

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

Suite M227, 2240 Lake Shore Blvd. West, Toronto, Ontario  
Wednesday, October 27, 2021 at 6:30 p.m.

**Members Present - Executive Board 2020-2021**

Jim Reekie	President	
Jennifer Tocci	Vice President	Waterford
Laura Nash	Secretary	Eau du Soleil
(position vacant)	Treasurer	
Sharon Jazzar	Director-at-Large	Newport Beach
Ron Anderson	Director-at-Large	Palace Place

**Members Present - General**

John Browne	Director	Palace Pier
Mary Ciufu	Director	Marina Del Rey Phase III
Emily Doyle	Director	Lakeside Place
Susan Grimes	Director	Marina Del Rey, Phase I
Tom Killeen	Director	Marina Del Rey Phase II ( <i>departed at 7:50 p.m.</i> )
Adam Kozak for K. Winter	(Proxy)	Grand Harbour A&B and Townhouses
Saifu Mawji	Director	Waterview Explorer
Craig Robinson	Director	Grand Harbour C
Tod Stewart	Director	Grenadier Landing
Adrian Wellman	Director	Waterscapes ( <i>departed at 7:45 p.m., returned at 7:57 p.m.</i> )

**Member Regrets**

Angela Abromaitis	Director	Waterscapes
Maria Ancona	Director	Beyond the Sea Phase I
Marilyn Dumaresq	Director	Hearthstone by the Bay
Jim Simone	Director	Nautilus
Kathryn Winter	Director-at-Large	Grand Harbour A&B and Townhouses

**By Invitation**

Julia Bennett	Recording Secretary, INaMINUTE Ltd.
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**1.0 CALL TO ORDER/ANNOUNCEMENT OF QUORUM**

Due to the COVID-19 pandemic, the meeting was held by videoconference.

J. Reekie welcomed those gathered to the Open Board Meeting of the Humber Bay Shores Condominium Association (HBSCA).

J. Reekie explained that the meeting would adjourn for the Annual General Meeting (AGM), then reconvene under the 2021-2022 Full HBSCA Board to resume business.

There being a quorum of Directors present, J. Reekie called the meeting to order at 6:32 p.m., presiding as Chair, with the agenda as presented.

## **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 Executive Board Meeting held on September 22, 2021**

The Board reviewed the minutes of the HBSCA Board meeting held on September 22, 2021, and requested an amendment to Item 5.2.

*On a MOTION by C. Robinson, seconded by E. Doyle, it was resolved to approve the minutes of the Board of Directors' meeting held on September 22, 2021, as amended.*

*The motion was carried.*

## **4.0 TREASURER'S REPORT**

The Chair reported that Michelle Lian, an Eau Du Soleil Owner and chartered professional accountant, had kindly spent time working with him on the August and September financial statements, to explore whether she would be willing to volunteer in the vacant officer role of Treasurer on the Executive Board. He extended warm thanks on behalf of the Board to M. Lian, and announced that she had agreed to run for Treasurer for the 2021-2022 fiscal year, although she would not be able to attend as a candidate at the October 27, 2021 Annual General Meeting.

The membership reviewed the financial statements for the periods ending August 31, 2021, and September 30, 2021, provided by the Chair. In answer to a query regarding the collection of aged receivables, the Chair noted that a late payment for one (1) invoice had just come in and that efforts were ongoing. It was noted that anyone holding municipal office would be unable to pay for their ad in an HBSCA newsletter until a hard copy was received and filed in their office.

*On a MOTION by R. Anderson, seconded by S. Jazzar, it was resolved to accept the financial statements of the HBSCA for the periods ending August 31, 2021 and September 30, 2021.*

*The motion was carried.*

## **5.0 ADJOURNMENT OF MEETING**

*On a MOTION by L. Nash, seconded by E. Doyle, it was resolved to adjourn the October 27, 2021 Open Board Meeting of the Humber Bay Shores Condominium Association at 6:41 p.m., in order for the 2021 Annual General Meeting to begin.*

*The motion was carried.*

## **6.0 OPEN BOARD MEETING RECONVENED**

Incoming 2021-2022 President J. Reekie advised those gathered that there was a quorum of member Directors present and, presiding as Chair, called for a motion to reconvene the October 27, 2021 Open Board Meeting of the Humber Bay Shores Condominium Association (HBSCA).

