



VIEWPOINT 50

NEWSLETTER
WINTER 2013



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
Sydney Mandzuk
Judy Graham Coney

50 QUEBEC AVENUE

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

yorkcondo323@rogers.com

Website:

www.ycc323.com



THE PRESIDENT'S REPORT

Seasons Greetings from your board. I would like to warmly welcome our new board member Gord Hamilton who joined us in October. Gord Hamilton has agreed to take on the role of Secretary, while the rest of the board retained our previous positions. I remain President, Jean Cormier is Vice-President, John Hardie is Treasurer and Fern Stimpson is Director. Have a look at our happy picture.

MEET YOUR NEW BOARD FOR 2013/2014



From left to right: Jean Cormier – Vice President
Gord Hamilton – Secretary, Frank Delling – President,
Fern Stimpson – Director, John Hardie – Treasurer.

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President's Report cont'd

Seam Cumming was Secretary until his retirement from the board in October. I want to take the opportunity to thank Sean once more for all the remarkable work he did on the board. We all owe much gratitude to Sean for his generous sharing of his expertise and talents as he worked so diligently to support the board and our home and residents through his active involvement in many different projects and activities. During the three years he served on the board he was instrumental in updating two by-laws which were adopted at our last two Annual General Meetings. Sean was also involved in the replacement of the two boilers, the refurbishing the Fan Coil systems and the Windows and Doors project which is now under way.

I'm looking forward to a harmonious and productive year hopefully maintaining the reduced level of procedural wrangling. I'm also pleased to report that we added some new committees to our committee roster. The Neighbours committee previously part of the Health and Safety committee is striking out under its own banner. We also formally added the Grenadier Square Development committee to our roster and will create a brand spanking new HPGR Recreation Users committee with members from 50, 80 and 100 Quebec Avenue with the mandate to look after the shared spaces including the swimming pool and tennis courts.

This is a good time to remind you that we always are looking for new volunteers. Working on a committee is a great way to get to know your neighbours while making a difference for the building and residents at the same time. If that is of interest to you please let Isan know. As you will have noticed the windows project is moving along at a good speed despite some weather related delays. Our apologies for the excruciating noise you all have to endure. I was working from home during this time and found it extremely hard to concentrate.

A dentist drill could not be any worse. However we can look forward to a cozier warmer place when it is all done. The next steps of this part of the project are the caulking of all outside joints and the replacement of the leaking double glass windows. Weather permitting we are hoping to have all this done by February/March. Do follow the regular postings in the elevator. I know some of them are somewhat lengthy and it will take more than 26 floors to read them. But do not fear the notes will be also posted next to Isan's office.

Next is the balcony door replacement. There is a mockup of the type of replacement door under consideration in the meeting room. The door is a large one as we have them in the central apartments (units 03 to 06). The type of door we have the most problems with. Three doors have been ordered for test installations in one 04 and one 07 unit. After the successful installation and testing we will proceed with the tender to replace all doors in the building. Some of you will have seen the demo door which is white on the inside and bronze on the outside. We are demonstrating these colours as they have been requested by a number of owners keen on modernizing their units. In the meantime questions have been raised in regards to the choices of colour and door handle hardware. Except for the outside colour that has to be uniform we have choices for the inside. The shown colours and handle hardware do not have to be final. After the successful completion of the test door installations we will have an owners meeting to discuss colours, handles and the logistic of managing the project.

I hope your Holidays will be filled with warm sounds and happy get-togethers. To those who celebrate it we wish you a Merry Christmas and to all of us a happy New Year.

Frank Delling
Board President YCC323

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THE MANAGER'S REPORT

**IN SUITE RENOVATIONS -
REMINDERS**

Renovation requests, accompanied by plans, should be submitted to the Management Office at least 30 days prior to the start of any suite renovation, particularly if it is an extensive project, as this will require the approval of the Condominium Corporation. Forms are available in the Management Office or on our website at:

<http://www.ycc323.com/formcontrol.html>

Detailed requirements of the unit owner and contractor's responsibilities are outlined in the Renovation Request form. Please ensure that you review these and comply with all the requirements.

