



# VIEWPOINT 50

## NEWSLETTER SPRING 2014



### Board of Directors:

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

### Property Manager:

Isan Murat, CPM, RCM

### Staff:

Radu Prisacareanu  
Carlos Rosas

### Viewpoint 50 Editors:

Terry Graham  
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)



### THE PRESIDENT'S REPORT

As we are all aware this has been a very long and cold winter. No doubt it was a challenge for many of us to venture outside for any length of time. There was, however, an upside to it all. It seems every one of our committees and many volunteers have developed new programs, activities and ideas. Even Phase 1 of the Windows and Concrete Repairs project despite the brutal winter conditions is coming to an end. Our tennis courts are open and already in steady use and our swimming pool looks bright and inviting with the newly painted deck.

New for the last three months is the *WHAT'S HAPPENING* flyer, a monthly update of what's going on around the building. It is the brainchild of our Communications Committee. *WHAT'S HAPPENING's* role is to provide additional background and timely updates on what is being done in and around the building in more fulsome detail than can be accommodated in ViewPoint 50.

By the time you will receive this edition of ViewPoint 50, the windows and concrete repair phase of our Building Envelope Repair Program will be coming to an end. Unfortunately, that does not mean that the floating stages will disappear from around our building. The next stage of the project is the repainting of the metal panels a lighter brown and covering the exposed concrete with a protective coating which will cover all repairs and minor cracks. According to the manufacturer's literature it is anticipated that the coating will extend the life of the concrete and its repairs by up to 30 years.

While this is going on, the Balcony Doors contract will be completed. Due to the long lead time required to order the doors the actual installation will commence near the end of summer. Follow developments in *WHAT'S HAPPENING*.

Our emergency generator failed its load test last year. We had it patched and it held out for the short power outage we had last month. Management and Board kept their fingers crossed, as we knew that the generator could break down any time. The generator will be replaced with a new one in a new outside location. The old location lacks sufficient air circulation leading to overheating of the generator. In addition the new generator will provide water for the fire pumps and cold water to all floors as well as power for an emergency centre and a triage room.

The lobby renewal project has completed its planning and design phase. A project manager has been hired to prepare the final designs and tender documents. Two competing final designs will be made available to the owners and based on their input a final decision will be announced.

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**The President's Report Continued**

A number of wonderful ideas and initiatives have come from various committees. You'll be pleased to read that the Neighbours Committee is spearheading a craft show for residents of 50, 80 and 100 Quebec Avenue. The same committee is also working on a Look & See tour for this fall.

The Healthy & Safety Committee is looking into senior fitness classes.



Our Energy Committee promotes energy and water saving measures and is monitoring the energy audits and our light bulb replacement project. Besides protecting the environment, these initiatives reduce our overall utility usage, helping us to keep our maintenance fees down.

Looking back, I must admit having lived in a number of condo and apartment buildings over the years, 50 Quebec is a model building when it comes to getting things done, residents caring for each other and working together to make our home a place to be proud of.

Most of all the long winter months did not make things easy on our Building Manager and Superintendents; through their hard work much was accomplished. The bitter winds and blowing snow made it even more challenging to sustain the high maintenance standards that set us apart from many other corporations. They ensured that all of us had a safe, warm and pleasant home and building throughout the winter. We congratulate and thank them for a job well done.



Frank Delling, President YCC323

**THE MANAGER'S REPORT**

**Insurance Coverage**

Insurance is something we all pay for and hope we never have to use.



At YCC323, the condo corporation pays for building-wide coverage and owners and tenants pay for interior suite and contents coverage.

The following is a typical kind of claim...any high rise building will experience water leaks from time to time. A building's pipes and interior components (toilets, p-traps, laundry hoses etc.) will eventually wear out over time. Many owners or tenants assume that if a leak occurs from a common element or another site, the condo corporation's insurance will cover all of the damage.

The reality is that the condo corporation's insurance only covers repairs, which are included in its Standard Unit By-law. This excludes all personal property, upgraded flooring, finishes and the cost of alternative accommodation should the suite be uninhabitable.

The "fault" or the source of the damage for the most part doesn't come into play when an insurance claim occurs in a condo. Due to waivers of subrogation, each party is responsible for its own coverage and must claim damages on its own insurance.

