

~ *WHAT'S HAPPENING* ~

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



The Board

President's Update ~

Greetings from the Board of Directors!

There are three major new developments we would like to call to your attention.

1. Construction has begun across the road, bringing noise and dust to residents on the east side of the building. Please refer to the update from the very active Construction Monitoring Committee (pg. 4) for details on what they're watching, what they're doing, and how to report concerns.
2. The Meeting and Games Rooms Renovation Committee has completed its gathering and analysis of resident inputs, and development of options for how to use the rooms. Heartfelt "thank you" to Mary Alberti, Paul Meany, Pavel Petrycki and Board members Bojan Grbic and Gary Legault. As a result of their thorough, thoughtful and creative work, the Board is now able to move forward with the next steps, described in the article on pg. 2.
3. Despite many rain delays, the balcony drainage work is due to be completed at the end of June. Cleaning and, where necessary, lowering the drains seems to have addressed the majority of reported issues. If you still have big problems with standing water on your balcony – i.e., water remaining for more than 48 hours after a rain storm, and significantly interfering with your use of the balcony – please let Isan know. (Please remember, though, that balconies are *outdoor* spaces, and we have had a remarkably rainy spring!)

We wish everyone a safe and happy summer.

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Meeting & Games Room Renovation ~

Further to the results of the resident and user group survey conducted at the start of the year, and a series of preliminary designs prepared by the Meeting & Games Room Renovation Committee, the Board is pleased to announce that it has identified a preliminary design concept for the Meeting & Games Room renovation. A big thank you to all who participated in the survey, and especially to the Committee for their considerable time and effort.

Some of the key features of the preliminary design concept are:

- Conversion of the existing Games Room into a Library and Conference Room – a glass wall/door will divide the room into the two spaces;
- Conversion of the existing Meeting Room/Library/Kitchen into three distinct spaces - Games Room, Kitchen, Meeting Room;
- More seating and storage areas.

The Board has asked three firms to provide estimates for detailed design work and construction costs. Two bids have been received and the third is expected any day one now. Once the Board has all three bids, it will hold a meeting to select the winning firm. The firm and Board will then review the feasibility of the preliminary design concept, adjust as needed, and translate it into a detailed design.

The next big step after that will be for the Board to hold a meeting with residents to get your comments and suggestions regarding the proposed detailed design, and to then modify the design if necessary.

We can then proceed with construction. The Board is hoping to have the renovation completed prior to the next Annual General Meeting in the fall.



Property Management

Alarm over balcony fires ~

Toronto Fire Services is sounding the alarm over a recent rise in the number of balcony fires caused by carelessly discarded cigarettes.

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The Fire Chief said that there have been 27 of these incidents to date in 2017. "As the summer months approach, our fear is the number of fires resulting from carelessly discarded cigarettes over balconies in high-rise buildings is going to increase," said the Fire Chief.

Toronto Fire is calling on high-rise building residents to stop carelessly disposing of your cigarettes over the balcony. Balcony fires can also be ignited by cigarettes discarded in potted plants, particularly when there is peat moss present.

The Fire Chief cautioned high-rise building residents to be mindful of the quantity of combustible materials, such as chairs and plants, on their balcony.

If you see cigarettes butts have landed and are accumulating on your balcony, please speak with your property manager.

Fire Safety Tips ~

Some time ago, the Health & Safety Committee prepared an information sheet of Fire Safety Tips specific to our building. For those new to our building, or those who have lost this information sheet, or indeed as a refresher for all residents of 50 Quebec, the Fire Safety Tips are being circulated again as part of this newsletter. Please keep them handy as a reminder of steps to take to prevent or react to a fire situation.

Thank you for your co-operation!



The Committees

Communications & Website Committee ~

This is becoming a familiar refrain but – THANK YOU – to all the wonderful contributors to the 50 Quebec digital library file. We do hope you have received positive comments on your work, either directly or through overhearing conversations on the elevator or in the lobby. The Committee has certainly

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received very positive feedback. As a viewer, please do not hesitate to pass along your comments through the Office.

We would like to remind residents that the lobby screen projects different images than the elevators. The lobby is better suited to reflect wider images (landscape shape) versus the elevator (portrait shapes). The upper right corner in the lobby display is designated for longer-term notices and is modified less frequently. Please remember to look there when you pick up your mail.

