

~ *WHAT'S HAPPENING* ~

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



The Board

President's Update ~

Spring greetings to all from your Board of Directors!

Looking back at the past few months, we greatly appreciate the many ways people in this community find to make new friends and pursue shared interests. The Neighbours Committee (see page 8 for details), snooker/pool club, cards clubs, exercise groups, book discussion – have provided rich opportunities for socializing and learning. Thanks also to the gym users who have been so complimentary about the recent renovation!

The Meeting and Games Room Renovation Committee has concluded its initial consultation phase, including a survey of residents' usage and priorities, and meetings with the wide range of groups that use these rooms. They are currently developing high-level options for how the two rooms could best be organized. Thanks to everyone who has given input so far.

As the weather warms up, you can expect to see two projects in particular getting underway.

At 50 Quebec, we will commence the balcony ponding remediation work. Residents who have reported significant ponding will have their drainage tubes thoroughly cleaned and, as needed, lower tubes drilled and installed. Based on our engineers' assessment, this is expected to address much of the ponding problem. Units that continue to experience major ponding will be addressed separately after this work is completed.

Across the road, we expect demolition work to begin for the new condo development sometime after mid-March. We are grateful to have the Construction

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Monitoring Committee looking out for our interests in this regard. Please see the article on p. 6, updating you on their current activities.

Related to the increased traffic this development will bring, drivers and pedestrians should note that our corner of Quebec and Gothic Avenues has just become a 3-way stop!

On a happier topic, we have renewed our contract with Park Place Ground Maintenance, and can look forward to Wayne and his team working their magic in our beautiful gardens in the months to come!



Property Management

(the following is reprinted from the June 2016 issue of *What's Happening*)

WE NEED YOUR HELP! The following is a reminder of the correct procedures for disposing of waste:

ROUTINE DAILY GARBAGE DISPOSAL

On each floor, we have a Disposal Chute Room with two recycling containers for small, clean recyclable items and a green bin only for organic waste. It is important to **put only the proper materials** in these recycling containers because contaminated loads cannot be recycled. A list of recyclable and organic items is posted in the chute rooms.



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DISPOSAL OF LARGE OR BULK ITEMS

Large Recyclable Items (cardboard, plastic pots & plant trays, etc.)

- Take all large recyclable items down to the **recycling room on level P1 of the garage**, adjacent to the vehicle entrance to the underground garage.
- Cardboard must be **flattened and tied** into bundles no larger than 2' x 2' x 1'.

Very Large Non-Recyclable Items (old furniture, appliances, rugs, etc.)

Please call the management office at least **7 days in advance of your intended disposal** and we will coordinate with the City for pick-up and removal.

Automobile Tires

- **The city will not pick up old tires from our building.** Tires should be taken to the solid waste drop off depot at 50 Ingram Drive, North York – Telephone: 416-392-5592.

Wet Paint

- **The city will not pick up paint from our building.** However empty **dry** paint cans, with lids removed, may be placed in the recycling containers in the recycling room in the underground garage. Residents can take wet paint to the solid waste drop off depot at 50 Ingram Drive, North York – Telephone: 416-392-5592.

Planting Soil & Plant Material

- Potting soil and dead balcony plants should be taken down to the **recycling room on level P1 of the garage** and placed inside the large green container.

Computers, TVs and Stereos

- These items must be taken to the recycling room and our superintendents will call for pick up. Alternatively, you can take them to the depot located at 50 Ingram Drive, North York (416-392-5592), or call ReBOOT at 416-534-6017 for disposal.

Fluorescent Light Bulbs and Batteries

- Drop fluorescent/halogen bulbs in the management office and Management will call for pick up. There is also a drop box for batteries in the management office.

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GARBAGE FROM REPAIRS & RENOVATIONS

Owners and residents are responsible for supervising their own contractors and for ensuring that they remove all garbage and debris from the building and clean up after themselves BEFORE they leave. An elevator reservation/damage deposit of \$250.00 is required. Our superintendents are fully occupied performing the duties of the corporation. Therefore, please let the management office know in advance when your contractor will require the elevator to be put on service.

- If renovations are to be undertaken, please keep in mind that **you need to request and receive approval from the Management and Board of Directors.**
- You must arrange for any renovation/construction material (e.g. drywall) to be removed from site by your contractor or do it yourself.
- You must book the elevator with the manager and complete the appropriate forms; please use the service entrance door on level P1.

GARBAGE FROM DELIVERIES

- When having new furniture or appliances delivered, **you must arrange to have the old items and any packaging taken away** by the delivery company.

NOTE: Owners or residents are responsible for making their own arrangements for deliveries and providing access for contractors. Superintendents are not authorized to receive deliveries or provide access to suites.

Here are a couple of general tips for handling disposal of garbage and helping the Superintendents keep the Disposal Chute Room on your floor as clean and tidy as possible:

1. For the Green bins (composting) – to prevent leaking from plastic bags on the hallway carpets, carry the countertop container to the Disposal Chute Room and open the lid on the green bin before transferring the tied bag into that container.
2. For the Blue container box (non-paper) – please ensure that tin cans, glass, foam polystyrene, milk, juice and ice cream containers are rinsed out prior to disposal.

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FIRE PREVENTION AT 50 QUEBEC

Cigarette Butts ~

Discarded cigarette butts are, among other things, a potential fire hazard. Far too often this leftover is discarded anywhere: on a sidewalk, in planters and onto balconies. The last-mentioned is of great concern to us. Our residents have endured these butts landing on their balconies or patios and have had lit butts burn furniture and the balcony membrane. Cigarette butts do not decompose; they can exist for many years. No one should have to endure these dirty leftovers. Let's be considerate to our neighbours, refrain from tossing butts off balconies and instead dispose of them properly.