We recommend that you review YCC323's Standard Unit By-law #8, available on the website at: [www.ycc323.com/agm/by-law no8.pdf](http://www.ycc323.com/agm/by-law-no8.pdf) or through the Management Office if you don't already have a copy. You should provide your insurance broker with this information to ensure that you have adequate coverage in the unfortunate event that you ever need to make a claim.

Isan Murat  
Property Manager

**WHO YOU GONNA CALL?**

Are you thoroughly annoyed by a dripping tap, a hole in the wall where a picture used to hang or some other minor problem within your suite and you don't know how to get it fixed?



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If you're like most people and don't keep a plumber's, painter's or handyman's number on your speed dial, go to the best source of information in the building – Management. Isan and his team will be happy to assess the problem and point you in the direction of an appropriate repairman. And as always they will do it with a smile!

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### FROM HOT TO COLD AND BACK AGAIN



Spring is a funny time, weather-wise. The spring of 2013 was exceedingly warm and as a result the HVAC system in the building was

switched from heat to cold earlier than usual. The spring of 2014 has been exceedingly wet, not to mention cold, so in all likelihood the switchover will take place on June 1<sup>st</sup> as it has in the past.

This is just a reminder that the switchover does take at least 48 hours to complete. The heating system must be turned off, and then the chiller allowed time to bring the water down to the temperature needed to produce air conditioning. Unfortunately, it's not just the flick of a switch. So when we're going from hot to cold in the spring and back to hot again the fall, please be patient while the systems are changed over.



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### RULES AND REGULATIONS FOCUS: GARAGE

Our rules and regulations at 50 Quebec are used to create an enjoyable and pleasant atmosphere where residents respect one another's property and privacy, sharing common facilities. The chief goal is not to punish, but to ensure that your home is comfortable, safe and secure consistent with maintaining a high standard of living for all residents. The Board of Directors and Management are charged and responsible to enforce the Condominium Act, the Declaration

and the Rules and Regulations of the corporation.

(Condominium Living Handbook YCC323 – available in the Management Office)

Recently, I surveyed the garage to assess how well residents are following the rules and regulations. Generally, most residents are consistent with the expectations of maintaining a clean, uncluttered and safe garage. However, there are some residents who need to be reminded that the garage is not a storage area for boxes, bundle buggies, dollies, bicycles, unlicensed vehicles, plywood and plastic bags, etc. These items prevent proper cleaning and are potential fire hazards.

The rules and regulations for the garage are very clear as stated in your handbook. A synopsis of the rules governing the garage is as follows: Article VII – Parking.

- “No owner shall store or leave any objects, including, but not limited to tires, bicycles, firewood, cans, bottles and containers”.
- “Other than in any areas specially designated for such purpose by the Board, no motorcycles, motor vehicles, trailers, boats, snowmobiles, mechanical devices, trucks, toboggans, machines or equipment of any kind shall be parked within the parking garage or upon any part of the common elements.”
- “No objects of any kind are permitted to be suspended from the ceiling or walls of the parking garages.”
- “No person shall place, leave, park or permit to be placed, left or parked within the parking garage or upon the common elements any motor vehicles which, in the opinion of the Superintendent or as directed by the Board may pose a security or safety risk, either caused by its length of unattended stay or its physical condition or appearance or may cause damage to the property.”
- “If a motor vehicle is left standing in a parking space or upon the common elements and is unlicensed or unregistered with the Corporation, the vehicle may be towed away without notice and at the owner's expense.”

Gord Hamilton

## **SMOKING ON BALCONIES**



Please be reminded that lit cigarettes and ashes pose a serious hazard and should never be dropped from balconies, as they are easily

blown by wind or drafts onto the lower balconies. Many residents have experienced damage to furniture; more serious fires could also start. (**Balconies/Residents' Guide, page 10**).

To those residents who are non-smokers and allow visitors to smoke on their balcony, please set out covered ashtrays for those smoking guests so they are not forced to toss their butts over the balcony.

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## **HEALTH & SAFETY COMMITTEE UPDATE**

### **Presentations:**

Your Health & Safety Committee is very pleased with the response to the two presentations that we have sponsored since the beginning of the year.

