



QUEEN'S QUAY
RESIDENCES

The logo for Queen's Quay Residences features the name in a white, serif font against a dark, atmospheric background. The background includes a map of the area and a large, glowing number '5'.

Sophia the Snow Woman

I created a striking snow woman
Out on my balcony today

She has button eyes and a wine cork nose
and lips from a red pepper so gay

She looks chic as she stands there cool and so still
Silk scarf and a french beret

I see her, I love her, as she looks at me
With those beautiful dark pleading eyes

And I'd love to invite her inside you see
But I fear she would melt away on me

Which she did anyway!!

Patricia Watt



PRESIDENT'S MESSAGE

As we are getting closer and closer to the festive holiday season, it is time for a new edition of our newsletter.

As you have no doubt noticed, the summer has come and gone without the planned front entrance renovation coming to fruition. This is primarily because of the complex negotiations with the City with respect to the need to upgrade our wheelchair ramp to meet current code standards. I am glad to report that after a lot of back and forth, a good solution has been found. The IBI Group, who was selected to do this work, can now proceed to the design phase. We expect to have design palettes presented to the owners for feedback in February (in a manner similar to the corridor renovations a while back). Work will take place during the summer of 2020, and the costs are covered by our reserve funds.

Less “sexy” but just as necessary (if not more) is work to re-seal solariums on the East side and replace the roof. You can read about these projects elsewhere in this newsletter, in the updates from our resident engineer on the Board, Roger Gibb.

Maintenance activities also continue. As always, you can read about them elsewhere in this newsletter, in the updates from our Property Manager Debbie Shaver.

I am happy to report that we continue to have an excellent working relationship with the Northam management team (Property Manager Natalie Presot and Assistant Property Manager Caroline De Barra). In particular, we have been working closely together on the front entrance renovation and will coordinate activities on both sides as we go through this project.

This year we are undertaking a new reserve study, as we do every three years. We have asked RDH, our provider, for an extensive review of various parts of the building, to ensure as accurate a study as possible. The new study will take effect in fiscal 2020.

A couple of housekeeping items:

1. Please keep in mind that our driveway is meant as a loading and drop-off zone, not as parking, and that means the keys for the vehicles in the driveway **must always** be left with the concierge while a car is in the driveway. Our goal is always to have at least one of the three spaces available. The concierges will park cars as needed, but if no space is available, there will be times when non resident cars cannot be accommodated. We thank you for your understanding and cooperation.



- 2. Please also keep in mind that our parking spaces in the garage are not to be used for storage, as this is against fire regulations. A recent fire inspection recorded incidents of breaking these rules, so we are appealing again to all residents to keep their parking spaces free and clear.

I hope you will enjoy a Happy, Healthy and Merry Christmas Season and on behalf of your Board I wish you all a Happy, Lucky and Prosperous New Year 2020!

As always, please feel free to contact me with any thoughts, suggestions or issues at rares_l@pateanu.ca .

Rares Pateanu



DEBBIE SAYS.....

DRIVEWAY PAVING

As you are aware, the driveway to the building was repaved this year. One of the main catch basins in the middle of the drive had collapsed, causing a large pond. All of that has now been repaired. Epic Paving, the company hired by Northam were EPIC!

Fast and efficient. In the spring, Epic Paving will be coming back to complete the loading dock area for Northam and at the same time, we will be repaving the lower area of our ramps in and out – from the overhang to the driveway. We will not close the ramps, but will have the Concierges traffic control, so you can exit and enter on the same ramp while the other ramp is being completed.



BEE HIVES



While honey bees are not endangered, they are declining. Many businesses who have rooftop space or green roofs have installed bee hives and Northam has joined forces here at Queen’s Quay. In the spring of 2019, Northam installed two bee hives. They have a company who tends to the hives throughout the season to ensure the bees are happy and healthy. The bees support the growth of trees, flowers, and other plants and should improve not only our gardens, but our green roof as well.

HYDRO

Many of you have been asking regarding reconciliation of the Owners and Residents hydro accounts. We normally complete this task in May or June after years end. Unfortunately, this year after the sale of the building from Brookfield to Northam, Brookfield failed to provide the hydro information to complete the final billings. The information was only received in November of 2019 for the year ending 2018. So, I don't want to spoil your holidays, but I will publish the final statements in the next week or so. Hopefully 2020 will be done in a timelier fashion. Thank you for your patience.

STAFF PARTY

The holidays are upon us and the annual staff party is planned for December the 18th. We have borrowed expertise from one of our Owners and hired two professional staff members (from Great Gatsby) to fill in for the 3 – 11 p.m. shift on that day.



Don't forget to pick up your Caramilk chocolate bar from the Concierges (or ask them to bring it up) after the party! Just our way of trying to give back to you for your generosity.



NEWS FROM OUR BOARD...

SOLARIUM REPAIRS - HELP IS ON THE WAY...

Six suites on the east side of our building have experienced water infiltration in the past year. We have engaged architectural and engineering consultants to analyse the cause of the leakage and to spell out a repair strategy.

