



# VIEWPOINT 50

NEWSLETTER  
SUMMER 2013



## THE PRESIDENT'S REPORT

### Board of Directors:

Frank Delling - President  
Jean Cormier - V.P.  
Sean Cumming - Secretary  
John Hardie - Treasurer  
Fern Stimpson - Director

### Property Manager:

Isan Murat, CPM, RCM

### Staff:

Radu Prisacareanu  
Carlos Rosas

### Viewpoint 50 Editors:

Terry Graham  
Sydney Mandzuk  
Judy Graham Coney

### 50 QUEBEC AVENUE

Toronto, Ontario  
M6P 4B4  
416-763-6919  
Emerg: 416-888-3276  
E-Mail:

[yorkcondo323@rogers.com](mailto:yorkcondo323@rogers.com)

### Website:

[www.ycc323.com](http://www.ycc323.com)



I trust that everyone is enjoying the summer. We can hear the popping of tennis balls on our courts, the laughter at the pool and the joyful noise of games in the park. You may have managed to do a few laps in the pool.

By now, you must no doubt be wondering what ever happened to the fabled windows project? After all the Board had expressed its optimistic intent to have it all under way by early summer. Well I am pleased to report that we are moving along. The consulting firm has been toiling away and completed its analysis and recommendations. Their report is posted on our website or can be viewed in the Management Office. To our disappointment the consulting report has been progressing slower than intended while efforts to expedite it have been extremely frustrating.

Before the Board engaged the consulting firm, we had been aware of the damage in several suites and had seen some ourselves. Based on this and our workshops, the Board was prepared to potentially have to replace all windows, doors and metal panels with a rough estimate of a jaw-dropping \$4 – 5 million. However, to our pleasant surprise the consultant's report came back finding that our frames and panels are still in "serviceable condition", good for at least another twenty years and need not be replaced now. On the other hand, extensive maintenance to the windows and doors as well as repairs to the badly deteriorated concrete is definitely required.

Generally the consultant's recommendations were as follows:

- The consultants advised that the insulation factors in our exterior metal panels are in line with other buildings of our type and age and that most heat losses are expected where the concrete slabs of our floors are directly exposed to the exterior and act as heat sinks.
- The concrete at the 4 corner suites and the 04 and 06 suites have cracks to the point of chunks being loose in places and the caulking needs renewing.
- For the windows and doors the consultants proposed cleaning the tracks, fixing the drainage holes, replacing the rollers, changing the weather stripping and re-caulking all joints.
- The damaged windowpanes should be replaced as an ongoing maintenance program.

The Board reviewed the findings with the following considerations and actions:

- The repair of the concrete and its urgency had been self-evident for some time and the Board readily agreed with the recommendations to address it this summer.

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- The revelation that the heat losses through our windows and panels are within accepted standards came as a surprise. From the report we learned that the largest heat loss occurs on the most exposed west facing 04 and 06 suites. The Board requested the consultant to investigate the cost and insulation improvement produced by installing over-cladding (adding an additional panel) to existing panels and concrete.
- To validate the consultant's window and door recommendations the Board undertook the proposed maintenance repairs in two units and tested for air leaks before and after. Lo and behold the results came back inconclusive with slight improvements in one case and notable worse performance in the other. The repairs to the doors actually made matters worse, air was freely passing underneath the door. Thankfully, we did the tests in late spring. At the same time the repairs to the door tracks did not make it easier to open and close the doors nor did it address the leakage at the corner balcony doors. Subsequently, the consultant firm spent nearly three months looking for a satisfactory solution to the track problem with no success.

To move matters forward the Board decided to talk directly to the windows company that previously had worked with the energy committee. Their assessment and recommendation was to replace all doors. As it turned out the cost difference between repairs and replacement was small enough so the Board decided to pursue this solution further. We will be testing the installation of the small and large doors in two units.

We will also have a demonstration installation of the larger door for owners to view.

In the meantime the consultant has written the project documents for the concrete and sliding window repairs. Proposals from a number of vendors will be reviewed and a contract should be awarded in August. We anticipate the work will get under way by late September. The replacement doors are on order and trial installation and leak tests will be undertaken about a month later. The consultation and testing phase has been taking longer than anticipated, however it is important that we get this step right and test all proposed solutions thoroughly prior to implementing them for the whole building. The Boards is optimistic that the developed solutions will be to everyone's satisfaction and improve the enjoyment of our suites.