The CPR/Defibrillator workshop held in January was attended by 20 residents, who listened to and questioned the presenter closely and enthusiastically used the “dummies” for CPR practice. The information and techniques learned-or re-learned-could save a life, whether a loved one or a stranger. At the very least everyone learned that, as long as you know the necessary steps involved, even if you can't physically do the CPR yourself, you can assist or coach someone who can. Any comments/suggestions on how to attract more people to this type of health and safety training would be most appreciated.

The Silver Circle presentation held on April 2<sup>nd</sup> was a huge success. Given the topic (services available to seniors in West Toronto), we thought that some of our neighbours at 80 and 100 Quebec might be interested in the presentation as well – and they were! A total of 40 people attended and since only 24 chairs

were set up, we would like to thank Isan Murat and Gord Hamilton for scrambling to make sure everyone got a seat. The speaker answered many questions and left a number of handouts with further information on such services as delivery of hot meals, transportation to medical appointments or grocery stores and relief programs for care givers. Extra copies of the handouts are available in the Management Office, or you can contact Silver Circle directly at 416-653-3535.

<http://www.silvercircle.ca/about/>

Please mark your calendar for the next presentation, Falls Prevention on May 28<sup>th</sup> at 2 p.m. in the Meeting Room. A registered nurse from Toronto Public Health will be present to talk about falls prevention for seniors and anyone with limited mobility.

There are also two presentations tentatively planned after the summer break: Fire Safety (all residents are encouraged to attend) and Healthy Eating (especially for seniors). Watch the bulletin boards or check our website for more information as it becomes available.



With the support of the Board, and Isan Murat's invaluable assistance, the Health & Safety Committee has sponsored Emergency Numbers fridge magnets for distribution to every suite. We hope you will display them prominently on your refrigerator or keep them beside your phone for quick reference should an emergency occur. Wallet-size Emergency Numbers cards have also been distributed over the past couple of years and if you've lost yours or if you need an extra, please pick one up at the Management Office.

### **Brochures/Tip Sheets:**

Over the past couple of years, the Health & Safety Committee has produced a number of tip sheets designed specifically for our residents. To name just a few:

- Fire safety tips, sets out procedures for responding to a fire alarm, fire safety in the kitchen and what to do if your clothing catches fire.

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- Safety and security tips – relates to your personal security, lobby issues and underground parking safety;
- 72 hours self-sufficiency – checklist allows you to prepare to take care of yourself and your family for a minimum of 72 hours in case of a widespread emergency.

There are a total of 12 tips sheets and brochures (some from outside sources such as the Toronto Police Services and Toronto Fire Services), plus five videos accessible through the website. You can find them on the website under Committees > Healthy & Safety Committee. Brochures and Videos; a number of them are also available in hard copy in the Meeting Room.

### Volunteers:

Due to an under-whelming response (actually, no response at all) to our last request for volunteers, we're asking again: would you like to serve on the Health & Safety Committee? Three of the four members have been with the committee since its inception in 2010. We need new blood, new ideas and new helping hands. Yes, it involves time and effort, but it also presents an opportunity to interact with more neighbours, to contribute to our community and to have fun doing it.

Are you good at organizing? We could use you. Are you good at graphics or marketing? We could use you. Are you good at researching and report writing? We could use you. Are you...well, you get the picture.

If you would like to learn more about the responsibilities and rewards of being on the Health & Safety Committee, please leave your name and number at the Management Office and one of our members will be in touch.

### NEIGHBOURS COMMITTEE

The Committee is very excited to announce that the Renovations Tour is a go with twelve units

participating. This event will be held sometime in the fall. More information to follow.

We are also hoping to go ahead with the Hobby/Crafts/Collectible Show, **but** we need more participants. This is a great opportunity to get to know another side of our neighbours – you can set up a display of your items, answer questions and share resources. Please fill out the flyer we sent out in April or let the office know you would like to participate.

On Thursday, June 5, we will be holding our second Annual “New Residents Reception”. This is a chance for new people to the building to meet staff and other residents and learn more about life at 50 Quebec. Invitations will be going out the third week of May; if you don't receive one by the end of that week, please let Isan know. We are also working on a welcome kit for new residents.

For more information or to join the committee, please call Marsha at 416-604-3175.



