



VIEWPOINT 50

NEWSLETTER
Spring/Summer 2009



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A WORD FROM THE PRESIDENT...



This has been a tough one to write, with all that has been going on around us. It is quite a trick, you know, to come up with a subject which will not be stale news by the time you get to read it in the newsletter!

One thing, we hope you will have appreciated is your Property Manager's quick reaction to the forecast warm spell and his early initiation of the changeover of your HVACs to A/C from heating. Of course, this takes several days and things may change but, as I write this, we think it was the right thing to do.

I absolutely did not want to write about the balcony project because we have all had that up to our ears, literally! In any case there have been many updates coming to you directly and there will be more, which will have more immediate application to what you are or may be expecting to hear about. But, because a number of you have asked me about it personally, and because there is no quick and definitive answer, I thought I might nevertheless comment on the implications (if any), that the recently announced Federal Government Home Renovation Tax Credit (HRTC) may have for us, in the general context of this building renovation.

The media has of course, been touting the potential benefits – a maximum potential tax credit of \$1,350 per family – and all that but, we all know, don't we, that "if it sounds too good to be true, it probably is"! So don't start spending anything yet.

Some hopeful considerations that we are looking into:

1. Does the project qualify for the credit?

Answer: We think it may do so since our agreement with Brook, to perform the work, was entered into after the January 28, 2009 qualifying date. Note, however, that this is not the only consideration to be taken into account.

2. If 1. (Above) is correct, will expenditures for the common areas of our condominium qualify for the credit?

Answer: We believe that, in the case of condominiums, the individuals' share of the cost of eligible expenditures for the common areas will qualify.

Note that calculating this may not be easy but we should be equal to the challenge.

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3. Should you be looking into this program on your own behalf?

Answer: Absolutely YES! If you are considering renovating your kitchen or bathrooms, for instance, or installing new carpet or hardwood floors, these would appear to be “Eligible Expenditures” for you to claim on your own behalf.

Note that the Board is considering only the “common element” aspects of the balcony renovations and how, if at all, these expenditures could be sub-divided among our owners.

Nothing in the above is definitive or conclusive. The purpose of all this is merely to assure you that we are looking into the possibilities. In this regard we are fortunate to have the very knowledgeable resources of Brookfield Management to support us. We will keep you informed, as things develop. The worse of the jack hammering will soon be in the past. I wish you all a more peaceful and relaxing summer. 50 Quebec Avenue – a GOOD PLACE TO LIVE!

Bill Henderson
President

PROPERTY MANAGER’S REPORT

**THE GREEN BIN PROGRAM
IS COMING TO 50 QUEBEC**



This program allows us to put organic (vegetables scraps, paper towels, coffee grounds, etc.) out for separate collection along with garbage and recycling. The Green

Bin Program will increase our waste diversion and greatly reduce the amount of garbage we send to landfill. In 2008 the City of Toronto conducted an organics collection pilot in 30 multi-

unit buildings across the city to determine the best way to bring an organics collection program to the 5,000 apartment, condominium and co-op customers. The participating buildings were successful in diverting organic materials from garbage and based on what was learned from the pilots, the City is now bringing the program to buildings across the City. This new program will be rolled out citywide in the near future.

Organic materials make up approximately 30% of the garbage going to landfill. By separating organics, such as food waste and soiled paper food packaging, your building will reduce the volume of garbage it sets out, thereby reducing your overall volume-based fee. There will be no fees on organic collection or recycling collection.

Two elements must be in place before the new organics program can begin at our building. First, the building is required to purchase outdoor organic collection containers. City staff will visit our building to determine the number of and type of outdoor containers required (either bulk bin or cart). Second, the City will provide free of charge a supply of indoor in-unit organics containers (kitchen catchers) for residents to collect their organics (one container per unit), along with resident information packages.

City of Toronto studies show that if we separate more organics and recyclables from garbage, reaching the City’s 70% diversion rate is possible. Currently, our building recycles only 25% of our waste. This new organics collection program will help close this gap and reduce the amount of garbage that buildings set out for collection.