Some of the other initiatives under way and mentioned in the newsletter are:

- An owner initiative was brought to my attention and it may be of interest to other suite owners as well. It offers a negotiated group rate for replacing our old screw fuse panels with new switch fuse panels. See the Energy Committee Report. In order to obtain a reduced cost for this work, a minimum of 10 participants are required each time. Please let Isan know if you are interested.
- The "Neighbours" initiative from the Health and Safety Committee is working to bring neighbours on a floor level together. Some informal groups exist already throughout the building. This initiative is to reach out beyond these informal groups, establishing connections so we can support each other in cases like fire or accidents.
- We also identified some solutions for the balcony ponding and tiling issues. I wrote a separate report on it in the newsletter.

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- High Park is becoming a much desired area for condo developers over the past few years. High-rises are going up all around us! What has been a major concern though are the planned two 31 storey high-rise rental towers on the east side and west side of Quebec Avenue, which will have a considerable negative impact on YCC323. Specifically, it will affect all our suite owners facing to the east with considerable loss of sunlight. Generally it will affect all of us as there will be a notable influx of vehicles and a substantial increase in public transit (subway) usage. The Board supports the coalition [www.highparkcoalition.ca](http://www.highparkcoalition.ca) in principle opposing these new structures. High Park Coalition is still looking for more volunteers. There is more information on these new structures in this newsletter.

I wish you all a sunny and joyful rest of the summer. See you in the fall at our next public gathering.

Best regards,  
Frank Delling, President YCC323

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**THE MANAGER'S REPORT**

**UNEXPECTED 'GUESTS' IN YOUR SUITE**



The unexpected “guests” are insects, such as ants, bedbugs, cockroaches, termites, flies, moths and ladybugs. The insects can creep inside a grocery bag from the store or suitcase from travel aboard. They can move into your suite. They crawl along heating ducts or water pipes and they can squeeze into tiny cracks and gaps in the floor, walls and doorways.

**Bedbugs:** Adult bedbugs are reddish-brown, flattened, oval and wingless. Bedbugs have microscopic hairs that give them a banded appearance. A common misconception is that they are not visible to the naked eye. Adults grow to 4 – 5 mm in length and 1.5 – 3 mm wide. They do not move quickly enough to escape the notice of an observer. Newly hatched nymphs are translucent, lighter in colour and become browner as they molt and reach maturity.



**Cockroaches:**

The German cockroach is 5/8 inches in length and is brown in colour. There are two prominent black stripes running down the broad shield behind the head. For prevention of future problems, residents should be advised not to bring corrugated cardboard boxes into their suite or store items in cardboard boxes.

**Silverfish:** Silverfish are nocturnal, elongated and flattened insects typically between 0.5 and 1.0 inches (12-25 mm) in length. Their abdomen tapers at the end, giving them a fish-like appearance. They are born whitish, but develop a grayish hue and metallic shine as they get older. Most suites may have silver fish in the pipe chases and some residents are more tolerant than others when they see silverfish in the suite and frequently do not report them as a problem.



**Cluster Flies:** Adult cluster flies are approximately 8 to 10 mm long. They are dark grey with black and silver (non-metallic) checkered abdomens, with many golden hairs on their thorax (these may or may not be present on older flies). Their wings overlap when they are at rest. The name “cluster fly” is derived from their habit of gathering in clusters before and during hibernation. These flies frequently show up in large numbers in the upper floors – around windows and in light fixtures. Some

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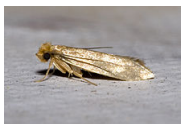
pest control companies will treat the baseboards and window frames on the exterior walls. Others recommend that the exterior of the building be treated before the cold weather comes.

**Flour Beetles:**

Stored foods commonly infested include flour, cereals, cracked grains, baking mixes and processed foods, crackers, macaroni, cured meats, powdered milk, dried fruits, nuts, popcorn and spices. To eliminate the pest, residents should be advised to look through all their stored food in cupboards. Any packages that are infested should be tossed.



