1) lane of traffic each way on Park Lawn Road, from Lake Shore Boulevard West to the railway tracks, for the next three (3) to six (6) months while a water main is being repaired.

ACTION: J. Reekie to investigate construction also noticed on Lake Shore Boulevard West at Park Lawn Road, and share information with the Board.

5.2 Humber Bay Shores Farmers Market

J. Tocci thanked the many Board members who had come out to volunteer. The Market continued to have increasing numbers, apart from the market day that fell during the Waterfront Festival where a slight decrease was noticed.

5.3 Humber Bay Shores Waterfront Festival

The Board noted the event had been fantastically successful, despite the hot day. Security had been excellent, and music enjoyed from bands including Fiddlesticks and a Chicago cover band. Less alcohol was sold than expected and only a few visitors who overdid it were escorted away by police. Great Lake Breweries would be sending a cheque for \$3,900 to the HBSCA.

J. Reekie advised that the Festival report would be ready by early September 2022, and the Festival Committee could review and adjust planning for next year, including the idea of a tent.

J. Tocci reported that she had received nothing but positive feedback from both vendors and raffle winners. Visitors attended from elsewhere in the city due to Facebook postings, including Bathurst and St. Clair, Bathurst and Sheppard and Yonge & Davisville.

5.4 Communications

The Board discussed the Esso Site development. S. Jazzar reminded those gathered that members were asked on August 2, 2022, to contribute feedback, pro or con, to help R. Anderson draft a communications strategy and brief for the HBSCA.

R. Anderson thanked J. Browne for his help thus far with the draft brief and outlined the following points:

- The Developer had submitted plans to the Ontario Land Tribunal (former LPAT/OMB) for a development that involved 59 storeys.
- The hearing would likely be scheduled for May 2023.
- The proposed development would increase density considerably, 2.5 times greater than that of the Christie Site, and the City was worried about the inadequacy of services for the density proposed.
- The community would like to benefit from this development in some way – but also voice thoughtful concerns.
- City Councillor Mark Grimes was not permitted to provide political opinions/action during the current municipal election period.
- The current provincial government has a mandate for growth and development.
- If the Tribunal, a provincial government body, granted the high-density development, it could encourage the Christie site developers to return with revised plans for higher density.
- Likely the HBSCA position would be, from assessment thus far, that this highly dense development should be opposed as there were no services to accommodate it and, if passed by the Ontario Land Tribunal, would set a precedent for more developments of this density.
- It was discussed that taking a strong position against the proposed zoning, which is within the City preview, was more useful than battling the height or the density.

It was noted that a direct relationship with the Developers was an asset so the HBSCA could have some impact on streetscape decisions, although a relationship with the Christie site Developers had garnered limited results thus far.

C. Robinson noted that a school, professional jobs, and other ingredients to build community should be in any such development, not just residential, and that these new Developers had made no contribution to the new GO Station underway.

It was the consensus of the Board that the HBSCA must make its opposition strongly felt.

ACTION: Ron to send out draft strategy brief to members by the end of the week of August 26, 2022.

ACTION: Board members to submit all concerns / thoughts to S. Jazzar for synthesis.

The Board thanked R. Anderson and S. Jazzar for their work on this important file.

5.5 Bell Boxes – Artwork

More Bell boxes had been painted by City artists, first white as a base, then the artists had added their work. Boxes not painted were likely hydro or cable boxes.

5.6 Plantings

ACTION: J. Reekie to follow up on request submitted to City Council for more plantings, particularly west of the tunnel, to hide graffiti.

6.0 NEW BUSINESS

6.1 Fall Clean-Up

The date for the Fall Clean-Up would be Saturday, September 17, 2022, from 9:00 a.m.-12:00 p.m. As it was a half day, there would be no evening BBQ. She encouraged everyone to reach out for volunteers in the community.

ACTION: J. Tocci to redraft the Spring Clean-Up poster and send to J. Reekie who would send to Zachary the graphic artist.

ACTION: J. Reekie to book Toronto Waste to pick up garbage after the Fall Clean-Up.

ACTION: J. Tocci to ask Tim Horton's to see if they would offer free or discount coffee to volunteers.

ACTION: S. Jazzar to contact Rick Rabba to see if Rabba Fine Foods would contribute refreshments to volunteers.

6.2 Humber Happenings

J. Reekie advised that the next issue of the Humber Happenings newsletter was planned for the first weekend in November. He asked the Board to reach out to anyone with a business in the area to advertise. It was noted that the online issue seemed to increase uptake of the printed issue.

ACTION: Adrian Wellman to re-stock physical magazines in his building.

6.3 Business Improvement Area

J. Reekie reported that the steering committee for a proposed local Business Improvement Area (BIA) would be getting together with the City BIA coordinator. A flyer for outreach to businesses would be prepared, and then the steering committee would begin approaching businesses. It was noted that a BIA would be an excellent addition to the community as they could access funds from the city for events like the Farmer's Market or Waterfront Festival.

6.4 Parking Posts

J. Simone asked whether there was any update about the parking posts planned by the City in front of Rabba Fine Foods. J. Reekie replied that a concrete bump-out was planned for that location by the City along with two (2) other bump-outs in the area. These would be extended curb areas with flower planters which would prevent big trucks parking and provide more safety for pedestrians.

6.5 Vehicle Speed on Marine Parade Drive

The Board discussed the need to reduce high-speed driving on Marine Parade Drive, particularly in front of the Firkin on the Bay restaurant.

6.6 Corridor Refurbishment

J. Tocci reached out on behalf of her Board for recommendations for reputable interior refurbishment contractors for condominium building corridors.

ACTION: E. Doyle and C. Robinson to email photos and contacts to the Board of contractors who delivered excellent service.

6.7 Vial of Life – Update

S. Jazzar updated the board that the Halton Region vial project, whereby a clear container with a template instruction document is put in the butter tray of the fridge for EMS if a call is made, continues.

Funding was needed to stock vials, print paper forms, and hire under-employed groups to fill the vials for distribution, on a break-even basis, per the successful initiatives in other jurisdictions. She was working on the Weston family charitable foundation for help to purchase vials and asked members to speak to their building Boards to see if there is interest.

ACTION: S. Jazzar to forward an updated Vial of Life proposal to the HBSCA to share with Boards.

7.0 NEXT MEETING

The next meeting of the Board was scheduled as an in-person meeting in the HBSCA office on Wednesday, September 21, 2022, at 7:00 p.m.

8.0 CLOSE OF MEETING

*On a **MOTION** by J. Tocci, **seconded** by T. Stewart, **it was resolved** to terminate the meeting of August 24, 2022, at 7:54 p.m. as there was no further business to conduct.*

The motion was carried.

Director

Date

Director

Date