

~ WHAT'S HAPPENING ~

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



The Board

President's Update ~

Greetings to all from the Board of Directors! We hope you had a good summer.

The Board's current focus is on the renovation of the party room / library / kitchen, games room, and main floor washrooms. This process began with the initial common room renovation survey in 2013, and the usage survey in December 2016. It progressed through the convening of a renovation committee to study residents' needs – including consulting with 11 user groups – and develop options for how the spaces could best be deployed. After requesting quotes from three 'design and build' firms, the Board selected CPL on the basis of their competitive pricing and excellent service and quality on our gym reno. Over the past month, the Board has held two meetings with residents to present proposals, hear feedback, discuss options, and vote on key decisions. And over the past week, we have invited input from residents who were not able to attend the most recent meeting.

The demolition work began this week, and we hope to have the rooms largely finished by the AGM in late October. Here is what you can expect:

- The party room, library, kitchen, and games room will retain their current spaces and functions, with the following adjustments:
 - More storage built into the party room, kitchen and games room;
 - An additional small seating area in the party room alcove;
 - The kitchen counter will be extended to accommodate the construction of an accessible washroom;

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- A glass wall will divide the kitchen and library – the Board is waiting to hear back on the cost of a sliding partition;
- The library will hold permanent tables and chairs that can be used for cards or meetings.
- There will be two unisex washrooms, one of which will meet the standards for accessibility.
- Residents were overwhelmingly in favour of wood laminate floors throughout all the spaces, with the exceptions of a carpet border around the pool table and tiling in the washrooms.

The Board will put forward two furnishing options in the next few weeks for residents to choose between. Thank you to everyone who has engaged in this process in an open-minded and constructive way.

In other news, the balcony drainage work was completed in early July. It solved most residents' complaints about water on their balconies, and those with ongoing issues have been invited to report them to Isan.

We look forward to seeing you at the AGM on October 24th.



Property Management

Parking Etiquette ~

Please remember that the Visitor Parking area is only for visitors. Residents may park their vehicles in a Visitor Parking space for up to 30 minutes. If they go over, a warning notice will be issued for the first occasion, followed by fines of \$50 and \$100 for the second and third occasions. After that, Parking Enforcement will be called and the vehicle will be ticketed and/or towed at the owner's expense. [Article VII of the Revised Consolidated Rules and Regulations, as Amended October 9, 2013]

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Canada Post Parcel Boxes ~

We have been informed by the Canada Post mail courier that the key for parcel box C wasn't returned. If you inadvertently took away the key along with your parcel, please return it in the red mail box ASAP.

Thank you for your co-operation!



The Committees

Communications & Website Committee ~

We are pleased to announce the digital information system for YCC323 is now operational. There are approximately 150 suites and townhouses that provided contact information and agreement to receive electronic communication. **Printed information will still be available at the management office for pick-up by residents who chose not to receive items electronically.** Notices will be displayed in the elevator and upper right corner of the lobby screen as usual.

Information you receive through electronic messaging is addressed specifically to your email address. This will avoid the possibility of a distribution list being compromised. This format allows the Management Office and Board to focus on a floor (e.g. 21st floor) and/or unit number (e.g. line 1, 2 etc.), in addition to wholesale distribution. For example, plumbing repair might be needed for all 01 units requiring a shut down of the hot water, so only the 01 units will receive a notice.

It is also important to note the system will only provide information specifically approved by the Management Office or the Board of Directors.

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Comments and suggestions about distributing information are always welcome. Our major objective is to provide the broadest methods of communication possible to our residents. This can only be accomplished through your participation.

And on a final, familiar refrain, the Committee is always looking for new pictures of artwork and new photographs of interesting subjects or travels to display on the lobby and elevator screens. We continue to receive very positive comments about the quality and variety of images being displayed, and overheard conversations on elevators are enlightening and entertaining! Please do not hesitate to pass along a favourite picture or two, so that your name can be displayed along with our regulars.

Construction Monitoring Committee ~

Site preparation and demolition activity on the Grenadier Square site has entered its seventh month. During this period, we have been exposed to a relentless cacophony of construction machinery noise and other effects. Many of us were beginning to grudgingly tolerate this inconvenience and disruption. But with the deployment of a heavy duty vibrating roller on the site at the end of July, the impact on our building reached a new level. In many apartments kitchen appliances started to rattle, pictures on walls began to shake.

Isan and committee members complained to Grenadier Square staff, to city departments and to our Councillor's office about the vibration. The Board hired a consultant to install a vibration sensor in our building. In addition, Isan asked the company which conducted the pre-construction survey of our building to take pictures to check for any changes.

The city and Grenadier Square, in response to umpteen phone calls and emails, sent technicians to take vibration readings in our condominium. Mercifully, on August 14, the high level of vibrations ceased. We could see that the contractor had withdrawn the equipment causing the vibrations – a heavy duty vibrating roller – and replaced it with a much smaller machine.

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We wrote to Grenadier Square asking for assurances that we would not be subjected to high levels of vibration in future. The response we received is as follows:

“After extensive communication between our consultants and Ellis Don (the contractor) it appears that your property should not feel the effects of severe vibration going forward.”

We have learned from this experience that in order to get corrective action from Grenadier Square we have to put sustained pressure not only on the developer but also on the city and the Councillor's office.

We would encourage residents to call the following phone numbers on Grenadier Square construction related complaints. The more people that call, and call often, when there is a problem, the better.

Grenadier Square Relations Manager: 416-546-4148

City of Toronto Call Centre: 311

Councillor Doucette: 416-392-7873



See what you're missing – if you live on the west side of the building!

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Landscape Committee ~

This summer, the gardens are bursting at the seams with colourful flowers! There is a new planter and stone work at the south-east corner of the building; if you haven't already noticed it, stop by and have a look. The hedge along Gothic is to be trimmed, along with many of the large bushes east of the driveway.

Gardens being gardens, they tend to sprout weeds amongst the flowers. The Committee appreciates the assistance of some residents who are helping with the weeding.

Neighbours Committee ~

The Neighbours Committee is holding its first meeting of the fall in early September. We will be starting to plan for more afternoon teas and speakers, movie nights, and arts and crafts workshops. Activities will commence after renovations are completed in the Meeting Room.

Social Opportunities at 50 Quebec ~

You know summer's almost over with the official closing of the *Swimming Pool* on September 4th. As in the past – and in hopes of still good swimming weather – the pool will be open the weekends of September 9/10 and 16/17, between 10:00 am and 8:00 pm. Enjoy it while you can!

Social activities normally held in the Meeting Room, including the book, bridge and euchre clubs, and the exercise classes, are somewhat curtailed for the next couple of months due to renovations.

Book Club ... is making its own arrangements with its current members;

Bridge & Euchre Clubs ... have exchanged contact information among their members and will be holding privately-arranged games only until the beginning of November;

Exercise Classes ... participants should enquire at the office for up-to-date information on the status of the classes.