Structural load-bearing walls cannot be altered, repaired or used in any way for renovations.

Work on electrical conduits, plumbing, telephone and cable lines must be completed by a professional licensed contractor.

If you are replacing areas with new hard surface flooring, a sample of the new flooring and sound attenuation barrier must be provided to obtain board approval.

To minimize noise transfer to your neighbours, a minimum Impact Isolation Class rating of F11C 55 or higher is required. The Management Office will assist you with information and guidance on options available.

The service elevator is to be used exclusively for the transportation of all materials to and from the suite. The elevator must be booked through the Management Office. Failure to do so could result in delivery not being permitted. All materials and tools must be moved through the back entrance.

You must ensure that "construction garbage" from renovation is disposed by the contractor, or other parties carrying out the renovations. Waste is not to be thrown down the garbage chute. Our garbage bins are for household garbage only.

The owner of the suite will be held liable for all damages caused to the common elements before, during or after the renovation.

Renovation work is allowed Monday to Saturday between the hours of 8:00 am and 6:00 pm. No work is allowed on Sundays and Holidays.

Questions or concerns on your project should be addressed to the Management Office.

Isan Murat
Property Manager

NEIGHBOURS

With the goal of promoting a greater sense of community, the Neighbours committee is considering future programs and events such as a craft and hobby show, a tour of renovated suites, a garage sale, monthly speakers and travelogues by residents.



Your thoughts on these programs and events as well as any other ideas, would be most welcome.

Please contact: Marsha Melnik at 416-604-3175

**CALLING ALL CARDS
ENTHUSIASTS**



The number of card game sessions has doubled – or tripled, depending on how you look at it. Just select the game(s) most appealing to you and come on down to the Meeting Room to play.

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

EUCHRE: Wednesday afternoon from 2:00 to 3:30 pm – or – Wednesday evening from 7:30 to 9:00 pm.

All levels of players are welcome to join; an excellent opportunity to improve your skills and meet your neighbours.

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KEEP WEDNESDAY,
JANUARY 29, 2014
OPEN....

for a return engagement of the Defibrillator/CPR training course originally presented in 2012. This can be an introductory workshop or a refresher course. It will be presented in the evening to accommodate the largest number of residents. Everyone is welcome. Keep your eye on the bulletin boards or the website (www.ycc323.com) for further information.



ENERGY COMMITTEE

Did you know that in Ontario, each apartment or condo unit generates about 260 kilograms of recyclables each year? If you throw recycling down the garbage chute, it goes to landfill. Toronto's apartment waste surveys show that 50% of available recycling is still ending up as garbage.

Here at 50 Quebec we are making great progress when it comes to recycling rather than simply disposing of unwanted items into the garbage. But, we still can do better if we all do our part.

Did you know?

- Clean foam polystyrene from packaging and from meat, fruit and vegetable trays can be recycled?
- Glass bottles are recyclable, the lids are not.
- Egg cartons are recyclable.
- When rinsed and free of food scraps, aluminum trays, burner liners, pie plates and roasting pans can be placed in the blue box.
- Plastic grocery and retail shopping bags without drawstrings, metal

detailing or hard plastic handles are also "blue box" friendly.

- Gift cards and wrap may be disposed of via the blue box.

"TOP BLUE BIN SINS"

- Black plastic trays and lids (e.g. Swiss Chalet, deli items are garbage.
- Black plastic plant pots and trays are not recyclable.
- Straws and coated paper coffee cups should never be placed in the blue box.
- Glass items such as drinking glasses, dishes, cups, crystal, window glass, light bulbs, mirrors, pottery, pots pans must be placed in the garbage.
- Binders (e.g. three ring), clipboards are not blue box candidates.
- Plastic tubes for home and personal products (hair, body wash etc.) cannot be recycled.