Isan Murat C.P.M., R.C.M.
Property Manager



**ALWAYS REMEMBER
TO WEAR SUNSCREEN**





THE BETTER WAY

We have all noticed the work being done at the High Park Subway Station. Here is what you need to know: The old brick wall is being replaced by a new sound absorbing wall. The new wall will be made of durable decorative pre-cast solid panels with a finished texture on both sides. You may have noticed that they removed four existing trees and 12 new trees will replace them when the project is finished. The other project taking place is a refurbishing of the station. Work to improve accessibility at High Park station has recently started. The accessibility features at the station will include; impediment removals, the installation of sliding doors, the installation of power assisted devices for existing doors and new wider, easier access for fare gates to accommodate persons with disabilities. This is an 18 to 24 month project and will start in 2016 or 2017 with a completed date of 2018. At least we got the sound of jackhammers in stereo!



GOOD NEWS AT LAST

At a recent Bloor West Village Resident meeting, Councilor Sandercook announced that the Bloor West Village's old, cracking and dangerous sidewalks would be replaced starting, he hoped this year. To say it's about time is a vast understatement but it looks as if we can see the light at the end of the tunnel.



THE GARDENING BUG

QuickTime™ and a TIFF (Uncompressed) decompressor are needed to see this picture.

If you are an avid gardener and your balcony is not appropriate for growing flowers and vegetables you may want to look into The Allotment Garden process in High Park. Contact Toronto Parks, Forestry and Recreation for more information. The cost is \$53.50 per year.



BUS NOISE

If you have been continually annoyed by the excessive noise of idling T.T.C buses, then here is some good news. A call to the T.T.C. revealed that buses are only allowed to idle for a maximum of 3 minutes. When the T.T.C. was informed that all buses idle for 5 to 10 minutes, they agreed to look into it and notify the drivers to turn off the buses.

If you hear any bus idling for more than 3 minutes and you can see the bus number (binoculars perhaps) the T.T.C. would like to know about it at 416-393-3030 weekdays from 8 a.m. to 5 p.m. A few calls and we may eliminate this annoyance while helping the T.T.C. to save money and reduce pollutants.



COBS BAKERY

The Cob chain of bakeries has opened a store in The Village just east of Runnymede.

One unusual and welcome item they sell is a "low glycemic index" white bread. This maybe very helpful for any diabetic residents or for those who are watching their carbs.



**REDUCE, RECYCLE, REUSE
IF IT IS NOT BROKEN
DON'T TRASH IT!**

Reusing is more important with old electronics because they

usually end up discarded in landfills, leaching toxic chemicals into the ground.

If it still works, either give it away to family, friends, neighbours, or donate to agencies like the Salvation Army or Goodwill.

The City of Toronto has a website that lists shelters, community centers that could use your throw away but, useable items:

toronto.ca/reuseit/orgs.htm#furniture

If items can't be fixed they could be recycled.

Computers, monitors, printers etc. can be dropped off at six depots across the city:

Toronto West Recycling 416-338-2010. This is a free service. Items can be recycled by Toronto based ADL Process.

TVs, toasters, and anything with a connecting plug can be dropped off at local Environment Day events between April and November.

Think Food (416-516-7465) reuses old cell phones and printing ink cartridges. Call for fire hall, school and store drop-off locations.

Another option is "Freecycle" on line:

<http://groups.yahoo.com/grou/freecycleTO>

Going Green

Bloor West Town Crier, February 2008.



GARDEN FOODS

Longtime residents still refer to our local grocery store as Rinellas even though it was renamed Garden Foods many years ago.

Sadly, the former proprietors Phillip, Lucy and their daughter Helen have sold the store.

Phillip and Lucy are looking forward to relaxing and travelling. Helen is not sure what her next endeavor will be.

Good luck and many happy years of retirement. Thank you for so many years of great service. In many ways they were part of the 50 Quebec community and we wish them well.

We would like to welcome the new owners, Ranhee and Charles Hong. Be sure to pop in and welcome them to the neighbourhood.



