



VIEWPOINT 50

NEWSLETTER WINTER 2013 THE PRESIDENT'S REPORT



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I would like to wish everyone a very happy and successful New Year. As it stands, 2013 has all the makings of becoming a very busy action-driven year for the Board.

Since October's General Meeting, your YCC323 Board has been busy taking care of some urgent business as well as advancing the windows project. The practical approach of the new Board has been conducive to solid fact-based decision making.

The Board's new term began with an excellent example of the cooperative spirit of this building. A group of volunteers mounted the very successful art exhibition in our Meeting Room the weekend after the General Meeting. I was absolutely amazed by the variety and depth of artwork displayed and want to congratulate Lynne Ritchie and Thomas Chen and thank all the artists for sharing their work with us. After long discussions, Elisabeth and I selected a work we liked and that fit into our collection. Some weeks later, resident Kornel Wolak, a renowned Toronto musician and his quintet entertained us with a superb concert. According to all reports, it was a smashing success and was thoroughly enjoyed by all who attended. Luckily for us, Kornel and fellow musicians made use of our Meeting Room to do a dry run for their upcoming concert series. Such events really improve our community spirit. Are there any other budding artists in our building ready to entertain us?

President's Report continued on page 2



URGENT FIREALARM INFORMATION

When the fire alarm went off at 5:00 am on New Year's Day, like everyone else, I was jerked awake by the shrill alarm box going off in my hallway. After about 4 minutes, the alarm suddenly stopped. Even though I could faintly hear it elsewhere in the building, I fell back asleep almost immediately. It was only when I went to report the "malfunction" of my alarm box that I learned that the whole (03) line had their alarm boxes disconnected. So none of us, in all 23 suites on all the floors, heard the alarm and we didn't hear the PA announcement afterward telling us what to do. Luckily, it was a false alarm, but what if it had not been—what about the future?

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Kornel Wolak



As you may know per our by-laws, no commercial activities are allowed in our Meeting Room; therefore, the quintet was not allowed to charge a concert fee. In today's world of downloads and file sharing, it is becoming harder for professional artists to recover their costs or earn any kind of income through their art form. Even professional artists therefore are dependent on any donations we can contribute at these events. Our lives would be the lesser without the contributions of artists like Kornel and the artists exhibiting at the art show. Hence, let us be generous so they can afford to delight us with their creations.

By now, hopefully everyone has recovered from the sudden and unexpected refurbishment project of the fan coils, which was completed by late last Fall. Our apologies for the short notice and inconvenience, but the work simply needed to be conducted at the beginning of the heating season that is to say, as soon as the heat had dried the condensation in the units so that the replacement insulation could adhere to the walls of the unit and before cold weather would make it impossible to turn the heat off for a full day. Considering the scope of this major effort, I was rather surprised by how few problems we encountered. Unfortunately, there were, some leaks after the water was turned on. Please accept our sincere apologies to all affected. Luckily, Isan and team were able to handle them quickly. Another problem was the dust created by the work, which, despite best efforts, regrettably could not always be contained to everybody's satisfaction. As the workers had to constantly go in and out of the suites, and from suite to suite, or go downstairs to the work area to do the refurbishment of the removable parts, doors tended to stay open for long periods. Isan, Radu and Carlos did their best to cover the floors, but still had to look after their other responsibilities. I want to take this opportunity to remind everybody to lock valuables away whenever maintenance activities are scheduled for their suites.