### CARDS.....CARDS.....CARDS



Card enthusiasts of every level, from, “I'm an expert” to “I've never played cards in my life”, are invited to join one or both of our weekly card sessions. Meet your neighbours, share some goodies and – oh- play cards. Games take place in the Meeting Room at the following times:

BRIDGE; Every Tuesday afternoon from 1:30 to 3:30 p.m.

EUCHRE; Wednesday evenings from 7:30 p.m. to 9:00 p.m.

For further information, please speak to Gord Hamilton for Bridge, or Claire Hardie for Euchre. See you at the tables.



**ENERGY COMMITTEE**

Are you renovating or redecorating this year?  
Are your appliances being upgraded?  
Are you downsizing?  
Are you reorganizing your wardrobe?

If you answered, “yes” to any, or all, of these questions this information may be of interest to you.



Did you know that **HABITAT FOR HUMANITY** will come and remove your unwanted kitchen cabinets, sinks, bathtubs and vanities free of charge provided they are in good condition? When these items are sold at the Habitat Re-store locations you will receive a tax receipt for the actual sale price of the items. A win-win for all. **Phone: 416-755-7353**

**FURNITURE BANK**

FURNISHED HOMES EMPOWERING LIVES

**The Furniture Bank** is always in need of various items of furniture to provide essential items for those who are less fortunate. Clients of the Furniture Bank must have a referral from an official social service agency before they receive any items from the Furniture Bank. Staff from the Furniture Bank will come and collect your items for a small fee. Your donations are appraised and you will receive a tax receipt for the value of the items you have donated less the removal charges. This ensures that items you no longer need or want go to someone who is in need and nothing goes to the landfill site, again everyone is a winner. Phone: **415-934-1229.**

**ROMERO HOUSE**

ROMERO HOUSE provides a helping hand to new immigrants and refugees as they begin their new life in Canada. Your unwanted drapes, small kitchen appliances such as toaster ovens, kettles, crock pots, blenders and other utensils, bedding and towels are always needed by their

clients. A quick phone call **416-763-1303** is all that is required to plan a drop off time and date for these items.

A number of churches in our area facilitate “**Bundle Sundays**” where you can donate unwanted, clean clothes, small household items in good condition (no garbage or broken items please), as well as other useful items that could be recycled rather than thrown out. These Bundle Sundays are usually held twice a year (Spring and Fall) depending on the rotation schedule of the various churches.

**Members of the Energy Committee** are often asked if they know anyone who could use appliances that are still in good working order that are to be replaced as the result of major kitchen renovations. Before you arrange for the removal of these appliances to facilitate delivery of your new appliances please consider recycling them to others who are in need of them. They may be old to you, but they would be new to someone else. At the present time we can find homes for an upright freezer, small chest freezer, front load dryer, microwave as well as a fridge and a stove. You may leave your name and phone number at the office and a member of the committee will contact you to coordinate next steps.

**Other recycling options include:**

**Regent Park School of Music** welcomes musical instrument donations for which they currently teach: Piano, Guitar, Viola, Violin, Cello, Clarinet, Flute, Saxophone, Trumpet, Trombone and Percussion. If you have any other instrument, please call. They are not accepting organs, harps or accordions. **416-364-8900**

**Heritage Skills Development Centre** accepts new and gently used computers in working condition. Heritage Skills Development Centre (HSDC) is a non profit organization established in 1993 with a mission to promote the social and economic well-being of immigrants and refugees so they will contribute to and enjoy all the opportunities that Canada offers: **416-345-8696**

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**The Children’s Book Bank** is a charitable organization designed to support Children’s literacy by providing free children’s books and literacy support to children in lower income neighbourhoods. Phone: **416-922-7323**



**Dress Your Best** helps new Canadians and people from marginalized communities gain employment. Their unique program helps clients look impressive, feel confident and find a job. They provide men and women with business clothing and a personal wardrobe service that prepares them for job interviews and for the work place. **Phone 416-466-8819**

**Thank you  
YCC 323 Energy Committee**

**LOBBY RENOVATIONS**

The Project Team for the common area renovations has been working on plans for redoing the lobby. Over 70% of residents who were surveyed indicated that they wanted the lobby renovated as a priority so the project team has come up with a design and options for furniture, which will be presented to residents later this spring for their input. Our newly hired Project Manager will finalize the presentation for residents, manage the tendering process for a general contractor and oversee the project. Next year the team will move on to the updating of our workout room and then in 2016, the meeting room and games room will be renovated.

