



VIEWPOINT 50



NEWSLETTER
LATE SUMMER 2012



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THE PRESIDENT'S REPORT



First and foremost I would like to thank Terry Graham and his team who contributed to this newsletter for their outstanding work on behalf of our community.

Our neighbourhood is facing old and new pressures. As some of you may have heard, or read, a number of new condominiums are being proposed for our stretch of Bloor Street. The new condos herald changes to the look and feel of the neighbourhood. A number of us made our voices heard at community events to keep the new developments within the current zoning restrictions in order to save some of what makes our neighbourhood so special. Alas, we cannot prevent the condos from being built.

These new buildings will also have a direct impact on us; our units with their amenities and views will no longer be unique. The new buildings, like 20 Gothic Avenue, will be new, modern, visually pleasing and with a lot of modern shared facilities. This will bring more affluent buyers into our neighbourhood; new, younger more discerning buyers who expect more from their building than what had been provided for in the late 70's. These are some of the strategic challenges we, as serving members on the Board, need to consider when making decisions on behalf of the owners. As a Board, we face two choices in how we react to this test of our mettle. Either we maintain the status quo and keep on fixing just what needs replacing and, compared to our neighbours, see the resale values of our units dropping, or, we accept the challenge and evaluate any repair on its ability to improve the "curb value" of our building. Such a forward looking strategy has to start with long- range planning objectives such as keeping surpluses from our annual operations budget at hand for improvements that the Reserve Fund is not permitted to support and identify areas and/or projects that could contribute to the overall improvement. Areas that impact our curb value are mostly part of the common or shared areas like the gardens and the tennis courts that are in excellent shape. Areas that have been repeatedly mentioned as improvement opportunities include the lobby, library, games room, saunas, exercise room and swimming pool among others. None of these have to be done immediately, but should be addressed sooner than later. We have a window of two to three years before the new buildings are in place. As we are aware, any improvement to the building adds to our own

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President's Report Cont'd

The recent renewal of the gardens along Gothic is a good example of renewal and improvement. The trees were dying and, by removing some of them, we have been advised that the remaining ones now have a chance of surviving. The Committee compiled a good long-range plan, which was well executed by the landscapers. A heartfelt thanks to all contributors.

This leads me to old pressures: the state of our doors and windows has been an ongoing concern. By the time you read this, we should have our consulting contract in place. The chosen company has been asked to provide us with an independent professional assessment of the status of our windows, doors and external panels and identify a number of options to move forward along with project time lines aligned to our financial capability. We are aiming for a spring/early summer start of the implementation, and hope to have more details by the time of the AGM. However, in true tradition of projects of this size and nature, we are running a tad behind our optimistic original schedule.

As you have noticed, the date for the next AGM has been posted. Generally, the AGM consists of the President's Report where I will provide an overview of our activities completed over the last year, including an update on the Windows/Doors and Panels (Building Envelope) renewal project report. As I always try to cover most items and issues of concern in the newsletter, it will help to keep things short. The

Auditor will present the audited statement followed by a question/answer period. The audited statement will be mailed to you with the invitation to the AGM; however, if you want it earlier, it is available from Isan. From there, we will move directly to the election for the Owner Occupied board position, a 3-year term position.

In the last newsletter I devoted a fair amount of writing to encourage you to run for the board or join one of the committees. Please sign up with Isan if you are interested. For now I wish to encourage you to participate in the AGM and the election. Make your voice heard and your vote count!

If you can't be there in person, please give your completed and signed proxy sheet in a sealed envelope to Isan. Make sure your choices are clearly stated and signed. This year we will be voting on a by-law change impacting the easement with YCC 435, so it is important that people attend the meeting or sign a proxy.

I look forward to meeting you all at the AGM and chatting with you at our post meeting reception.

