

# ~ *WHAT'S HAPPENING* ~

A Quarterly Update from the  
Board, Management & Committees of  
YCC323



*The Board*

## **President's Update** ~

Greetings to everyone from the Board of Directors.

Summer is finally here and there are no more frozen pipes to worry about!

To me this is the best time of year and there's no better place to spend the summer than at 50 Quebec, because we have it all: the swimming pool, tennis courts, walking and cycling in High Park and a vibrant Bloor West Village with some of the best ice cream just down the street!

Since our last update the board, our management team and our many committees have all been working away on numerous projects to keep our building the best it can be.

Just to give you a glimpse of what's been in the works, here's a brief overview. For our saunas, some necessary repairs have been ongoing for the last couple of months; there are new countertops and mirrors, and new pot lights. To bring things up to code, new handicap accessible toilettes are in the works and automatic entrance doors have been installed. Stay tuned for other updates. We also have new security cameras in the Exercise, Games and Meeting rooms. Additionally, a small group of residents including two members from the board have been working away in identifying potential artworks for three main wall spaces of The Meeting Place. We will ask for your input for the final selection. There will also be a permanently dedicated area where our in-house artists are invited to display their artworks on an on-going basis, with the help of the newly established Arts Committee. For those enjoying our swimming pool, you will notice that all is ready and super clean, all the rusty looking puddles on the pool deck have been repaired, and we have a whole set of new sturdy chairs.

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After some delay due to the weather, what is now imminent is the start-up of the windows project beginning on June 18<sup>th</sup> with the 04 and 06 suites. To get ready, an information session is planned on June 5<sup>th</sup> for the residents of the units affected.

Enjoy the summer and I'll hope to see you all in the pool or tennis courts!



*Property Management*

## **Swimming Pool** ~

The swimming pool officially opened on June 2, 2018.

*The swimming pool dates/times for 2018 will be as follows:*

June 02 – June 03	10:00 a.m.– 8:00 p.m.
Adults Only:	7:00 – 8:00 p.m.
June 04 – August 06	10:00 a.m.– 9:00 p.m.
Adults Only:	8:00 – 9:00 p.m.
August 07 – September 03	10:00 a.m.– 8:00 p.m.
Adults Only:	7:00 – 8:00 p.m.
September 8/9	10:00 a.m.– 8:00 p.m.

Please note that the “Adult Swim Time” only takes place during the last hour and a half the swimming pool is open between Mondays and Thursdays. Specific adult swim times do not apply between Friday and Sunday of each week.

Access to the swimming pool can be gained using the building electronic key (fob).

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## **Insuite Renovations** ~

For anyone planning renovations to their suite, please bear in mind that you need to request and receive approval from the Board of Directors before starting your project. Renovation requests, accompanied by plans, should be submitted to the management office at least 60 days prior to the start of any renovation. Depending on how extensive your plans are, a review of the building's plans may also be required, in addition to approval by the Condominium Corporation. Request forms are available in the property management office or on our website at [www.ycc323.com](http://www.ycc323.com). Look under "Management Office" for the Renovation Request.

If you are replacing any areas with hard surface flooring, you should be aware that a sample of the flooring, along with a sample and the specifications of the sound attenuation barrier you wish to use, must be provided to obtain approval. In order to minimize noise transfer to your neighbours, a minimum Impact Isolation Class rating of at least FIIC 55 is required.

During renovations, all garbage (tiles, dry wall, wood floor, vanities, toilets, tubs, carpet, etc.) must be removed from the site by you or your contractor. As an Owner or Resident, you are responsible for supervising your own contractors and for ensuring that they remove all garbage and debris from the building and clean up after themselves before they leave. The hours for renovation are between 8:30 am and 6:00 pm, Monday through Saturday.

Please let the management office know in advance when your contractor will require the elevator to be put in service. An elevator reservation/damage deposit of \$250.00 is required.

Please Note: all contractors' vehicles should be parked at the back of the building in the loading area, or in visitor parking with management approval. All deliveries such as furniture, appliances and construction materials must be done from the loading area located at the back of the building. We do not provide the elevator for deliveries after hours or on Sundays.

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## *The Committees*

### **Communications & Website Committee ~**

We continue to receive wonderful contributions to our digital art library. How pleasant to hear “You have Mail” and see one or more attachments to the message depicting photographs or art work for sharing with our neighbours. Displays are refreshed on a weekly basis. We review the library and try to choose a weekly theme. Our decisions are enhanced by what is happening outdoors, as the sun highlights new growth and streams of people walk into the park to admire the cherry blossoms. The art work, warm weather, new growth and lengthening days reminds us of the lyrics from *What a Wonderful World*:

I see trees of green, red roses too  
I see them bloom for me and for you  
And I think to myself  
what a wonderful world.

Spring and summer have arrived together. Our neighbours now wander out from what seemed an unending hibernation.

The colours of the rainbow, so pretty in the sky,  
Are also on the faces of people going by  
I see friends shaking hands, saying “how do you do”  
They’re really saying, I love you

The youngest additions to our community remind us that:

I hear babies cry, I watch them grow  
They’ll learn much more than I’ll never know  
And I think to myself  
What a wonderful world.

The Communication Committee hopes the newsletter and digital displays encourage you to see that our neighbourhood is part of *A Wonderful World*.

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## Construction Monitoring Committee ~

During the last few months things have been quiet as far as the Construction Monitoring Committee is concerned. In fact, the Committee did not meet during this time. There were no major events requiring its attention.