**Clothes Moths:**



There are two types of clothes moths (case making and webbing) that may cause serious damage to materials of animal origin such feathers, wood, furs, wool and piano felts, among other things. Case making clothes moth adults measure up to 14 mm from wing tip to wing tip and both wings are long and narrow. The body and wings are buff to golden colour with brownish tinge, except for 3 dark spots on each wing.

**Asian Lady Bugs:**

These lady beetles are considered beneficial as they consume aphids.



They appear in large quantities on buildings when the warmth brings them out of hibernation. Pest Control Canada recommends that they be swept out. Spraying the wall with soapy water will remove most of them. When they do get inside through openings, they should be swept outside.

**PLEASE NOTE: If you see bedbugs, cockroaches or silverfish report them to the management to eliminate and prevent an infestation.**

**Isan Murat, C.P.M., R.C.M.**  
**Property Manager, YCC 323**



**BALCONY OPTIONS**  
**FOR YOUR**  
**CONSIDERATION:**

At the last AGM I had promised to have the balcony problems investigated and to identify options. Many of you may recall that as part of the balcony repair project, all carpets and tiling installed by the owners had to be removed in order to undertake the necessary repairs to the damaged concrete balcony floors. The areas that needed repairs were patched as required or in some cases totally replaced. The repaired concrete was then coated with a water sealing membrane and covered with a sand and paint mixture to provide a slip resistant surface. As concrete dries it shrinks by varying degrees based on its thickness and water saturation leaving an uneven surface adding to pre-existing unevenness of the floor. Our vendors and engineers provided the following suggestions to avoid ponding.

**Coating The Balcony Floors**

On those balconies where ponding is minimal, it is possible to apply a “sand and paint mixture”, to provide minimal leveling and an even grit distribution. It leaves a slip resistant floor with a rough, but even texture that is easier to clean. If you are interested in this solution we have placed some “test patches” of the proposed paint at the northeast corner of the swimming pool deck. Please see Isan about the coating.

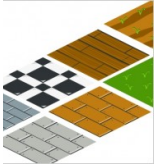
**Wood Tiles or Interlocking Tiles**

Another option given was placing wood tiles or interlocking tiles on the balconies. It may raise the height enough above any ponding, however if the new tile floor is not watertight it might just mean that the pond will form underneath the tiles and could take longer to dry up. To counter the



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ponding a slightly sloped membrane (sealant saturated with sand) could be installed to assist the drainage. Such a membrane would be softer than the one currently in place and would require tiling on top to distribute any weight put onto it. This is a Section 98 alteration and needs Board approval.



**Ceramic/Stone Tiling**

Sloped ceramic or stone tiling is the most satisfactory solution as it is the most watertight and can be built to provide a runoff for any water. However, it will require somewhat costly preparation to the existing membrane prior to laying the stone tiles. As balcony floors by nature are uneven surfaces, a slope needs to build up before installing the tiles. Please talk to Isan to obtain detailed instructions. This is a Section 98 alteration and needs Board approval.

In summary, the above are potential solutions for you to consider please discuss them with Isan. Specifications sheets and details for these solutions are available through The Manager's Office. Please remember, that our balconies are part of the common areas of our building and for suite owners' exclusive use. According to Section 98 any alterations need to be approved by the Board.

On behalf of the Board of Directors,  
Frank Delling



**Welcome Neighbours**

On June the 6<sup>th</sup>, the Neighbours Committee hosted a reception for new residents who joined the 50 Quebec Community over the past two years. Members of the Board and the Neighbours Committee welcomed them and an informal conversation was enjoyed over wine and cheese and dessert. Given the success of

this evening, the plan is to make this event a tradition.



Lillian Mierzwa

**Good News From the Energy Committee:**



Do you get frustrated when having to deal with blown fuses and unexpected power failures in your suites? Do you have trouble figuring out which fuses should be used and where they should be located in the fuse panel? Do you always have spare fuses ready for those unexpected times of need? Did you know that the use of incorrect fuses is also a potential safety/fire hazard? The original in-suite fuse panels are approximately 35 years old and in some cases beginning to show signs of wear and tear. Each homeowner is responsible for the upkeep and maintenance of their in-suite fuse panels. Would you like to do something about this, but were uncertain as to what steps you needed to take? Depending on whom you ask, quotes for this work can be quite expensive. Some homeowners have already upgraded their fuse panels to the new breaker system at a cost of more than \$1,200, in some cases. B & R Electric, a well-known and highly respected company, with many years' experience working in condominiums and multi-residential high rise buildings met recently with the Energy Committee to discuss this initiative

The Energy Committee has been able to negotiate a significant savings opportunity for all of us here at YCC323 who would like to upgrade the existing in-suite fuse panels to an up to date breaker panel unit. B&R Electric has offered suite owners **a discounted price of \$600 plus HST** provided 10 or more homeowners sign up for this service. \* This is a very good deal. A number of owners have already signed up for this service with B&R Electric.