Please continue to make the effort to recycle so that we can all do our part in reducing unnecessary items being sent to the landfill sites.

For those who prefer to have a real Christmas tree this time of year the city has regularly scheduled pick up times after Christmas to collect and recycle the trees into wood chips for use in city parks.

Please check with the Management Office and/or the notice boards prior to disposing of your tree when the holiday season is over. Many thanks for your continued support in our ongoing recycling efforts.

The Energy Committee



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HEALTH AND SAFETY
COMMITTEE UPDATE



Your Health & Safety Committee has been active in a number of areas over the past few months, including:

- Making recommendations to the Common Area Renovation Project team on safety features to incorporate in its updated design;
- Arranging a presentation by the Toronto Police Services on condo security on November 27, 2013; and
- Organizing an evening session Defibrillator/CPR training on January 29, 2014 (more information to follow).

The Committee would like to remind everyone about the Evacuation Assistance list that is maintained in the Management Office. If you have mobility issues and would need assistance to evacuate when an alarm sounds, please fill out the form (available in the office or on the website: www.ycc323.com) and hand it in to Isan. This also pertains to short-term mobility problems (e.g. a sprained ankle), which should be reported when it happens and again when it has healed enough that you can be taken off the list.

We are pleased to inform you that our original Neighbours Helping Neighbours sub-committee has become a full-fledged Committee in its own right. Way to go Neighbours! Look for more information on/from the Neighbours Committee on page 3 of this newsletter.



We would also like to extend an invitation to anyone who might be interested in contributing to our 50 Quebec community through working on a committee, to leave your name and contact information at the Management Office. If you're new to the

building, this will be a great way to share new ideas and experiences. One of our members will be pleased to sit down with you and explain the responsibilities and rewards of serving on the Health & Safety Committee.

So until the next time, keep checking the website for up-to-date information and stay safe and healthy!

UPDATE FROM YCC323
WEBMASTERS

The main menu page of the website has an added feature – Current Activities. By clicking on the view button, you will be taken to a new page that provides brief information on news and views we feel might interest you. Where appropriate we provide links to our website or to external sources. This page is monitored and updated frequently. Below is a snapshot of the link.

Current Activities ([view](#))

Every Monday we provide a printed page to the Management Office. The page is posted on the bulletin board opposite the mailboxes. We added this feature to assist users in locating additions or alterations to the site. For example, the by-law approved at the AGM is available on the website and the Current Activities pages provides a quick link to it.

[By-Law 12](#): The operational by-law was approved at the Annual General Meeting -----> [By-law 12](#)

LOOK WHAT'S ON OUR WEBSITE

The Health and Safety Committee has prepared circulars for your use. Please click on the form or forms you would like to review. You may print these if you wish a hard copy. The committee would encourage residents to contact it through the Management Office if they feel new information circulars are needed.



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BROCHURES

- Earthquakes
- Emergency Evacuation Assistance Request
- Fire Safety Plans
- Kitchen Dryer Vent
- 72-Hour Self Sufficiency
- Fire Safety
- Safety and Security
- Dealing with Household Pests
- What to Do If You Fall
- Our Family's Health and Contact Information
- Disaster Preparedness for Seniors by Seniors

VIDEOS

AED Training Defibrillator Detailed Instructions (PDF) written instructions

CPR Training First Aid
<http://www.heartrescuenow.com/>

CHRISTMAS TREES

Once again large plastic bags will be available for disposing of your real Christmas trees.

Please bag the trees and leave them in the Recycle/Garbage Room on Level 1. The trees will be put out to the curb for the city to pick up and recycle on the appropriate day.

While bringing your tree into the building please be respectful of your neighbours and clean up any fallen needles or branches in the halls or elevators.



SECURITY AT 50 QUEBEC



Kudos to the Health and Safety Committee for arranging for two police officers from 11 Division to visit 50 Quebec.

The meeting was well attended.