However, during this period the Grenadier Square development has been progressing at quite a clip. At the time of writing the development had reached six floors. The visual impact of the buildings on our condo is becoming clearer. The base of the tower is in place and so it is now possible to visualise how much of the view of the lake it will block for those of us living on the eastern side of the building. Not a pleasant prospect.

On a more positive note, the city is considering new requirements for construction dust mitigation. Specifically, it is looking at dust created by cutting stone, rock, concrete, tile and insulation for residential construction. Staff have been directed by City Council to recommend new dust control measures for Toronto.

In this regard the city is inviting the public to provide ideas for changes to the current by-law. A public consultation meeting on this subject was held on May 15, 2018. You can send your comments by emailing [mlsfeedback@toronto.ca](mailto:mlsfeedback@toronto.ca). A report on this issue is expected at the July 6<sup>th</sup> Licensing and Standards Committee meeting.

Needless to say, the Committee will monitor the progress of this initiative.

## Energy & Recycling Committee ~

### **IMPORTANT INFORMATION FOR ALL RESIDENTS**

Contrary to what manufacturers indicate, **Baby Wipes** are **NOT FLUSHABLE**. These items are notorious for causing significant sewer back ups and should be wrapped properly and disposed in the Green Bin, or in the garbage.

These items **DO NOT** go in the Blue Bin (recycling):

#### **HOUSEHOLD ITEMS**

- Drinking glasses, cups, dishes
- Pots and pans
- Window glass and mirrors

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- Cassettes, CDs, DVDs
- Cables, cords, hoses, ropes
- **METAL** and **PLASTIC** Hangers
- Small Appliances, (e.g. blender, kettle, hairdryers).

\*\* These items should be donated if in good condition, otherwise these are garbage.

The YCC 323 Energy and Recycling Committee thanks you for your ongoing cooperation and participation in the Recycling Initiatives.

### Landscape Committee ~

If you would like to know the location and types of plants that beautify our grounds this year, please refer to the March issue of *What's Happening*.

Any changes in the plantings at the front of the building have been postponed until next year because of the construction of the new building across the street.

A group of residents has kindly volunteered to assist with weeding this summer.



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## **Neighbours Committee** ~

Neighbours is taking a summer break from programming and we will start up again in the fall with afternoon teas, Sunday movies and afternoon crafts drop-ins.

Due to demand, there will be one more crafts drop-in, so set aside the date on Wednesday, June 13.

The Police presentation on Home Safety was well attended and well received. Please see a summary of the presentation (below) entitled "Making Our Condo Community Safer".

For the summer, the walking group is meeting in the Lobby on Mondays at 9:15 a.m. (note time change).

We would like to take this opportunity to thank everyone who helps out with our teas - Thank You!

We are always looking for new program ideas, speakers for our Wednesday teas and new committee members. Please let Management know if you can contribute.

## **Making our Condo Community Safer** ~

On Thursday April 5, the Neighbours Committee organized an evening with Constable Jan Barr from 11 Division of the Toronto Police Services. Constable Barr spoke to residents about crime prevention and how to improve the safety of our building. Here are a few of her suggestions:

- All of us are the eyes and ears for police. If you see or hear something unusual or suspicious, call 911 if it is an emergency or 416-808-2222 to discuss your concern.
- You can also report a crime anonymously by calling Crime Stoppers at 1-800-222-8477 (TIPS).
- Get to know your neighbours. If possible, organize floor get-togethers and exchange names and phone numbers.
- If you suspect or know there has been a break and enter in your apartment, do not enter your unit. The thief could still be in the apartment and your entry could also disturb evidence. Instead call 911 from outside your unit.

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- To help reclaim your possessions in case of a break and enter, you can take pictures of your belongings and keep a record of serial numbers on electronics. Alternatively, you can buy a Trace Crime Prevention Pen, register the pen with police and then use the pen to mark your possessions. These marks will be invisible to the naked eye, but police can use a device to identify your unique mark. The Ontario Association of Chiefs of Police endorses its use. You can learn more about this pen and where to get it by calling 1-844-631-5865 or by checking the company website at [info@traceidentified.com](mailto:info@traceidentified.com). The business is located at 271 Glidden Rd. Unit 8 in Brampton, Ontario L6W 1H9.
- Some people feel safer walking alone at night if they carry a whistle or a “screamer” with them as protection. Constable Barr cautioned residents against carrying pepper spray or bear spray. These are illegal, and you can be charged with assault if you use them.
- The building policy is not to let anyone into the building who you don't know. However, if strangers do follow you into the building, don't put yourself at potential danger by confronting them and don't get into the elevator with them if they make you uncomfortable. If you believe they may pose a risk, you can call the police at the number referenced in the first bullet. If possible, make a note of their appearance and the floor they access by elevator.
- Never buzz anyone you don't know into the building. Channel 988 on your TV is attached to a lobby camera and will let you see who is at the door.
- Residents asked about the calls some people are receiving from callers claiming to be from Canada Revenue Agency, credit card companies or banks. Constable Barr said that these organizations will not use the phone to contact you but will send a personal letter, so you should recognize these calls as frauds or scams and not respond to them. You can email or call the actual organizations at their official numbers to double check if you are concerned that the organization legitimately wants to reach you and/or to alert them to the scam.

The Neighbours Committee, in response to resident queries about phone and internet scams, will organize a follow up session on this topic in the fall.