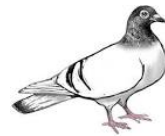


**TCC THE BETTER  
WAY**

Effective January 1, 2014, a support person accompanying a person with a disability will not be required to pay a fare when traveling on the TTC. Customers with disabilities who travel with a support person on the TTC must apply for a

TTC Support Personal Assistance card to be eligible for this fare exemption. A support person is someone who assists the card holder with communication, mobility, personal care/medical needs or with access to goods, services or facilities. More information available on the TTC website.

**THEY’RE BACK**



Some residents have reported that the sky rats (pigeons) have made a return. They disappeared during the balcony restoration. Please ensure that you promptly remove any nest or eggs. The bird droppings are toxic. Rubber snakes and owls don’t do the trick. Only professional pigeon netting will work. Check with your neighbours and maybe you can share the cost of the netting over two balconies.

**ONE MORE TIME OR DÉJÀ POO!**



For both established owners and newcomers, please be reminded about double, if not triple bagging your cat litter. When a bag is put down the garbage chute in the compactor room-and a number have-it explodes and makes a terrible mess for our condo staff to clean up.

**ELECTIONS ONTARIO**



If you cannot vote in the upcoming Ontario Elections on June 12<sup>th</sup>, or attend one of the advanced polls, you have several options to cast your vote. You can cast your ballot at the Parkdale-High Park Returning Office located at 209 Mavety Street. There are other options for mail-in ballots and voting from the hospital, from out of town etc. All the information is on the Elections Ontario website: <http://wemakevotingeasy.ca/en/home.aspx> or telephone: 1-866-532-0340

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**WHATS NEW IN THE 'HOOD'**

Several new stores and restaurants have opened in the Bloor West Village. Here is a summary.



**Book City** is making a return to the Village, on the north side of Bloor close to where their old store was located. This is a handy replacement to the now closed Chapters. The new store will open soon.



**The One That Got Away** is a new fish and chip store towards Jane Street. It features traditional fish and chips plus many other choices including fish tacos and lobster.



A new restaurant called **Tasty Falafel** featuring eastern, mid-eastern and Mediterranean food has just opened on Bloor this side of Jane Street. It features kabobs, falafels, shwarma plates and much more.



**Frozen Yoghurt Café** is on the north side of Bloor at Kennedy.



A new store called **Binz** offers a huge selection of gadgets. Storage helpers, laundry, kitchen and bath organizers are available plus items to meet your cleaning and travel needs. This hardly begins to cover the many things in this unique store.



**The Sparrow**. This is an interesting restaurant replacing Dr. Generosity's. It is a tapas bar that serves a wide variety of main dishes as well as tapas for sharing. The restaurant has been completely redone in a unique décor. They have their own pastry chef and special local sources for cheese, wine and meat, plus fresh oysters and a bunch menu 7 days a week.



**The Works Gourmet Burger Bistro** features over 50 different burgers in an unusual industrial décor. Located on the south side of Bloor, past Beresford, you can choose from beef, veggie, chicken, turkey, elk and Portobello mushroom burgers. Their newest burger is called the Juicy Lucy.

**Java Joes** has opened a branch in the Village. It features coffee, desserts and a wide variety of sandwiches and chili. Great for lunch.



**Olive That – Tasting Bar** Now this is an interesting store right around the corner as you go up into the Village. It features real imported olive oil and a wide selection of balsamic vinegars---all available for tasting before you make a selection. If your purchase is a gift, they will gift wrap it for you. They also feature a wide variety of pasta, chutneys and sauces and you may taste the difference. There are over 60 flavours to choose from.

And finally, the **Bukhara Grill**. This treasure of an eatery is a bit hard to find, but well worth the effort. It is located downstairs, below street level right beside the Pizza Pizza shop on the south side of Bloor at Beresford Ave. The restaurant features the cuisine of north and south India. Dishes are prepared for individuals or for sharing. The butter chicken is their most popular dish and well worth a try. When you find Bukhara and go down the 17 steps, you will not be disappointed.

