

WHAT'S HAPPENING

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

This is the preview edition of a proposed monthly newsletter, which will briefly provide background information about the regular maintenance and operation of, and special projects relating to, 50 Quebec Avenue. The newsletter will be available on our website – www.ycc323.com – and printed copies may be picked up from the Management Office. Feedback on this concept would be appreciated; please leave your written comments at the Management Office.



Grenadier Square Development Committee ~

February 25th is an important date - it is the date on which the Grenadier Square Development proposal will be presented to the City of Toronto Councillors for decision. On this date, most likely in the morning, the proposal goes before the Etobicoke York Community Council (EYCC). This is the step in the process prior to the appeal to the Ontario Municipal Board.

We need hundreds of people in attendance on February 25th to demonstrate to City Council that we are opposed to the development. Please plan on attending.

Transportation will be provided to those who so require. A transportation sign-up form will be in the lobby closer to the date. We also encourage carpooling for those who are able to do so.

In the meantime, it is also important that emails be sent opposing the development. Please send to:

- Greg Byrne: gbyrne@toronto.ca
- Sarah Doucette: councillor_doucette@toronto.ca
- The HPC: info@highparkcoalition.ca

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In your email, state the reasons you are opposed to this development in the High Park neighbourhood, for example: population density, loss of sunlight, shadowing, wind, noise, trees, migratory birds, health and safety issues, city infrastructure capacity. Thank you to those of you who have already sent an email.

Please help us support "Responsible Development" in the High Park Neighbourhood. Thank you.



The Board

Building Envelope (Windows) Project ~

As we are all aware, the past few weeks have had exceptionally extreme weather conditions. The ice storm, high winds and record-breaking temperatures, made it impossible for the contractors to work safely on the stages. The work on the stages will continue as weather permits. The crews are as eager as the Board to continue with their work and are taking advantage of any slight break in the weather. The current projected date for completion is a weather-dependent end of February.

Sliding Windows ~

The work on the sliding windows is completed and we sent out a questionnaire to the units to identify shortcomings. If you have not completed your form and returned it to Isan, please do so now. If you misplaced the form Isan will give you a new one. Deficiency repairs are under way. The sliding windows on the 20th to 26th floor require some additional work on the sliding window tracks. That work will proceed together with the fixed window replacement.

Exterior Caulking ~

Some caulking work on the external panels is in progress on the protected balconies whenever the temperature is not too low. The new caulking is a bigger bead size and will cover completely the previous caulking work. Caulking work is proceeding from the top of the building downwards and as of end of January we have reached the 16th floor. When the weather is not too cold the caulking material can be heated to keep it flexible.

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Given the unpredictable weather, it is difficult to schedule work on specific stages. Changes are made daily in accordance with the wind and other weather conditions. If there is a stage on your unit's line, you may want to keep your drapes drawn during weekdays when the workers may be passing your balcony.

Fixed Windows (IGUs) ~

We have received the first delivery of new IGU's (coated double glass window panels) to replace leaking or broken older units. The work is proceeding from the bottom up and as of January 23rd, work was underway on the 8th floor. In order to complete this work crews will have to enter your apartment to do work from the inside. (Dust is an inevitable result of the work).

Balcony Doors ~

The sliding doors for the two test units have arrived and will be installed when crew availability and weather conditions align. The weather is disrupting everybody's schedule and we all have to be patient. As soon as the test installations have been completed successfully we will hold an information session discussing the type of doors, colours and the replacement process. This is also the time to discuss the dual balcony doors. According to our records there are a limited number of double doors in the building. (These extra doors were optional and paid for by the original home owners).

Emergency Generator ~

The old generator, that runs one elevator and the emergency lighting during power outages, needs replacing. It is worn out and burns oil under load. The routing of the exhaust pipes through the locker areas is a potential fire hazard and no longer meets the current building code. Plans are to install the replacement unit at the end of the shuffle board on the west side of the building. Engineers are testing out power requirements and are developing specifications for a noise insulated unit with the additional capacity to provide cold water to all kitchens in the event of a power failure and to support a triage centre on the ground floor. It is anticipated that we will have a new generator in place by this summer.

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Property Management

Kitchen stack backup ~

Some of the drainage pipes in the kitchen are backing up, for example, when upstairs washers and dishwashers are running at the same time. The pipes have been routed and we are testing environment friendly solvents to dissolve the remaining materials (mostly grease and fibres).

Protecting your unit while on vacation ~

If you are vacationing over cold winter months, please turn off all water shut-off valves before leaving (yes, water pipes can freeze even within an apartment building), make sure all windows are closed and reduce the temperature setting in your thermostat so that you do not unnecessarily waste hydro.

If you are going to be away for an extended period of time, YCC323 can arrange for your suite to be inspected on a regular basis. In addition to catching any problems sooner, this can be important as some insurance companies require that your unit be checked regularly to maintain full coverage.

Planning Guide ~

The planning guide for the Management Office in February includes electric thermo scan, generator load test and preliminary budget preparations.



The Committees

The following is a list of the current Committees in the building. In future editions of **WHAT'S HAPPENING**, active Committees will be encouraged to provide a brief update on their activities.

Common Area Redesign (ad hoc)
Energy
Health & Safety
Landscaping
Lobby
Nominating (ad hoc, AGM-related)

Communication & Website
Grenadier Square Development (ad hoc)
High Park Green Recreational
Library
Neighbours