*On a **MOTION** by S. Grimes, **seconded** by J. Tocci, **it was resolved** to reconvene the Open Board Meeting of the HBSCA on October 27, 2021 at 7:12 p.m.*

*The motion was carried.*

## **7.0 INTRODUCTION OF 2020-2021 EXECUTIVE BOARD**

The Chair introduced the HBSCA Executive Board for 2021-2022:

<u>Name</u>	<u>Office</u>	<u>Member Condominium Represented</u>
Jim Reekie	President	
Jennifer Tocci	Vice President	Waterford
Laura Nash	Secretary	
Michelle Lian	Treasurer	
Ron Anderson	Director-at-Large	Palace Place
John Browne	Director-at-Large	Palace Pier
Sharon Jazzar	Director-at-Large	Newport Beach

## **8.0 COMMITTEE REPORTS**

### **8.1 Communications and Outreach**

#### **8.1.1 Outreach to Condominium Corporations Not Yet Part of HBSCA**

It was noted that the HBSCA continued to approach new condominiums in the community.

**ACTION:** S. Jazzar and M. Ciufu to update the one (1) sheet on HBSCA and the accompanying introductory package.

L. Nash noted that Humber Happenings was distributed by herself and others to restaurants, stores and other community hubs.

**ACTIONS:** J. Reekie to:

- Add the updated HBSCA one (1) sheet to the next Humber Happenings newsletter.
- Follow-up on the addition of HBSCA to the name and signage of farmers' market and other events.

#### **8.1.2 Humber Happenings**

J. Reekie advised that the new issue of Humber Happenings would be available digitally on Saturday, October 30, 2021, and available for Directors who were building representatives to pick up at a time to be arranged the week of Monday, November 1, 2021.

**ACTION:** All Board Directors to forward the new digital issue of Humber Happenings to their condominium manager for email distribution to Residents.

**ACTION:** Incoming Director T. Stewart to pick up hard copies of Humber Happenings from J. Reekie for Grenadier Landing including past issues if needed.

**ACTION:** Director C. Robinson to provide the digital and hard copy versions of Humber Happenings to Grand Harbour A&B and Townhouses for K. Winter.

## **8.2 Traffic and Transportation**

### **8.2.1 Transportation Master Plan**

J. Reekie reported that he had requested that First Capitol support HBSCA in its choice of “Alternative 3 – Additional Traffic Capacity with Modified Gardiner Ramps and New Lake Shore Ramp”, of the city’s current roster of alternatives in the Park Lawn Lake Shore Transportation Master Plan.

### **8.2.2 Humber Bay Park East**

S. Grimes reported that she had attended a recent meeting concerning the Humber Bay Park East Rehabilitation Project, noting the following:

- The timeline was four (4) years.
- The first stage would be the east side of Humber Bay Park East.
- Fencing around pond, beach etc. was expected to go up in November 2021.
- Although there would be a complete shutdown, the planning was thorough.
- A great deal was being done to protect existing wildlife, including relocating 4,000 fish by hand from the pond to Lake Ontario.
- The water system that would be built would increase biodiversity in plant life, and would be sustainable.
- The building would be half underground, lodged in a berm structure.
- Substantial boardwalks were planned, not merely dirt paths.
- A skating rink was on Councillor Mark Grimes’ wish list and had been presented to the city but not yet accepted.
- 1/3 of the parking would be lost.
- With less parking, there would be more pressure on the no-parking zone and on Humber Bay Park West.

**ACTION:** J. Reekie to speak to the city’s traffic and transportation department and propose a signage change in the zone from No Parking to No Stopping, to reduce use by vehicles.

### **8.2.3 Redevelopment of Esso Site**

J. Reekie reported the following:

- Applications for redevelopment of the Esso site showed a two (2) tiered tower.
- There were potential issues with views and shadows with respect to Eau Du Soleil next door.

- Only 30% of the people using the planned Esso development would have parking spots.
- To compare, 37% of the users of the First Capital development would have parking spaces, showing the trend in low numbers of parking spots in development planning.