Welcome Ranhee and Charles Hong of Garden Foods



**MEET
NANCY GILLESPIE P.Eng**

Nancy, a familiar face to all who attend the Board's

information meetings, is our building engineer. Nancy was born in Saskatchewan. At 8 years of age Nancy moved to Toronto and graduated from Agincourt Collegiate before entering the engineering program at the University of Western Ontario. She later switched to U. of T. to complete her studies and earned her degree of professional engineer, with a specialty in structural engineering. Nancy thinks her love of engineering was instilled in her by her father who was a construction contractor.

After working with several companies, Nancy opened her consulting business in 1999. Nancy has one daughter and in her spare time enjoys cooking, gardening, kayaking and spending time with Stuart her Golden Retriever.

As a side note, when Nancy first attended engineering school she was the only female in a class of 134. Discrimination by both staff and students was not unknown to Nancy



NANCY GILLESPIE CONT'D

but, she hung in and persevered, creating a pathway for other female engineers to pursue. Finally, when asked what she likes most about her job, Nancy replied, "I like the sense of satisfaction when completing a project and making it better than it was before."

**THINKING OF BUYING
A COMPUTER
NOTEBOOK?**

Greenpeace has awarded the Toshiba Protégé R600 its green choice. It has fewer hazardous chemicals, is energy efficient and has a good, long life cycle so it does not end up in a landfill for a long time.



FESTIVAL OF FIRE
June 24 – July 4th

For three consecutive weekends, the skies light up with spectacular fireworks displays along the waterfront at Ontario Place. This year the Portuguese show off their pyrotechnic prowess and don't forget to celebrate Canada's birthday with a bang on July 1st!

The Editors of Viewpoint 50 once again gratefully acknowledge the work of Judy Graham Coney in the production of these newsletters.



**AND FOR OUR 50 QUEBEC AVE.
PETS**

Bloor West Village welcomes a new animal hospital located at 2100 Bloor Street West Unit 8. Owner Dr. Christopher O'Toole, D.V.M. grew up in North Bay with 3 dogs, 4 cats and numerous horses that helped Chris realize his affinity for animals. Chris has lived in the Bloor West Village area for 3 years with his wife, his wheaten terrier Oscar and the latest additions, his twin boy and girl. His professional interests include surgery, including laser surgery, internal medicine and dentistry. He also readily combines alternative medicine into his practice. The practice includes holistic medicine, acupuncture and chiropractic. Chris is happy to have the opportunity to care for the companion animals of Toronto's West End.



**SENIOR CRIME
STOPPERS**

This is a partnership between the public, police and media. It is a pro-active project where seniors can anonymously assist the police in solving crime and contributing to an improved quality of life.

Beware of consumer and medical frauds. If an offer seems to be too good to be true, it usually is! When in doubt call **Toronto Crime Stoppers at 416-222-8477.**



Protect yourself from: Credit Card and Identity Fraud, Debit Card and PIN (Personal Identity Number) Fraud

The Government of Canada provides information to help consumers deal with these problems by contacting the Financial Consumer Agency by phone at 1-866-3222 or 1-866-94=6097. You can also visit their web site at: www.fcac.gc.ca Detailed tip sheets are available at the Parkdale High Park Constituency of M.P. Gerard Kennedy, 2849 Dundas Street West.

MEET THE LIFEGUARDS OF 2009



Myles
Studying Engineering
at McGill University



Brooke
Studying Event Planning
at George Brown College



Nicolas
Studying Engineering
at Seneca College



MEET DONNIE GULLISON, OUR SITE MANAGER

Donnie is our balcony restoration site manager. Donnie was born in Toronto and attended Bathurst Heights Collegiate. Following high school, Donnie went directly into the construction trades where he has worked for 30 years. Donnie was greatly inspired by his visionary uncle, his perfectionist father and his grandfather who survived the Great Depression by learning to use his hands to keep everything necessary running. After running his own company for 15 years Donnie moved into the restoration business. All of his main skills from dry walling to masonry, plus many more were all incorporated in restoration projects making it a natural choice. Donnie's true love is restoring historical buildings and he has worked on The Roundhouse and Saint Clare Roman Catholic Church, Toronto, and other sites. Donnie's varied interests include going on ecovacations to bike and trek. He recently returned from trekking on the Inca Trail in Peru and is looking forward to his next adventure of hiking, bicycling and kayaking in Thailand.