Frank Delling,
President, YCC 323



ANNUAL GENERAL MEETING

**Thursday, October 11, 2012
7 pm
Meeting Room
50 Quebec Avenue**

MANAGER'S REPORT



WHAT GOES UP MUST COME DOWN ELEVATOR SAFETY

The elevator is one of the safest forms of transportation. It's important not only to know how to properly ride an elevator, but also what to do if it becomes stalled. In the event of an elevator stalling between floors, do not panic. Even if the air temperature feels warm, there is plenty of air circulating in the elevator and its hoist-way.

NEVER climb out and EXIT a stalled elevator. It is extremely dangerous. If the door does not open, push the OPEN DOOR button. If the door does not open you are still safe. Use the ALARM or HELP button for assistance. Live and trained emergency personnel will answer and will place the call to the Elevator Company or 911. Give them the exact location of the building and elevator you are in.

Above all, wait for qualified help to arrive and never try to exit the elevator. In the event of a power failure, the elevator is provided with emergency lighting.

Your best course of action is to relax, get comfortable and wait for professional assistance. You may be inconvenienced, but you are SAFE.

Isan Murat, CPM, RCM
Property Manger

YOU ARE ONE IN A BILLION

The Schindler Group makes our elevators at 50 Quebec Ave. They are a leading global provider of elevators.



Founded in 1874, Schindler mobility moves one billion people a day! For more information on safety and our elevators you can go to:
www.schindler.com



WEBSITE REVISITED



Our website has been up and running for several months now and the feedback has been very positive. A number of people have commented to the webmaster, and to the Board, on how much they enjoy both the content and the convenience of having our very own site.

In response to a suggestion made by several users, the webmaster has added a Cork Board (a place for trades to display business cards, after vetting by the Management Office). If you have any suggestions for other items that would be of broad interest to residents of 50 Quebec, please don't hesitate to contact the webmaster.

One comment that prompted deep thought by the webmaster was that the website is too big. It should be pointed out that the site serves several purposes:

- it provides reference information that does not change (such as the legal documents) and that does not need to be constantly reviewed.
- it provides a forum for updating information (such as committee work or notes from the Board),
- it showcases events taking place in our condo community.

There is also an index of the contents of the website for those who are only interested in certain items. Check out the "site map", which lists and provides links to all areas of the site. The site map link is reproduced on the footer of each page within the website. In an effort to

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aid casual users who only want to see what is new, a feature will be added shortly entitled “e50 Newsletter”. The contents of this section will be changed regularly to reflect new items and will provide a direct link to the updates without the necessity of reviewing the whole website.

So please enjoy the website and drop in regularly to:

www.ycc323.com

Claire and John Hardie
Webmasters



or the Superintendents, immediately and they will address the situation.

WINDOWS, WINDOWS, WINDOWS



“Aging in place,” “aging gracefully” and “it must be the weather, everything hurts”, are familiar expressions used to describe a variety of situations. These expressions can be applied to various descriptions of the YCC 323 building envelope.



When strong winds blow, and heavy rain falls, the windows at YCC 323 are meant to keep us warm and dry. Often this is not the case. Drapes move gently even though all the windows and doors are closed tightly; rain makes its way around the window frames and settles on the windowsills; black dust soon settles on the stoop and floor. During winter, when a continuous stream of cold air enters the units via the ill fitting door frames, the floor at the base of the balcony doors and the ambient internal air temperature remain unaffected by the attempts of the furnace to provide a comfortable setting of 20°C.

Homeowners’ stories abound! Now is your time to be heard. Please provide us with a brief description, supplemented by digital photographs where possible of the known deficiencies in your windows and doors, and send it to the following email address:

YCC323Windowissues@gmail.com

Please be sure to identify your suite number in any documentation you submit. This email address has been set up specifically for the purpose of gathering information on any issues related to windows/balcony doors. All the information collected will be used to inform and supplement the



REMINDERS

VENTS AND LINT TRAPS



The vents and lint traps must be cleaned regularly to prevent fire hazards. Members of the Health and Safety Committee are available to clean these areas for residents who are unable to do so. Please make any requests of this nature through the Property Management Office.



PROPANE



Please note that heaters, barbecues and propane are dangerous so they are not permitted on balconies nor in the garage.