I know there are questions about the status of the Windows Project. Not surprisingly, it is taking its due course with the usual eye-openers and delays common to any undertaking of this size and complexity. Our engineering company has been busy scouring our building; checking and analyzing the status of our building envelope e.g. windows, doors, panel walls and concrete walls. As usual, the first interim report revealed some unexpected positive and not so positive revelations requiring additional research and analysis. The following summary is very preliminary and bound to change without notice and therefore is to be taken with a good sized grain of salt. We will publish the final report on our website or you can pick it up at the office. We also will conduct information sessions for the owners and residents to present the project. Here's a brief summary of what we were told:

- According to the preliminary findings of our consulting engineers we are looking at three main areas of concern; exposed concrete elements, aluminum framed windows and doors and metal cladding panels.
- The first sign of disintegration of exposed concrete walls on our balconies had been discovered a few years back. All of it was repaired through the Balcony Project. Now similar problems have been confirmed for the concrete walls around our windows. This deterioration has been causing a number of hard to find leaks in the corner suites. Insurance claims for these suites have been piling up, not to mention the effect on the enjoyment of the suites. The Board responded as quickly as possible and hired contractors to clean up the debris and temporarily seal these areas. You probably noticed the exterior platform stages on our building late last year as this work was conducted. However, the actual permanent repairs will have to be done as part of the larger Exterior Building Enclosure Project.
- According to the preliminary findings, the windows and doorframes themselves are generally salvageable, while the doors and sliding window assemblies will require a major overhaul. The doors and sliding windows are generally leaky and their

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tracks are worn and/or damaged beyond repair. The consultant is planning to conduct some test repairs to determine the best approach for replacement.

- For the exterior metal cladding panels they are generally in good repair, while in dire need of paint and re-caulking. However, the insulation factor of these panels is extremely low and would need to be upgraded to meet today's standards.

Finally, I'm very happy to report that we have another community driven initiative under way. The Common Area Renovation project has seen its inauguration and has started in earnest after attracting a new group of volunteers. The objective is to re-evaluate the actual usage as well as location of all common areas on the ground floor and the exercise facilities on the P1 level. Please check for the report elsewhere in this newsletter.

Another item of information worth pointing out is that there are new condominiums planned directly across from us. This is now the 4th condo project in our vicinity. We may need a committee to track them and keep everybody informed on their progress. This project will have a direct impact on the owners on the east side of our building and their enjoyment of their suites as these buildings are to be 31 floors high blocking views and sunshine. At the same time, this is raising the bar even higher for us to improve our curb appeal and facilities to meet today's standards.

Apologies for the lengthy report, but this is a very busy building and Board.

Frank Delling,
President, YCC 323

FIRE ALARM INFORMATION
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One resident in one of the 03 units had disconnected the suite alarm box. I do believe that person thought of the alarm box as a stand-alone, just like a smoke detector. **IT IS NOT!**

By disconnecting one alarm box, **ALL** the other boxes are disconnected on that line!

This is critical information that most of us, including myself, did not know.

So please, please never disconnect that box in your suite, and share this information with all the residents of 50 Quebec Avenue.

Marsha Melnik



THE MANAGER'S REPORT
Shining The Light On Mercury

Energy-saving fluorescent tubes, compact fluorescent lamps and LED bulbs use less electricity and last longer than conventional light bulbs, but they also contain small amounts of mercury, a poisonous heavy metal.

Mercury should be treated as hazardous material and should not be thrown in the garbage. Liquid mercury should never be poured down the drain. If a mercury-containing product ends up in a landfill, the mercury can leach into the surrounding soil or be released into the atmosphere. If waste is incinerated, the amount of mercury released in the atmosphere may be higher.

Fragile products, such as fluorescent lamps, may break during transportation and release mercury into the air. If such a light is accidentally broken:

- Open the closest windows, shut off the central forced-air heating/air conditioning system, and leave the room, taking pets with you for 15 minutes or more. Make sure no person or pet walks through the breakage area on their way out.
- Upon returning, carefully scoop up glass pieces and powder, using stiff paper or cardboard and place them in a sealed plastic bag.
- Wipe the area with damp paper towels or disposable wet wipes. Place the towels in the plastic bag together with the broken glass and seal it.



- Vacuum the area where the bulb was broken, remove the vacuum bag and put it in the same sealed plastic bag.
- Wash clothing, shoes and other materials that have been exposed to mercury vapour, such as the clothing you were wearing when you cleaned up the broken light.
- Wash your hands after disposing of the plastic bags containing the clean-up materials in a hazardous-waste trash container.

