

# ~ *WHAT'S HAPPENING* ~

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



*The Board*

## **President's Update** ~

The Board hopes that all residents have had a safe and happy summer, and taken time to enjoy our lovely gardens, pool and tennis courts. “Yes”, you may be saying, “but how about the balconies and gym?!” Let us update you on what’s been going on.

***Balcony Ponding.*** Working with our engineering firm WSP, we developed the scope of work for addressing balcony ponding through a combination of checking and cleaning all drainage pipes, and drilling new, lower ones where appropriate. WSP put this out to tender. However, when we received the bids back from the contractors, the prices were quite a lot higher than we had expected. Accordingly, we are now working with WSP on a more targeted approach, focusing on just those units that reported ponding in the 2015 survey. We are aiming for the work to take place this fall.

***Fitness Room Renovation.*** Initially, we expected to renovate the fitness room and saunas, so had solicited preliminary quotes from three combinations of design and construction firms. When we saw the estimates, it was clear that renovating and/or repurposing the sauna rooms would close to triple the costs of the work. Given the patterns of usage of the various amenity rooms, and our commitment to renovate the meeting and games rooms next, the Board decided to focus on just renovating the gym right now, and merely refreshing the saunas with minor changes to lighting and paint at this time.

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We have selected CPL to handle the integrated design and construction. The big unknown is how long it will take to get new windows. With that caveat, the Board and CPL are aiming to have the gym reno complete by the end of 2016. We will hold a meeting for all residents when the preliminary designs have been completed.

In the meantime, we have taken the step of integrating the fitness room's heating and cooling system with the rest of the building. This will give us an extra 20-30 square feet of space at the west end of the room, and additional windows to let in natural light.

You will see a pattern here, as the Board seeks to balance thorough, professionally executed changes to our building with fiscal prudence, and the need to do as much as we can with limited resources. It has meant that two major projects have taken longer than expected this summer. We ask for your continued support and patience.

***Bell Canada.*** Good news: Bell Canada is in the process of upgrading its Toronto telecommunication infrastructure. As part of this effort, it has offered to upgrade our building, at no charge to us. This will make Bell Fibre, with its much faster internet speeds, available to every unit. We have entered into an agreement for them to take the first step, which is to conduct a technical assessment, also free of charge.

Please note that if you choose to use Bell services, it will be entirely at your own discretion and expense – this is not a “bulk deal”, but just providing the infrastructure needed to give residents a real choice of provider. Services with other providers will not be affected in any way. Expected timing for the upgrade is within the next 12 months.

***Annual General Meeting.*** Finally, the AGM is coming up on Thursday, September 22<sup>nd</sup> at 7:00pm. Please look out for your AGM packages, mark the date in your calendar, and plan to stay for wine and cheese afterward!

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### *Property Management*

**Swimming Pool.** One sure sign that summer is almost over is the closing of the swimming pool. The pool normally closes on Labour Day, Monday, September 5<sup>th</sup>. Here's some good news: the pool will be open the following week September 6<sup>th</sup> to September 9<sup>th</sup>, and the weekend of September 10<sup>th</sup> and 11<sup>th</sup>!

**Visitor Parking.** We would like to thank those residents who make the proper arrangements for guests staying overnight by picking up a pass for any cars parked in our Visitor Parking lot. Guests' cars parked on the street are subject to municipal parking regulations and could receive a parking ticket if the posted parking signs are not adhered to.



### *The Committees*

#### Communications & Website Committee ~

Introduction of the digital announcement display screens in the elevators and lobby has been a success! Fortunately, urgent notices have been minimal, e.g. hot and cold water shut off. Colour, animations, font choices and limited space for wording draw the viewer's attention very quickly to the message. Time spent printing and circulating messages has been reduced.

When not used for official notices, the digital display screens play host to "The Gallery at 50 Quebec". Pictures are contributed by residents of 50 Quebec, supplemented by offerings from 80 and 100 Quebec. We are pleased to see that

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our residents and neighbours are embracing the community aspect of a Neighbourhood.

Thank you to all contributors to the growing library of pictures. Our youngest member is almost 4 years old! Discretion discourages our releasing the most mature artist's age. As the collection expands, showing the same images on the screens will be less frequent. To allow viewers more time to appreciate individual works, we have created a slide show presentation on the YCC323 website. Currently this slide show covers the period from January to June of 2016. It can be accessed at: [http://www.ycc323.com/digital\\_display\\_boardsver2.html](http://www.ycc323.com/digital_display_boardsver2.html).

Please note that the elevator images usually differ from those shown on the lobby monitor, due to the size and shape of each display screen. For those of you who do not frequent the lobby area, you might like to stop by and view a larger image or collage of similar material.

We are always happy to receive more artwork images for display. If you would like to participate, please forward a digital photo to the webmaster, along with a name for the image, at [webmaster@ycc323.com](mailto:webmaster@ycc323.com). If need be, we can arrange to photograph your masterpiece for you.

Writing is a form of art as well. In late fall, the annual *Viewpoint 50* is to be produced. Please let us know if you would like to submit an article that you feel would be of interest to our building – humorous, educational or of historical significance.

### **Health & Safety Committee** ~

Following the summer recess, the Committee will be holding its first fall meeting early in September. The top item on the agenda will be a survey to gather ideas for future presentations based on the wants and needs of our multi-generational community. We would like to ensure that the Committee remains relevant to all sections of our community, and would appreciate a resounding response when the survey is circulated!

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Don't forget the exercise classes, which are held on Thursday afternoons at 1:30 and 2:30 p.m. in the Meeting Room. The latter time is dedicated to mobility-challenged individuals. The classes are free and new members are always welcome.

The defibrillator is located next to the mailboxes in the lobby; it is available 24/7 in this location, and has voice instructions for its use.

Please remember as well that information sheets on fire safety, security, and 72-hour self-sufficiency have been developed specifically for this building. They can be viewed on-line at our website, [www.ycc323.com](http://www.ycc323.com) (Health & Safety Committee > Brochures). Hard copies can be picked up from the table by the door in the Meeting Room.

### **Landscape Committee** ~

We hope you enjoyed the summer, and the multitude of beautiful flower beds around our building. Many residents have told us how much they love the gardens! Our thanks to our landscaper/gardener, Wayne Hudson, and his staff for taking such good care of our plants, especially during the long hot spell over the past couple of months.

The delay in replacing the trees at Gothic and Quebec Avenues is due to the City not providing the necessary permits to date. Hopefully, the trees will be removed and new replacements, a mixture of deciduous and coniferous, planted in the fall.

### **Neighbours Committee** ~

The Neighbours Committee is meeting on September 7<sup>th</sup> at 10:30 a.m. in the Meeting Room, to restart our community activities for the fall. We look forward to more movie nights and afternoon teas. If you would like to make a presentation at an afternoon tea, or if you can suggest someone else as a speaker, please leave your contact information in the office and a member of the Committee will be in touch.

We are always looking for new projects and new people, so please come out to our meeting.

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as displayed on  
**The Gallery at 50 Quebec**



*Doodles - Katy Paul-Chowdhury*