RENOVATIONS

Renovation work is only to be done during specifically stated hours during the week from Monday to Saturday 8 am to 6pm. If someone is not adhering to the required hours, then residents should advise the Property Manager,

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information gathering process being undertaken by the building envelope renewal project team. Thank you.



YCC 323 Energy Committee

Radu Prisacareanu is our Superintendent and he has been with us for 5 years taking care of the operation of the property. And Carlos Rosa, our longest serving team member, has been living here with his wife, Isabel and Carlos Jr. for 8 years as the Assistant Superintendent handling all of the maintenance requirements.



These three individuals work together as a team to ensure that everything is operating as it should, and that we, as owners and residents, can feel proud of our environment. We are very fortunate to have three committed people working on our behalf and we appreciate their efforts.

“NEIGHBOURS” AT 50 QUEBEC



A sub-committee of the Health and Safety Committee has a new initiative that we hope will contribute to a greater sense of community and a greater level of safety for our neighbours at 50 Quebec. Members of “Neighbours” will be hosting a get-together where residents of each floor will be able to meet each other and share ideas about community living. The first of these get-togethers will be scheduled for late September and we hope that you will be able to participate. Stay tuned for a personal invitation!

(Note: If you are interested in helping out with this outreach initiative, please let Isan know.)



ACCOLADES TO OUR STAFF

Isan Murat has been our Property Manager for the past 4 years. He is responsible for the general operations of the building including the overseeing of the vendor contracts, responding to resident issues and managing the other staff.



WHO YOU GONNA CALL?

Know your 211, 311 and 911.

➤ **Call 311** for information about city services – public library hours, garbage pick up, flu clinics etc. Most questions are answered immediately – no passing from one person to another. It is free in 180 languages and open 24 hours a day.



➤ **Call 911** in case of emergency. It connects you to Emergency Medical, Police and Fire Services. To help them give you speedy help, clearly state the service you need and be ready with this information.



1. Describe what is happening
2. Say location, i.e., suite number, lobby, garage etc.
3. Give your name, street address and telephone number.

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➤ **Call 211** for information about child care, language classes, emergency shelters, home support, legal assistance and services for disabled persons. Most of the services are provided by non-profit community-based or government organizations. ESL classes, Meals on Wheels and Programs for special needs children are 3 typical topics. Check: www.211toronto.ca for more information.

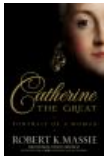
BOOK CLUB



September 17th – two selections:



THE WINTER PALACE by Eva Stachiak
and



CATHERINE THE GREAT by Robert Massie



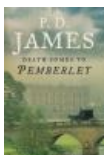
October 15th - ***CROW LAKE*** by Mary Lawson



November 19th – ***SUITABLE BOY*** by Vikram Seth



December 17th – ***NEVER CRY WOLF*** by Farley Mowat



January 21, 2013 – ***DEATH COMES TO PEMBERLY*** by P.D. James



February 18th – ***REQUIEM***
by Frances Itani



March 18th – ***50 SHADES OF GREY*** by E.L. James



April 15th – ***DOLL'S HOUSE*** by Henrik Ibsen



May 13th – ***THE TIGER*** by John Vaillant

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



TORONTO CYCLING MAP

Now available is the 2012 edition of the colourful, easy to fold, detailed cycling map. It is full of more information than a bike enthusiast could hope for!

It covers 30 km of new trails and routes, plus tips to assist in planning bicycle trips throughout the G.T.A.

For more information visit:

www.toronto.ca/cycling

www.tbn.ca (Toronto Bicycling Network)

www.hpbc.ca (High Park Bicycle Club)

or by telephone: City of Toronto Hotline - 311





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Just like in school, it's review time.

As we have mentioned before, would you please take a couple of moments to review the recycling posters in your garbage chute room. We tend to forget where some things go. Also, please remember to squish your milk and juice cartons to save space in recycling bins. This would really help the environment, not to mention the Superintendents.



NOT TO SOUND LIKE A BROKEN RECORD BUT...