For the recycling and disposal of lights containing mercury, Management will supply special hazardous-waste containers as soon as possible in the Recycling Room.

Isan Murat, CPM, RCM
Property Manager
YCC 323



WINDOWS RENEWAL PROJECT OR WHAT A DEDICATED COMMITTEE CAN ACHIEVE

Since its inception, the Energy Committee has been actively investigating opportunities for energy saving through the building. One of their recommendations had been to replace the old incandescent light bulbs and fluorescent lights with newer energy saving types. Over the past few years Building Management has been phasing in these recommendations. In another initiative, the Committee started to look into the energy loss through our aging and deteriorating windows, doors and exterior panels. The initiative was started by the Committee members: Anne Faraway, Pauline Walsh, Sally Shaw and Marsha Melnik. The Committee researched building envelopes and potential options that would result in energy savings and improvements to the building. The Committee studied window glass types, insulation and caulking and their impact on energy costs.



The Committee members investigated multiple window companies and their manufacturing capacities and quality standards. They held information meetings with a variety of key personnel in these companies and conducted apartment building walkabouts during each interview.

The Committee conducted conference calls with key personnel in other condo corporations to determine how they approached and identified areas of concern. They located appropriate qualified high quality companies to provide solutions and to implement required changes. In addition, committee members checked reference sites and investigated quality of material and workmanship of the companies and their suppliers.

The Committee members attended numerous industry seminars, exhibitions and tradeshow gatherings information on common problems, new approaches for potential renewal solutions as well as alternate techniques and energy efficient materials that may be applicable to YCC 323. This very industrious Committee presented its findings to the Board in May 2010. The need to replace the deteriorating external caulking was identified. Four options to address the heat loss and gains and water damage were proposed and the supporting documentation and analysis submitted to the Board for review. At a minimum it was proposed that a complete re-caulking of the windows to address the existing problems with leaks and heat loss and gains be undertaken as soon as possible.

However, this important and significant research and its findings were not included in the new March 2010 Reserve Fund Study. This study consequently delayed the windows renewal project from the original target date of 2015 all the way to 2019 in order not to increase maintenance fees.

As a result, during our “Meet the Board sessions” and the annual AGMs in 2010 and 2011 the Board has had to deal with constant complaints about continual excessive window leaks and extremely cold/drafty suites. This has forced the Board to look into the repairs and financing without any further delay.



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The Board realized that it needed to educate itself and gain a better understanding of the problems and the options so it could deal with the complexities in a knowledgeable way. Therefore, the Board conducted four workshops to study our setup, review known problems, and discuss previous studies and recommendations, as well as studying industry standards and energy efficient options. The Energy Committee participated actively in the Board's workshops, sharing their research results and briefing materials, as well as actively being involved in the issues, discussion and analysis of industries' best practices. Among the findings were that double glazed argon gas filled double-coated windows could save up to 30% on heating and costs. While the energy savings would not immediately pay for the replacement costs in the short term, it would contribute significantly to the overall comfort level and enjoyment of the suites. We also realized through the workshops that we needed secure, competent, professional help. Using a competitive open bidding process, we invited five researched companies to bid on our RFP (Request for Proposals). We invited members of the Energy Committee and other qualified homeowners to help us evaluate the proposals using standard evaluation checklists. The Energy Committee continues to be invited regularly by the Board to join as subject matter specialists to support this major project as we develop and implement the next stages of this important project which will benefit us all as homeowners in so many different ways. Kudos to the Energy Committee for its invaluable contribution to the project. We couldn't have done it without you. The Board is looking forward to a continued fruitful collaboration with the Committee over the coming years.

Frank Delling,
Committee Board Liaison

NEIGHBOURS AT 50 QUEBEC
Feeling Secure in Your Home



We are pleased to announce that the first phase of the "Neighbours" initiative has been completed, with great success, on a number of floors.

Neighbours on each floor met together socially and discussed ways in which we could be helpful to one another from time to time or in an emergency. Both long-time residents and newer residents found the discussions to be supportive and practical.