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**What you need to know:**

If you would like to take advantage of this significant savings opportunity please let Isan know before **SEPTEMBER 15<sup>TH</sup>, 2013.**

After that date B&R will be in touch with you directly to schedule this work which will take approximately two hours for B&R to change the panel in each suite.

Only certified Master Electricians licensed by the Province of Ontario will be working in your suite.

The work done by B&R Electric is fully guaranteed.

Each homeowner is responsible for the cost of the work undertaken by B&R Electric. B&R Electric accepts credit cards, cheques as well as cash for payment of their services. B&R Electric will issue invoices and receipts for your records.

\*In order to receive this preferential rate a minimum of 10 suites per visit is required. If you decide later in the year that you would like to have your panel replaced at this preferential discounted rate you may have to wait until B&R Electric has received the minimum number of requests.

The Energy Committee

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**KITCHEN AND BATHROOM FAN**

In addition to the breaker panel project, the Energy Committee identified to B&R Electric the ongoing desire of homeowners to upgrade their kitchen and bathroom fans to more efficient, effective and quieter models. The replacement of the fan in the majority of the bathrooms is quite complex. Fans that are compatible with the current duct system are a challenge to find. B&R Electric undertook extensive research on our behalf. They were able to source fan units for both the kitchens and bathrooms that are compatible and suitable for installation and use in our suites.

For those of you who wish to replace your bathroom and kitchen fans the cost to you is as follows:

**Bathroom**

Option 1: QK 130ES Energy Star 1.5 Sones\* Outlet Bathroom Exhaust Fan  
Unit Price \$306.18 + HST

Option 2: QK 150ES Energy Star 1.0 Sones\* Outlet Bathroom Exhaust Fan  
Unit Price \$387.90+HST



**Kitchen**

K100cfm with grease filter Kitchen Exhaust fan  
Unit Price \$218.88+HST

Included in this price:

- ESA permit and inspection
- All new conduit and wire as required
- All labour for a complete professional installation
- Removal of all debris from site
- All new equipment for a complete installation as describe above.

\*Sones is the measurement of noise emitted by the fan when in operation. The lower the Sone, the quieter the fan.

For those of you who wish to take advantage of this opportunity please contact B&R Electric

Website: <http://brelectric.ca/>  
Phone: 905-814-1881



The Energy Committee

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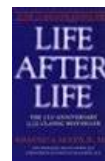
**Neighbourhood Redevelopment –**  
**Grenadier Square Development**  
**Project**

The City of Toronto's urban redevelopment project that is closest to our homes is Grenadier Square **at 51 – 77 Quebec Avenue and 40 – 46 High Park Avenue, Rezoning Applications No. 1310816 WET OZ.** The plans are to build

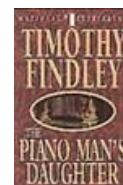
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two point towers of 31 stories each, with a 2 storey facility for amenities between them. While our Board is not taking an official stand on this issue, many of our homeowners have become active in opposing the project. High Park Coalition is leading the initiative against the project and the Viewpoint 50 Supplement attached to this newsletter details how you can add your support.