Hoarding ~

Hoarding is defined as an excessive collection of items, often creating such cramped living conditions that homes may be filled to capacity, setting the stage for a fire, among other things. Emergency services, such as fire, police and paramedic, may have difficulty entering and responding effectively, thus increasing the potential threat to life and building safety in our condo community.

In September 2010, Toronto Community Housing had a fire in one of its high-rise buildings. This resulted in the displacement of approximately 1,000 tenants. The fire began in a unit where the tenant was identified as a hoarder.

The following policy reinforces that York Condominium Corporation 323 is committed to the protection and safety of all our tenants and their guests:

“Excessive storage of materials (hoarding) creates a fire hazard and prevents access of agents of the corporation to conduct necessary repairs on common elements or part of common elements. Owners shall keep their units clutter free allowing sufficient space for agents of the corporation to conduct their repairs. Excessive material should be stored in the locker room or at offsite store units. Owners shall not keep excessive materials stored in a unit and shall remove them if they create a hazard and in the opinion of the Board or Property Management and Board endanger the lives and/or property of other unit owners.” [Consolidated Rules & Regulations, Article II, clause 18]

Thank you for your co-operation!

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The Committees

Communications & Website Committee ~

“We have the best, most awesome and bigly talented people at 50 Quebec”. Sorry, our excitement over the artists in our building providing material for the digital display units knows no borders. And, given the current state of communication from our southern neighbours, we inadvertently slipped into the act of stringing words together. Our advantage? This is not fake news – the evidence greets you every day.

As reported in other articles in this edition, the long-dreaded building project across the street is about to commence – **SAD (sorry)**. We will try to provide as much information as possible to keep the building residents apprised of the activities. Information will appear, in summary form, on the digital board in the lobby. Greater detail – letters from the builder, Councillor Doucette and community groups – will be displayed on the P1, P2 and meeting room bulletin boards. On the YCC323 website we will post the greatest detail and links to material we feel will benefit concerned residents. There is material now available for viewing at:

<http://ycc323.com/monitoringcommitteereferences.html>

On a positive note, we are looking forward to posting the opening dates for the tennis courts and swimming pool. Spring is almost upon us.

Construction Monitoring Committee ~

This ad hoc committee was established by our Board in September 2016 to help the 50 Quebec community better cope with the upcoming construction and demolition activities on the Grenadier Square site.

The committee has spent the last few months gathering information about construction/demolition time lines, about how to get action on construction

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complaints and about what to do to safeguard the structural integrity of our building. We have also reached out to representatives of 77 High Park Avenue, and 80 and 100 Quebec Avenue to see if we can work together. They are very interested in collaborating.

According to our information the developer will begin removing trees and demolishing town houses in the middle of March 2017. The below ground work is expected to start in April. We will be putting up the latest news about the Grenadier Square construction and demolition activity on P1, P2 and meeting room bulletin boards.

We have downloaded onto the YCC323 website information about how to get action from the city re: construction noise, dust, vibration, traffic and work hours. The phone numbers of the appropriate departments are in the Reference Materials and Links part of the website's Construction Monitoring Committee section.

The Board, on the Committee's recommendations, has hired an engineering firm to undertake exterior and interior pre-construction and post-construction surveys to determine if any soil movement or any cracks or imperfections occurred during construction. We are embarking on this initiative as a precaution even though the risk of structural damage to our property is low.

In an effort to enlist the city's support, the Committee is meeting with the ward councillor, Sarah Doucette (March 2). We are also meeting with the developer's staff (March 9) to indicate to them that we expect their company to diligently abide by the city's construction rules and vigorously employ effective impact mitigation measures.

We would very much appreciate hearing the residents' ideas and concerns about the committee's work.

Landscape Committee ~

Once again, the landscaping will focus on some replacement of perennials due to damage from tree removals at the Quebec and Gothic corner. New shrubs, 'Sunspot' Euonymus, will be planted on the north side to complement existing shrubs. A new planter will be installed at the southeast corner to balance the existing planter at the northeast corner. Lily-of-the-valley will be added where the

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pine trees were removed. Of course, there will be top up and adding existing mulch. All in all, the gardens once again will complement our residence and add colour and interest to the neighbourhood.

Neighbours Committee ~

We are continuing with our monthly Wednesday afternoon teas and Sunday evening movies. (Next tea is March 29 with speaker Bill Davidson and next movie is March 19 showing "The Big Short".) As well, we are introducing a new event - Arts and Crafts workshops. These will be held on the weekend and are open to all ages. The first is "Paper Quilling" on Sunday, March 5 at 2:00 pm.

As always, the Committee is looking for new members and new ideas. Leave your name in the office.

Social Opportunities at 50 Quebec ~

Invitation to all musicians at 50 Quebec. The renovation of our meeting room spaces will begin shortly. The new space will offer a more conducive environment for music-making. We are inviting all musicians in the building to let us know if there's any interest in getting together to explore ideas for uses of our new space.

If this sounds interesting to you please let Isan Murat, our manager, know and we will be in touch with you shortly. Looking forward to meeting you all!

Invitation to all prospective writers. Several people over the past year have enquired about a Writers Club. If anyone is interested in getting together with other like-minded residents to form a Writers Club, please leave your name and contact information at the office, and you will be put in touch with one another.

Even if you don't get together, keep writing, because that's what writers do!

Existing Social Activities, open to all residents of 50 Quebec and our sister buildings at 80 and 100 Quebec: book club, bridge, cue sports, euchre, exercise classes, swimming pool and tennis. For more information on any of these activities, please refer to our website at www.ycc323.com or enquire at the office.