If you are interested in getting more information about attending or hosting a meeting on your floor, please contact: Marsha Melnik at 416-604-3175.



EXTRA! EXTRA!

GET ALL THE LATEST SAFETY
INFORMATION
ON

FIRE SAFETY TIPS
SAFETY & SECURITY TIPS
72-HOUR SELF-SUFFICIENCY

Newly updated Information Sheets are now available in printed form in the Meeting Room –or- Download from the Health & Safety Committee section of:
www.ycc323.com

**WHAT YOU LEARN MIGHT
SURPRISE YOU - OR EVEN SAVE A
LIFE!**



BOOK CLUB



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.

HEALTH AND SAFETY COMMITTEE



The H&S Committee members have been busy since our last report in the Winter 2012 issue of ViewPoint 50. Some of the items we have worked on are:

- Canvassed building for interest in defibrillator (AED) training and arranged for a hands-on 2 hour workshop covering use of the AED, information about heart attacks and strokes and CPR. The 22 residents in attendance were all very appreciative of the opportunity to attend and learn. Tip from workshop: If you can't access a telephone to phone 911, you can press the



emergency button in elevators, which is directly connected to a person who can place the call for you.

- Wrote take-away instructions for defibrillator and placed them in the rack just below the AED unit outside the Management Office.
- Investigated possibility of sponsoring full first aid and CPR courses in-house, which turned out to be too long and too expensive.
- Initiated, researched, recommended and facilitated the purchase of a projector for use in presentations in the Meeting Room.
- Developed Emergency Assistance Form for people requiring assistance to evacuate building or help during a power outage and made it available from the Management Office and on the website.
- Updated Fire Safety, Safety & Security and 72 hour Self-sufficiency information sheets, which are available in printed form and on the website. An example of new information appearing on the sheets is a list of what emergency equipment is on site for your protection.
- Wrote "Emergency" information section for the Condominium Living Handbook and submitted it to the Board.

Residents are invited to visit the Health & Safety Committee's section of the website at: www.ycc323.com regularly for minutes of meetings, copies of information sheets and other current information. Printed copies of information sheets are also available in the Meeting Room.
Until the next time....stay safe and healthy.

CLEAN AND TIDY



The Recycling/Garbage Room on each floor needs to be kept clean and tidy and we can help. Please follow the posted directions as to the separation and inclusion of items for the blue box. Of particular concern are discarded pizza boxes with pizza still inside. Please remove the contents and treat as garbage. The boxes are recyclable. Our attention here will greatly assist the staff with the time and efforts that they take in serving our building.

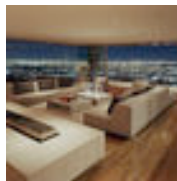
IS THE GLASS HALF FULL OR IS IT HALF EMPTY OR JUST BROKEN?



Jars and bottles, tumblers, cups, plates, dishes etc. that are cracked or have jagged edges are garbage and not recyclables. These items should be carefully wrapped in bags or newspapers tied or taped securely and dropped down the garbage chute. They are a handling hazard for our staff so should never be placed in the blue boxes.

COMMON AREA RENOVATION PROJECT

The Board of Directors recognizes that it is important to maintain our common areas for a number of reasons. We need to make the common layout more efficient, include modern technology where needed, use materials that will require less costly maintenance and provide a welcoming lobby for friends and relatives who visit. For those who wish to sell their suites, it is important to retain the “curb appeal and value” of the building. There is also an interest among some residents in attracting young owners to the building to ensure that we continue to enjoy a vibrant community.



With all of these considerations in mind, the Board of Directors has set up a project team to assess the situation and make recommendations to address the issues. The areas under review include the Lobby, Meeting Room, Games Room, Exercise Room, Saunas and the Property Management Office. The project team is being chaired by Board Member Fern Stimpson and includes a number of residents who have expertise in design work. There will also be significant opportunity for all residents to be engaged in the decision making process through sub-committees, surveys and a consideration of possible options.