**January**  
LIFE AFTER LIFE  
by  
Kate Atkinson



**February**  
THE PIANO MAN'S DAUGHTER  
by  
Timothy Findley



**BOOK CLUB**  
**2013/2014**

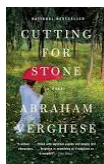
**September**  
RULES OF CIVILITY  
by  
Amor Towles Penguin



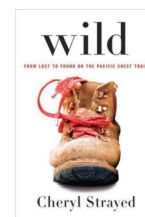
**March**  
THE UNLIKELY PILGRIMAGE  
OF HAROLD FRYE  
by  
Rachel Joyce



**October**  
CUTTING FOR STONE  
by  
Abraham Verghese



**April**  
WILD, FROM LOST TO FOUND  
ON THE PACIFIC CREST  
TRAIL  
by  
Cheryl Strayed



**November**  
ART OF FIELDING  
by  
Chad Harbach



**December**  
THE CHALK GIRL  
by  
Carol O'Connell



Book Club meets the 3rd Monday of the month in the Meeting Room @ 7:30 pm. Everyone is welcome.



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#### **BLOOR WEST UKRAINIAN FESTIVAL HAS BEEN NAMED ONE OF 2013'S 'TOP 100 FESTIVALS AND EVENTS IN ONTARIO'**

Now in its 17<sup>th</sup> year, The Bloor West Village Toronto Ukrainian Festival is attracting audiences well in excess of 500,000 from across Canada and the US and abroad to its annual free, three-day event

Discover Ukrainian culture in Canada and share the Ukrainian spirit at North America's Largest Ukrainian Street Festival. This is your opportunity to experience Ukrainian culture and hospitality at its best. As always there will be non-stop entertainment with Ukrainian performers from the Greater Toronto Area, Canada, the USA and Ukraine, which will include dancers, vocalists and musicians. Don't miss the YOUTH segment on the grand stage at Jane Street! And if you wish – join the dancing at the evening ZABAVA/Street Dance on both Friday and Saturday.

You will find vendor kiosks: delicious authentic Ukrainian food and beverages, beautiful souvenirs, interactive pavilions, and more. This year you can also enjoy SIDEWALK SALE shopping at the local Bloor West Village businesses. There is a midway for kids and youth. Take in the colourful parade on Saturday morning at 11am.

#### **2013 Festival Operating Dates and Hours**

Friday, September 13th - 5pm to 11:59pm

Saturday, September 14th - 9am to 11:59pm

Sunday, September 15th - 10:30am to 7pm

\*\*\* This is a rain or shine event!



#### **HIGH PARK-SWANSEA VOTED # 3 PLACE TO LIVE IN TORONTO**

To end the uncertainty, Toronto Life presents the ultimate ranking of the city's neighbourhoods. They examined 10 factors for each, assigning them a score out of 100: housing (which considers year-over-year appreciation and the ratio of average price to household income), crime, transit, shopping, health and environment, entertainment, community engagement (which factors in voter turnout and beautification projects), diversity, schools and employment. . A team of researchers at U of T's Martin Prosperity Institute think tank—who have an abiding interest in the growth of cities—helped crunch the data, pulling from a wealth of sources, including Statistics Canada, the city's exhaustive statistical research, the Toronto Police Service, the Centre for Research on Inner City Health and the Fraser Institute. The goal was to be thoroughly objective, but they also took into account that some factors will always be subjective when measuring the quality of a neighbourhood. To some of us, a truly great neighbourhood has a dozen nightclubs, while to others it has the cheapest houses. They conducted an online poll of Toronto Life readers, who told them what they prioritize when choosing where to live, and adjusted the rankings accordingly: housing is weighted highest, at 15 per cent, crime at 13 per cent, transit and shopping at 11 each, health and entertainment at 10 each, community and diversity at eight each, and schools and employment at seven each.





## **VIEWPOINT 50 – SUPPLEMENT**

### **Help Our Community Oppose the Grenadier Square Development**

**Please write a letter and/or send an email to:**  
**Gregory Byrne**, Senior Planner, City of Toronto,  
2 Civic Centre Court, Toronto, ON M9C 5A3  
Email: [gbyrne@toronto.ca](mailto:gbyrne@toronto.ca)

- and to -

**Sarah Doucette**, Councillor, City of Toronto,  
100 Queen St. W. Suite C46, Toronto ON M5H 2N2  
Email: [councillor\\_doucette@toronto.ca](mailto:councillor_doucette@toronto.ca)  
Please copy [info@highparkcoalition.ca](mailto:info@highparkcoalition.ca)

**In your letter and/or email, we encourage you to highlight the issues that are of greatest importance to you. This may include some of the following issues:**

