

## SURVEY RESULTS RE: COMMON AREA RENOVATION PROJECT

The Board of Directors set up a Project Team to consider the common areas at 50 Quebec. Below are the results of a survey on how residents view these areas. The planning phase is expected to take 2 years while the windows project is being done.

### SURVEY HIGHLIGHTS

- 71% selected ratings 1 & 2 to renovate the lobby
- 14% selected ratings 6 & 7 to leave the lobby as is
  
- 8% selected ratings 1 & 2 to renovate the games room
- 54% selected ratings 6 & 7 to leave the games room as is
  
- 40% selected ratings 1 & 2 to renovate the exercise room
- 19% selected ratings 6 & 7 to leave the exercise room as is
  
- 13% selected ratings 1 & 2 to renovate the saunas
- 66% selected ratings 6 & 7 to leave the saunas as is

Responses to renovating the Meeting Room, Library and Property Management Office were more evenly weighted.

**Respondents: Owners: 119 Renters: 5 N/A: 3 Total: 127**

A. Please check the following applicable choices:

1. Do you use the Meeting/Party Room?  
Often 15    Sometimes 41    Rarely 40    Never 30
  
2. Do you use the Library?  
Often 32    Sometimes 37    Rarely 32    Never 26
  
3. Do you use the Games Room?  
Often 4    Sometimes 27    Rarely 21    Never 76
  
4. Do you use the Exercise Room?  
Often 38    Sometimes 32    Rarely 20    Never 37
  
5. Do you use the Female Sauna?  
Often 7    Sometimes 9    Rarely 13    Never 94
  
6. Do you use the Male Sauna?  
Often 4    Sometimes 4    Rarely 13    Never 95

B. Please indicate the level of importance to upgrade and renovate each of the following common areas with 1 being the most important and 7 being the least important to you:

Area	1	2	3	4	5	6	7
Lobby	66	15	6	7	4	2	14
Meeting Room	18	29	26	11	5	4	15
Library	12	7	19	27	20	9	16
Property Mgmt Office	10	16	16	10	16	8	25
Games Room	3	6	13	16	15	20	34
Exercise Room	20	23	13	12	18	7	14
Saunas	5	8	4	4	14	15	54

**C. OTHER COMMENTS (No. of similar comments are noted in brackets)**

**LOBBY**

- The retro look of the lobby matches the architectural style of the building (1)
- We have several friends who comment favourably on the lobby décor (1)
- Lobby is okay as is; it is a bright, open, friendly space (3)
- No need to upgrade anything including the lobby (1)
- Outdated detracting from impression and value (1)
- Lobby is hideous/desperate for renovations (2)
- Upgrade lobby for resale purposes (1)
- If we wait long enough, our lobby will be back in fashion (1)
- Lobby could certainly be updated but decorating committee does a splendid job (1)
- Minor redecorating to give lobby a fresher look (1)
- Modern, clean, minimal look – fashionable retaining timeless elegance (1)
- Another bulletin board by the mailboxes for important/timely announcements (1)
- New and more elegant furniture would be a nice touch (1)
- Replace chesterfield in the lobby (1)
- Improve air quality in lobby & corridors to prevent smoking & cooking odours (1)
- Needed renovations preserving the current design & atmosphere would be ok (1)
- Lockers for parcel deliveries can be removed (1)

**FRONT ENTRY WAY**

- Update the tired entry way; it looks like a rundown ATM (1)
- Front entrance could use upgrading especially speakerphones (1)
- Have touch screen intercom system that does not interfere with phone lines (1)

**MEETING ROOM/PARTY ROOM**

- Necessary for meetings, concerts and parties (1)
- Could use a makeover (2)
- Minor redecorating for a fresher look (1)
- Should be kept up given that it is the location of public gatherings (1)
- Needs to better handle AGM and large gatherings (1)
- Any way to remove the walls that divide the meeting room? (1)
- Combine meeting room, party room and library into one space for renovations (3)
- Could use a TV (1)

**LIBRARY**

- Keep the library...a much-appreciated amenity (1)
- Very nice to have a library; might be bigger (1)
- Could use a makeover (1)
- Minor redecorating for a fresher look (1)
- Line the walls with bookshelves (2)
- Replace carpeting with area rug (1)
- Make this room into a Boardroom/Library with table and chairs for meetings (1)