For over one hour the officers shared information on how to remain safe in a high-rise environment. They covered apartment safety and security, personal safety tips, bicycle theft, theft from cars in the underground and graffiti prevention, among other topics.

It is interesting to note that we have not had a break-in in the garage for the past 2 years nor in any suite during Isan's tenure of 5 years; but still, we need to be vigilant.

At the end of the meeting, the officers left several informative information sheets that are available in the Meeting Room. Also remember to check the YCC web site for additional information on high-rise safety

WINTER IN HIGH PARK



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DIABETES DROP

BOX

We are pleased to be hosting a Diabetes drop Box, Clothesline program located in our recycling/garbage room on Level 1.

We are playing a role in improving the lives of the more than 9 million Canadians living with diabetes, as well as helping our environment by:

- ❖ Providing a convenient and well-administered recycling program for the community.
- ❖ Acknowledging that we are advocates for recycling and protecting the environment.
- ❖ Helping to raise funds to promote the health of Canadians affected by diabetes through research, education and service and advocacy.

What can you donate?

Clothesline happily accepts the following items:

- ❖ Gently used clothing
- ❖ All cloth based items
- ❖ Bedding
- ❖ Sleeping Bags
- ❖ Belts/Ties
- ❖ Yarn
- ❖ Blankets
- ❖ Drapes
- ❖ Pillows
- ❖ Footwear.



They **do not accept** small household items or electronics in the Clothesline drop boxes.
If you have any questions please call: (416) 746-5757

From everyone at Viewpoint 50 we would like to wish you a wonderful Holiday Season and a very Happy and Healthy New Year. Please remember if you have an idea or viewpoint about life at 50 Quebec we would like to hear from you. Please leave your contact information with Isan and we will get back to you.

Cheers
ViewPoint 50 Editors



GRENADIER SQUARE PROPOSED DEVELOPMENT

1. The applicant filed an amended application with the City of Toronto to construct two 26 high rise condominium towers; the total number of units now being proposed is 558. This is a reduction from the original total of 31 floors and 610 units. The revised documents supporting the re-submission can be viewed on the developer's website at grenadiersquaredevelopment.com
2. The applicant filed a notice of appeal with the Ontario Municipal Board on November 29, 2013. The matter will now be heard at a hearing before the Board sometime in 2014 (exact date to be determined). Further details regarding the appeal will be posted on the High Park Coalition's website as they become known. <http://www.highparkcoalition.ca/>
3. Notwithstanding the appeal, the City of Toronto will still issue a final planning report (likely before the end of this year) regarding the application for consideration before the Etobicoke/York Community Council. This is the formal report that we need to influence.

It is imperative that anyone opposing this application write a letter or email to:
Gregory Byrne gbyrne@toronto.ca and
Councillor Sarah Doucette councillor_doucette@toronto.ca
indicating your opposition to the revised proposal.

The City of Toronto views the re-submission as a new application so letters opposing the original proposal are no longer applicable to the amended application. We hope to generate as many letters as possible to the City indicating the widespread resident opposition to this application. This opposition was clearly demonstrated at the developer's Open House recently held at Western Technical School. Thank you to all of you who attended. We respectfully request that you send in your letter or email as soon as possible.

4. When the matter is brought before the Etobicoke/York Community Council, it is critical that everyone opposing the application show up at the meeting and voice their criticisms. The greater the number of people appearing, the better our chances are of influencing the final vote of Community Council on this item. We expect the item will appear on the Community Council's agenda sometime in February and we will post the date on the HP Coalition's website.
5. The High Park Coalition is still opposed to the revised application. We believe the height of the proposed buildings is excessive and the application represents an overdevelopment of both sites. We will continue to actively oppose this application in order to preserve the integrity and character of our neighbourhood.

Individual financial contributions are still urgently needed to retain professional advisors to help us effectively challenge the application.

GOOD NEWS: Our efforts have already influenced the application and the process!

CHALLENGING NEWS: The process is not over!

Thank you for your support to date. We look forward to your continued active participation.

High Park Coalition