**ACTION:** J. Reekie to obtain the summary plan of the Esso development from city staff, to be shared with the Board.

M. Ciufu noted that her understanding was that the new LPAC often made decisions in line with the official City Plan and other existing legislation.

R. Anderson reviewed for the group how this development, like the First Capital development, failed to address storm water and sewage management. This could be very serious, with sewage flowing into the newly re-conserved Humber Bay Park East.

R. Anderson further advised that, after research, it seemed apparent that the quality of life at Humber Bay Shores in ten (10) to 15 years was at stake. There seemed to be no one (1) apart from the HBSCA looking at stormwater and sewage, electricity, or density and traffic holistically. The community was at high risk because the individual silo requirements of various zoning and planning acts did not address those issues with an overview approach. For instance, hydro demand at certain times of the day would put strains on the system, which could cause brownouts or blackouts, but there was no vehicle in the Planning Act to deal with that big picture.

M. Ciufu noted that other tools were available to the HBSCA to raise awareness. It was noted that Councillor Mark Grimes had yet to approve the plan.

R. Anderson noted that the HBSCA was having a positive effect. In one (1) example, the designation “Relief Road” originally proposed by FCR was changed to “Street A” after HBSCA pointed out the new road would lead to congestion. The HBSCA was making a difference.

### **8.3 Knowledge Sharing Platform**

**ACTION:** M. Ciufu to distribute a proposal for knowledge-sharing documents on the HBSCA website to the Board.

**ACTION:** J. Reekie to add a presentation by M. Ciufu and A. Wellman about the proposed knowledge-sharing documents to the agenda of the next full Board meeting.

### **8.4 Bell Box Mural Program**

S. Jazzar reported that her next step would be to conduct a walkthrough and photograph all small and large items that have graffiti tagging on them and send the documentation to Councillor Mark

Grimes, for consideration for community arts work. She further reported that the City of Toronto's program would not be able to participate for four (4) years.

### **8.5 Proposed Bus Stop Relocation**

On behalf of K. Winter, with whom he served on the Board of Grand Harbour A&B and Townhouses, A. Kozak shared with those attending a map of the traffic buildup at Lake Shore Boulevard West and Park Lawn, noting that traffic flow and safety would be improved if the bus stop were moved further west half a block to a better location.

**ACITON:** J. Reekie to speak to the TTC about moving the bus stop to the suggested new location.

### **8.6 Second Lane Option for Gardiner Entrance from Park Lawn**

The Board discussed the congestion turning left onto the Gardiner Expressway from Park Lawn.

**ACTION:** J. Reekie to propose a second lane, again, to the city's traffic and transportation department to address congestion turning left onto the Gardiner Expressway from Park Lawn.

## **9.0 NEW BUSINESS**

### **9.1 Noise Pollution**

J. Tocci noted concern expressed by Owners in her building about noise pollution from four (4) sources: sea-doo's, dump trucks, compressors, and buskers. She advised that this had already been communicated to 311 and to Councillor Grimes' office.

J. Reekie noted that water was often a federal jurisdiction but that patrolling for after-hours parties should still be done. The HBSCA had followed up on a recent concern about a busker and would continue to monitor the situation.

### **9.2 Congestion due to Food Truck Vendors**

Regarding food vendors, another sign that the community was becoming a destination, J. Reekie reported that there was a survey in the new issue of Humber Happenings seeking Resident preferences regarding food vendors.

Regarding congestion in general, J. Reekie noted that the possibility of turning Marine Parade Drive into a one (1) way street going westward was still on the table. S. Mawji endorsed that, noting that greener cities in Europe and some cities in the United States were trending to more pedestrian-only streets and that this would be an even better option for Marine Parade Drive.

## **10.0 NEXT MEETING**

J. Reekie noted that the next Board and Executive Board meetings would be scheduled in consultation with Directors and the dates distributed via email.

**11.0 CLOSE OF MEETING**

*On a **MOTION** by J. Tocci, **seconded** by E. Doyle, **it was resolved** to close the October 27, 2021 Open Board Meeting of the Humber Bay Shores Condominium Association at 8:21 p.m., as there was no further business to discuss.*

***The motion was carried.***

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Director

\_\_\_\_\_  
Date

\_\_\_\_\_  
Director

\_\_\_\_\_  
Date