**PROPERTY MANAGEMENT OFFICE**

- Very pleased with recent renovations to the Property Management Office (1)
- Current location is convenient & office appears to be well designed (2)
- Fine as is (1)
- Our management team needs a pleasant workplace (1)
- Redecorate if Isan thinks it is needed (5)

**GAMES ROOM**

- Fine as is (1)
- We missed the games room when it was closed (1)
- Keep the Ping Pong table – less upkeep than billiards & good exercise (1)
- Great idea, but if people are enjoying themselves, there are complaints re: noise (1)
- Really needs help (1)
- Needs paint touch-up (1)
- Paint walls & replace flooring (1)
- Waste of space – never see anyone in there (1)
- Knock it down and enlarge the lobby (1)
- Make the Games Room into an Exercise Room (3)
- Change room to a place where toddlers & kids can play (1)
- Use for other things e.g. Movie Theatre (1)
- Reverse Exercise Room and Games Room if possible (1)
- Could use a TV

**EXERCISE ROOM**

- Keep the current location since it is private (1)
- Okay as is...don't want music or TV there (1)
- The equipment is good (1)
- I use it 3 times a week at least (1)
- Needs to be improved to keep up with other buildings as major selling point (1)
- Too small & crowded (5)
- Expansion of the exercise room is pressing - popularity will grow (2)
- Needs better flooring and ventilation (1)
- Make the exercise room larger and much brighter (1)
- More soundproofing in the exercise room for people living on the first floor (1)
- Remove wall between treadmills and Nautilus (1)
- Have smaller mats for sit-ups and hang them up (1)
- Get mirrors (1)
- Add a "chin-up" bar (1)
- Reverse Exercise Room & Games Room if possible (1)
- Free up some space for yoga mats & stretching exercises (1)

**SAUNAS**

- Fine as is (1)
- Used for changing into swimwear, shower & toilets not sauna (1)
- Company may use change room when using the pool (1)
- Never used it in 37 years! (1)
- Run-down, poorly maintained, waste of electricity, smelly room (1)
- Either make them into proper saunas or turn them into something else (1)
- Could we add a steam room to the sauna? (1)
- Combine the two saunas into one (1)
- Use for other things e.g. Movie Theatre (1)

**EXTERIOR**

- Building exterior looks poorly maintained like government housing (1)
- Should be painted now (1)
- Coat the concrete on the outside of the building (1)
- Have a barbecue outside the building (2)
- Have an outdoor year round hot tub (1)
- Improve landscaping main entrance to building (1)
- Remove stonework that was done last fall (1)

**QUESTIONS**

- Do we have empty units? (2)
- Are units not selling? Why? (2)
- What improvements are necessary to keep our building attractive to buyers? (1)
- What, if anything, discourages potential buyers? (1)
- What are the Real Estate Agents saying? (1)
- Are prices at 50 Quebec dropping at a different rate than elsewhere? (1)
- Will Health & Safety Committee be consulted re: safety issues (1)

**GENERAL COMMENTS/SUGGESTIONS**

- Leave quality old materials, wood, tiles, mirrors & leather (1)
- Needs will change over time (1)
- Don't increase maintenance fees to make upgrades (2)
- If something needs replacing, it should be done with prior resident approval (1)
- Upgrade over a period of time so there is no assessment for the renovations (1)
- Replacing windows should be done first (1)
- Freshening up some areas is needed but not lavish, ritzy styles (1)
- Public areas need to be kept in top condition for residents & possible buyers (1)
- Priorities based on "curb appeal" (1)
- Common areas are all very different with different needs – difficult to rate (1)
- Consider using low usage areas to improve others that are used a lot (1)
- As building ages, it is looking more dated and unattractive (1)
- Residents have upgraded units; we should do the same with common areas (2)
- Make all common areas wheelchair accessible (1)
- A coin operated commercial washer & dryer would be good (1)
- A workroom to do small projects would be good (1)
- Have a room that could be booked for visitors to stay overnight (2)
- Increase security & have a guard at night especially in the garage (1)
- Could the roof be used as a garden/sitting area? (1)
- Swimming pool needs maintenance as well (1)
- Thank you to the group organizing this project for the condo residents (3)