DONNIE GULLISON CONTINUED

Donnie's other interests include attending cultural events in Toronto, dancing and concert going. Donnie says of the project that he often feels like he is choreographing a ballet or conducting a symphony when it comes to coordinating 20 workmen and 9 stages and managing the logistics of supplies and scheduling.

Donnie takes great pride in his and his crew's workmanship and hopes that his workmen will be able to say while out driving to their kids, "I did that!"

Please give Donnie a wave as you walk down the driveway.



FACTOIDS ABOUT THE BALCONY RESTORATION

Restoration on scaffolding is among the top 5 most dangerous jobs.

Each stage is supported by just 2 5/18 of an inch cables.

This is a huge project involving the removal of 45 to 50 **tons** of concrete and replacing it. The repair material goes in 65 pound bags – one at a time

SHAKESPEARE IN THE PARK



The 27th CanStage TD Dream in High Park presents its annual Shakespeare in the park with *The Tempest*, directed by Sue Miner.

Dora Award-winning actress Karen Robinson stars as Prospera, the sorceress of an enchanted isle, in this tale of political intrigue, fantastical creatures, magic, comedy and romance. One of Toronto's most popular summer traditions, 1.3 million people have flocked to see Shakespeare in the park with their picnics to experience live theatre under the stars.

For more information please go to www.canstage.com/dream



HOT TOWN SUMMER IN THE CITY



CORSO ITALIA TORONTO
FIESTA
July 4-5/2009

St. Clair Avenue West of Dufferin

The bustling Little Italy of the 1950s and 60s comes alive once again along the original Corso Italia drag. This newly revitalized portion of St. Clair Avenue W is home to arguably the best pizza the city has to offer so come hungry!





**BEACHES INTERNATIONAL
JAZZ FESTIVAL
JULY 17-26**

Whatever your flavour – Big Band, Swing, Dixieland, Smooth, Pos-Bop, Afro-Cuban, Fusion, Fun, R&B or Soul - there's something for everyone at this world renowned event. Every evening, festival goers converge in the Beaches neighbourhood for dancing and mingling.



**BLOOR WEST VILLAGE
SUMMER FESTIVAL
JULY 18TH.**

Free entertainment i.e. petting zoo, pony rides, kiddy car rides etc. At the bandstand ethnic dances and shows. In the evening, a traditional street dance with a live band.



**GREEKTOWN TASTE OF
THE DANFORTH
AUGUST 7-9**

The Danforth – a year-round destination – is transformed into one giant party fit for the whole family for one weekend in August. It's one of Toronto's signature festivals and features more than 50 restaurants with the best Hellenic food on this side of the Atlantic. Opa!



**SCOTIABANK BUSKERFEST
AUGUST 27-30
ST. LAWRENCE MARKET**

In support of Epilepsy Toronto, this wacky and wonderful event gathers the most skilled and entertaining street performers in the city's beloved St. Lawrence Market area. Buskers are gutsy magicians and acrobats who take

entertainment to the next level with heart-stopping stunts.

**The Junction
Arts Festival**



**THE JUNCTION ARTS
FESTIVAL**

SEPTEMBER 18 – 20
Dundas Street W. between
Keele Street and Quebec
Avenue

Interpretative dance, impromptu performances, instant galleries and a kids' zone are just a few of the things that will surprise you at this one-of-a-kind juried arts festival. Meet Toronto's up-and-coming artists in the city's hip Junction neighbourhood.



**TORONTO UKRAINIAN
FESTIVAL**

SEPTEMBER 18 – 20
BLOOR WEST VILLAGE

Returning to Bloor West Village, they are putting on the biggest show yet! The colours and aromas of the Ukraine draw thousands to our picturesque Bloor West Village every year. Special guests this year include the Kozak rock band 'Haydamaky'. Can you think of a better way to cap off the summer than with fresh perogies? We can't.

**THE SPRING/SUMMER OF 2009
50 QUEBEC AVENUE**