1. Please guard against cigarette butts being tossed off your balcony by anyone who is visiting your suite.
2. Again, please measure your laundry detergent to the manufacturer's recommended amount. Laundry suds are still backing up (and sometimes over) the kitchen sink.



BLOOR STREET DEVELOPMENTS

As you walk along Bloor Street, many of you will have noticed signs of future condo developments. For those who want to know more about them, here are a few notes and websites.

There are three main developments planned:

1. 1844 Bloor Street West, between Pacific Avenue and Oakmount Road
 - Developer is Daniels Corporation
 - The most advanced of the projects
 - Might be up to 14 floors
 - Will be living units and shops
2. 1990 Bloor Street West and 26 Parkview Gardens
 - Developer is North Drive Investments
 - Mixed-use building with a series of step-backs to a height of 12 storeys
3. 2114 Bloor Street West
 - Developer is North Drive Investments
 - Mixed used building with a series of step-backs to a height of 10 storeys



The following websites might be of interest if you want to learn more about these developments:

- <http://highparkra.org/blooroakmount.htm>
- email: thisismypark@highparkra.org
- <http://highparkra.org/initiatives.htm>
- <http://www.facebook.com/savebloorwest>
- <http://www.1844bloorstreetwest.com>
- <http://www.toronto.ca/legdocs/mmis/2012/ey/bgrd/backgrounfile-47658.pdf>
- [http://urbantoronto.ca/forum/showthread.php/18148-The-High-Park-\(1990-2114-Bloor-St-W-North-Drive-Investment-10-12s-Quadrangle\)](http://urbantoronto.ca/forum/showthread.php/18148-The-High-Park-(1990-2114-Bloor-St-W-North-Drive-Investment-10-12s-Quadrangle))



**BARGAINS GALORE FOR YOUR
BALCONIES**

This is the time of summer that most gardeners look forward to. The big box stores, Canadian Tire, Rona and Home Depot are clearing out their inventories with deeply discounted plants and trees. Garden centres like Sheridan's or Plant World are also getting rid of perennials and annuals left over from the spring sale. So here's what I recommend you might consider, depending on which direction your balcony faces:

SOUTH AND WEST BALCONIES

You need plants that can take hours of hot sunlight daily, and the occasional bad windstorm or breeze. Think desert-like conditions: this will help you choose tropicals, or succulents, or cacti with thick leaves and stems that enable the plants to survive in hot, dry conditions. You also have a big range of flowering perennials to select from the huge daisy family, i.e. coneflowers (echinacea); black-eyed susans; blanket flowers (gaillardia), and asters for the fall. Basically, you're going to choose the same flowers you see in the front and rear of the condo. However, your number two enemy (after the sun) is the desiccating breezes that can dry out the leaves in one day.



To combat the effects of hot beating sunlight and dry breezes, you might invest in a special container mix with moisture pellets that expand when the soil is watered, and gradually release their water afterwards, or other tricks such as the following:

- a plastic bottle No.9 turned upside down. Poke some holes in the bottle top, cut off the end with scissors and fill the bottle with water every 2-3 days. No need to



waste your money on commercial water-saving devices! Large pop bottles work best.

- A towel siphon connected to a large pail of water and the plant itself. This is an inexpensive way to keep a steady stream of water going to the plant when you are away. You can also use a small hose or old rag twisted lengthwise to act as a siphon.

The purple spiky flowers you see are called salvia and they make a welcome addition to containers full of yellow black-eyed susans or purple or white coneflowers.

**EAST AND NORTH FACING
BALCONIES**

These balconies are ideal for shade gardens, i.e. plants that do well with little direct sunlight. To guide your choice, think of the plants that grow in High Park under the shade provided by deciduous trees like maples or oaks.

- Hostas are best because they do well with little sunlight.
- Ivies – many in containers can be brought inside for the winter.
- Wild ginger and other groundcovers make attractive foliage.



Debby Seed.

**16TH TORONTO UKRAINIAN
FESTIVAL BLOOR STREET
WEST
SEPTEMBER 14TH, 15TH AND
16TH**

www.ukrainianfestival.com/index.htm