- Proposed building heights
- Density and intensification
- Loss of sunlight and sky view
- Shadowing, Wind, Noise
- Local and migratory birds
- Vehicle traffic congestion
- Overcrowded transit
- Local community amenities
- Elementary and secondary school boards
- Emergency services capacity: fire, police, ambulance, hospitals
- Numerous years of continued construction in the neighbourhood
- Separation between existing buildings and the proposed development
- City infrastructure capacity: water, sewage, garbage collection, roads, etc.
- Planning process / existing By-laws
- Removal of existing townhouses
- Unit affordability, tenure and type
- Trees and landscaping
  - Impact on High Park
- Insufficient parking
- Pedestrian safety
- Health and safety issues

## **VIEWPOINT 50 – SUPPLEMENT**

### **Help Our Community Oppose the Grenadier Square Development**

We are all concerned about the strain on existing infrastructure including: population density issues, public utilities, traffic, schools, emergency services, parking, public transit, etc.

We feel that if the City amends the existing by-law to lift the current height restriction, there will be no reason to turn down any future applications for buildings of similar height and density.

Working groups were scheduled for June 17, 20 and 26, to identify possible solutions to issues raised at the public community meeting held at Humberside Collegiate on May 6. There are many sources of information concerning this project, including checking our bulletin boards. Here are a few more.

You may follow progress in community involvement on the website  
<http://www.highparkcoalition.ca/>

The City Planner's preliminary report can be found at  
<http://www.toronto.ca/legdocs/mmis/2013/ey/bgrd/backgroundfile-56786.pdf>

Information related to this application can be found on the City Web page at  
<http://app.toronto.ca/DevelopmentApplications/associatedApplicationsList.do?action=init&folderRsn=3275611>

Information about the developer can also be found on the applicant's website,  
<http://www.grenadiersquareredevelopment.com/>

You may also contact Greg Byrne, Senior Planner, Community Planning, at [gbyrne@toronto.ca](mailto:gbyrne@toronto.ca) or 416-394-8238, (send him an email stating your views)

or check out our City Councilor Sarah Doucette's website <http://www.ward13.ca/> (send her an email stating your views)

For information on how to oppose this development visit <http://www.70highparkave.ca/> or [www.gopetition.com/petition/stop-grenadier-square-development-of-2-towers.html](http://www.gopetition.com/petition/stop-grenadier-square-development-of-2-towers.html)

Feel free to write to us at [info@highparkcoalition.ca](mailto:info@highparkcoalition.ca)

Be informed!

**A MESSAGE FROM THE HIGH PARK COALITION**

## **VIEWPOINT 50 – SUPPLEMENT**

# **Stop MEGA Development in the High Park Neighbourhood**



### **The Facts**

**DEMOLITION** of 51 to 65 Quebec Ave

**DEMOLITION** of 52 to 66 High Park Ave

Construction of **Two 31-Storey** Towers

Over **600 Units** in Total

Mostly Bachelor and 1-Bedroom Units

**The Community Needs Your Help**

**(see other side)**

**[www.highparkcoalition.ca](http://www.highparkcoalition.ca)**

**A MESSAGE FROM THE HIGH PARK COALITION**

## **VIEWPOINT 50 – SUPPLEMENT**

**If you care about High Park and its communities, there are  
easy ways you can help...**

### **Visit the Website**

**[www.highparkcoalition.ca](http://www.highparkcoalition.ca)**

**Where you can...**

**1) Sign the Petition**

*Opposing MEGA development*

**2) Join Our Email List**

*To receive updates, stay informed and connected*

**3) Donate**

*To help us fight MEGA development*

### **Voice Your Concerns**

City Councilor Sarah Doucette:

[councillor\\_doucette@toronto.ca](mailto:councillor_doucette@toronto.ca)

416-392-4072

City Planner Gregory Byrne:

[gbyrne@toronto.ca](mailto:gbyrne@toronto.ca)

416-394-8238

Please CC [info@highparkcoalition.ca](mailto:info@highparkcoalition.ca) for the Community's record.

*Tell them that you oppose MEGA development*

*Make sure your voice is heard*

### **About Us**

The Coalition is made up of resident-associations and community members; providing the neighbourhood with a unified voice to stop MEGA development in High Park.

**A MESSAGE FROM THE HIGH PARK COALITION**