The construction projects in the neighbourhood have multiplied. In addition to longer projects, we are now experiencing short-term disruptions as well – e.g. the recent Rogers Cable improvements. Ideally, contractors provide sufficient warning of a short-term disruption for us to notify residents to consider alternative plans. As was learned from the Rogers' incident, a 5:00 p.m. notice from a contractor of disruptions the following day does not give all residents an opportunity to view the hastily-posted notice on the elevators, causing some consternation.

To address this issue, we are considering the use of e-mail messages to residents to broadcast notices with very short lead-in times. The Management Office and Communications Committee are investigating the viability of electronic notices, which would involve residents signing up for inclusion on a special distribution list run by the Office. A procedure for collecting e-mail addresses of interested residents will be published shortly.

The elevator notices will still be posted for the convenience of residents who do not have access to a computer. We would suggest that those residents check the elevator notices and/or the upper right corner in the lobby display frequently.

Construction Monitoring Committee ~

Construction activities on the Grenadier Square site, now in full swing, are expected to continue until at least May 2019.

Over the last few months, the 50 Quebec Construction Monitoring Committee has been working to determine how best to keep the impacts of the construction – noise, vibration, traffic disruption, dirt and dust – to a minimum.

Based on discussions with city departments, the developer's representatives and our councillor, Sarah Doucette, the Committee has prepared a complaints

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management guide or protocol. It provides residents with information on how to direct complaints to the right party in order to get action. It urges all those making a complaint to inform our property manager, Isan Murat, about their complaint so he can log them.

A two-sided hard copy version of this protocol was distributed door-to-door on June 9. The protocol has also been downloaded to our website: www.ycc323.com. (To view the protocol, go to References and Other Links in the Construction Monitoring Committee section of the website.)

The Committee held an all-residents meeting on June 15 to explain the complaints management protocol to the residents. About 25 people attended the presentation.

Now that the protocol is ready for use, the Committee feels that a large part of its work is done. We now have a tool we can use to keep Grenadier Square on its toes.

From here on, the Committee will monitor how the developer and the city departments are responding to our complaints. If we conclude that we are not getting action on our concerns in a timely manner, we will take the matter up with our councillor and with city's senior management. If necessary we will conduct a review of the protocol.

The Committee would like to acknowledge the members who devoted considerable time and effort to doing research, meeting with the various parties involved, and developing the protocol. They are: Judy Love, Pauline Walsh, Brian MacDonald, Elisabeth Bihl, Frank Delling and Satish Dhar (Chair). Bojan Grbic is the Board liaison. Thank you all!

Landscape Committee ~

There isn't anything to report from the Landscape Committee (says the Committee) because all is in progress. The hedge that is along Gothic will have a 'first trimming' this summer.

However, residents might notice that the work of our gardeners has produced one of the few bright and peaceful spots in our neighbourhood this spring and summer. Thank you, Landscape Committee!

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Neighbours Committee ~

The Neighbours Committee has held its final event of the season, a reception welcoming new residents in early June. We will return in the fall with a full program of afternoon teas and speakers, movie nights, and arts and crafts workshops.

If you would be willing to speak at a tea, or have ideas for speakers, arts and crafts, or movies, we would love to hear from you over the summer.

Otherwise, we look forward to seeing you all in the fall.

Social Opportunities at 50 Quebec ~

Just a reminder of 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 and tennis. We also have a newly-renovated fitness area for our own residents and guests. For more information on any of these activities, please refer to our website at www.ycc323.com or enquire at the office.

Swimming Pool ~ For the benefit of those who missed the first notice, here is a recap of swimming pool hours for the remainder of the 2017 season:

June 03 – August 08: 10:00 am-9:30 pm / Adults Only: 8:00-9:30 pm
August 09 – September 04: 10:00 am-8:30 pm / Adults Only: 7:00-8:30pm
September 9/10 & 16/17: 10:00 am-8:00 pm

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

Fitness Area – The fitness facilities are available from 5:00 am until 11:30 pm. The fitness area is closed Monday and Thursday mornings between 10:00 am and 12:00 pm for cleaning. Residents and their guests must vacate the area during this time. Children and minors under the age of 16 are not permitted to use the fitness equipment unless accompanied by an adult who is responsible for ensuring that the equipment is used safely and appropriately. Please ensure that the equipment used is left in a clean and tidy condition.