Since the window and door repairs are a priority and since there are budget issues to consider, any actual implementation would not start for at least 2 years. The interim period will provide an opportunity for research and consultation.

We will be providing regular updates to residents as we move forward with this project. Note that the Terms of Reference for this project are available on the condominium website and in the Property Manager’s Office.

Project Team Membership

Fern Stimpson – Board Member to act as Chairperson
Thomas Chen – an interior designer who has designed renovations at 50 Quebec Avenue
Paul Meaney – retired teacher interested in architectural design and our curb appeal
Lynne Ritchie – member of project team for 50 Quebec corridor renovations.

ENERGY COMMITTEE

For those of you who are newcomers to the building, we would like to draw your attention to several recycling options available to you.



Many thanks to all of you who regularly use the recycling bins as well as take your large items down to the Garbage Room for recycling or disposal.

You may have already noticed the big Red Bin in the Garbage Room. This bin is for gently used clothing, unwanted household linens and other similar items. The Diabetes Association ensures that this bin is emptied on a regular basis. If you have larger items of furniture that you no longer require, please call one of the many charities who will collect these items for use by others in need. The Furniture Bank is one of such organizations and for a small fee, plus a tax receipt, you can arrange to have them pick up your unwanted items at a mutually agreeable time.



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For those owners who are contemplating major bathroom and kitchen renovations, did you know that Habitat for Humanity volunteers will come and gently dismantle these rooms for free and then sell the unwanted items in their Re-store Centre? Once the items are sold you will receive a tax receipt for the sale price of the various big items you have donated. See the YCC323 website for more information on this programme.

Before putting items into the Blue Recycling bins, it is essential that all the containers be rinsed to remove any food residue. Used wrapping/vacuum packs for things such as smoked salmon are not acceptable and should not be put into the bins as these items are considered garbage and contaminate the items being collected for recycling.

Another big “NO” for now, are Black Plastic takeout containers, coffee cups, lids, sleeves, straws, plastic lids and metal lids off any glass jars which are not acceptable in the blue recycling bins. The City of Toronto considers them as garbage and has asked that we do not contaminate the recycling bins with these items.

There is a box in the Property Manager’s office for you to use for any batteries that need to be recycled. Once this box is full, it is sent off for recycling at no cost to the corporation. Please feel free to put your used batteries in this box marked “recycle your batteries” instead of the blue recycling bins.



NEW BIKE PATH IN SWANSEA

The City of Toronto has commissioned Jay Hoots, the most experienced bike park designer in North America, to design a new bike park, which will run parallel to the north side of Lakeshore Boulevard between Colbourne Lodge Road and

Ellis Avenue in the western beaches. The park has been designed to offer progressively difficult challenges and opportunities for off-road cycling skill building. It includes a skills trail, pumptracks, a wide variety of jump lines and a large drop and wall ride. Amenities such as benches, picnic tables, drinking fountains and family areas have been planned to make the park an ideal destination for families. Plans are available for viewing in the Ravine Gallery in Swansea Hall.

UPCOMING EVENTS

SUNDAY WALKING TOURS IN HIGH PARK

When: every first and third Sunday of the month.

Time: from 10:30 am to 12 noon

Where: Meet at the benches, across the road from the south side of Grenadier Restaurant in the middle of High Park.

Walks may go on wooded trails, so please wear appropriate clothing and footwear.

Volunteer scientists, historians and local naturalists will help you to understand and explore High Park.



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|---------------------------|--|
| February 17 th | Do You Know The Park? -
Walking Tours Committee |
| March 3 rd | Discover the Park Through Archival Photos -
Terry Fahey |
| March 17 th | Heroes of the Park -
Julia Bennett |
| April 7 th | My Favourite Trails -
Sarah Doucette |
| April 21 st | Lost Waterways -
Leo deSorcy |

EASTER IN BLOOR WEST VILLAGE
March 30th, 2013



Watch for the Easter Bunny, with chocolate for the children provided by the Bloor West Village BIA and their merchants.