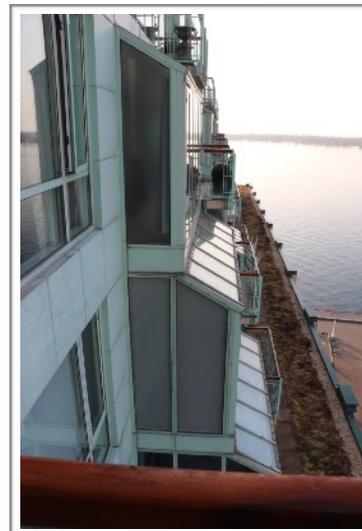
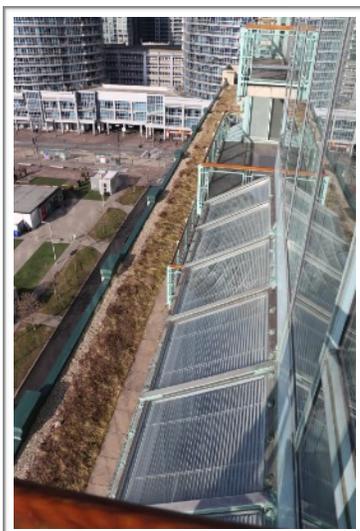
As you are aware, Queens Quay Residences are approaching 40 years since their construction. Our Reserve Fund Study undertakes to predict and to estimate the costing for the inevitable repairs that our building and service equipment will require. Such is the case for the external cladding of our four residence floors. You are surely also aware that the internal walls, that is, in the court yards, were replaced several years ago. In the coming years we will undertake remediation repairs of the four external faces of the four floors under our management. Funds for these repairs are identified in our most recent 30 year Reserve Fund Study.

In the past year, six suites on the east side of our building have experienced water infiltration from the structure supporting their solariums. Repairs have been undertaken and an experienced architect has given us a written report on the condition of the support steel, flashing and membranes. Unlike the west or south sides of our building, the east side is more exposed to easterly winds and the co-existing precipitation and the lower radiant temperatures (less sunlight) vs the west. These conditions contribute to a higher probability of water infiltration and corrosion of the structural steel and galvanized steel flashing. And of the six units that we have inspected, this is precisely what we are experiencing.

In the coming months we will inspect the east side units in more detail; inspect a southerly unit and a unit with westerly exposure.

That being said, we judge that all solarium on the east side of the building will require repairs in the coming year. Given their cascading design and the need for scaffolding for proper access, four suites, in vertical slices, will be refurbished at a time. We will be requesting quotations early in 2020 for the subject work and undertaking repairs during the second and third quarters.

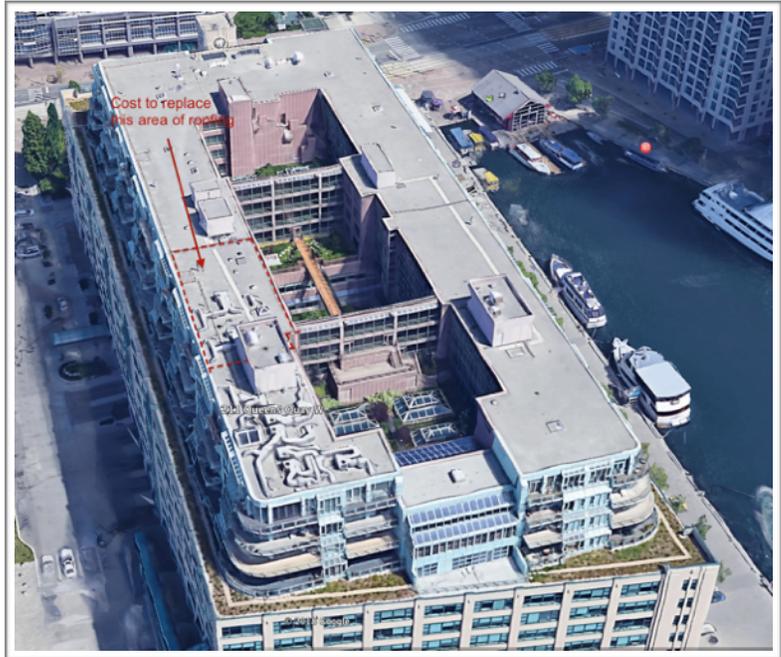
Monies for these repairs are on hand and no assessment will be required. Repairs to the other three sides of the building will be undertaken in the coming years, as required and dictated by our inspections.



ROOF REPAIRS - DRIP, DRIP, DRIP ...

I think that we can agree that nothing is more irritating than a leaky roof. We know that water is dripping on our sofa, but where is the water coming from?? Not that easy to detect.

And after almost 30 years our roof, some 3540 square meters of it, is showing its age. Installed in the early 90's our roof has been leak free, until this past summer. As you will note from the attached photo the roof in general has few penetrations, or in other words, potential sources of leakage. The exception is the south west quadrant where a number of HVAC units provide numerous potential sources for infiltration, and indeed, this summer leaks appeared in that area, and water entered one of our suites.



We initially retained a consultant- an architect, to coordinate test cuts and provide an expert opinion on the roof condition. In general the 'inverted roof' design roof is in good condition, However, some areas are showing indications of leakage, water pooling and vegetation. In the south west sections, the many ducts traversing the roof provide numerous opportunities for water ingress.

Fortunately, our Reserve Fund Study calls for the complete roof replacement in 2024 and \$830k has been identified as the expected cost

But that being said, the repeated leaks and repairs experienced this year will require the replacement of the roof in the south west quadrant in 2020. We have retained the expertise of an engineering consultant, RDH, to validate the observations of the test cuts and to prepare a recommendation for consideration by your board of directors for roof replacement. It is our expectation that the south west quadrant roof will be replaced in 2020. The expected cost will be approximately \$350,000. As our Reserve Fund is fully funded, no assessment will be required for this work.

It should be noted that the subject roof is unique in that it supports numerous HVAC units and is perforated by many ventilation ducts. The cost of removing and reinstalling this infrastructure will be assumed by the owners involved.

And finally it is expected that all debris and new materials will be transported by our freight elevator. We do not anticipate the placement of cranes in the fire lane during the construction period. We are planning on the work taking place during the second and third quarter of 2020.

Thanks to Board member Roger Gibb for the submission of these important items.

In & around the QQT...

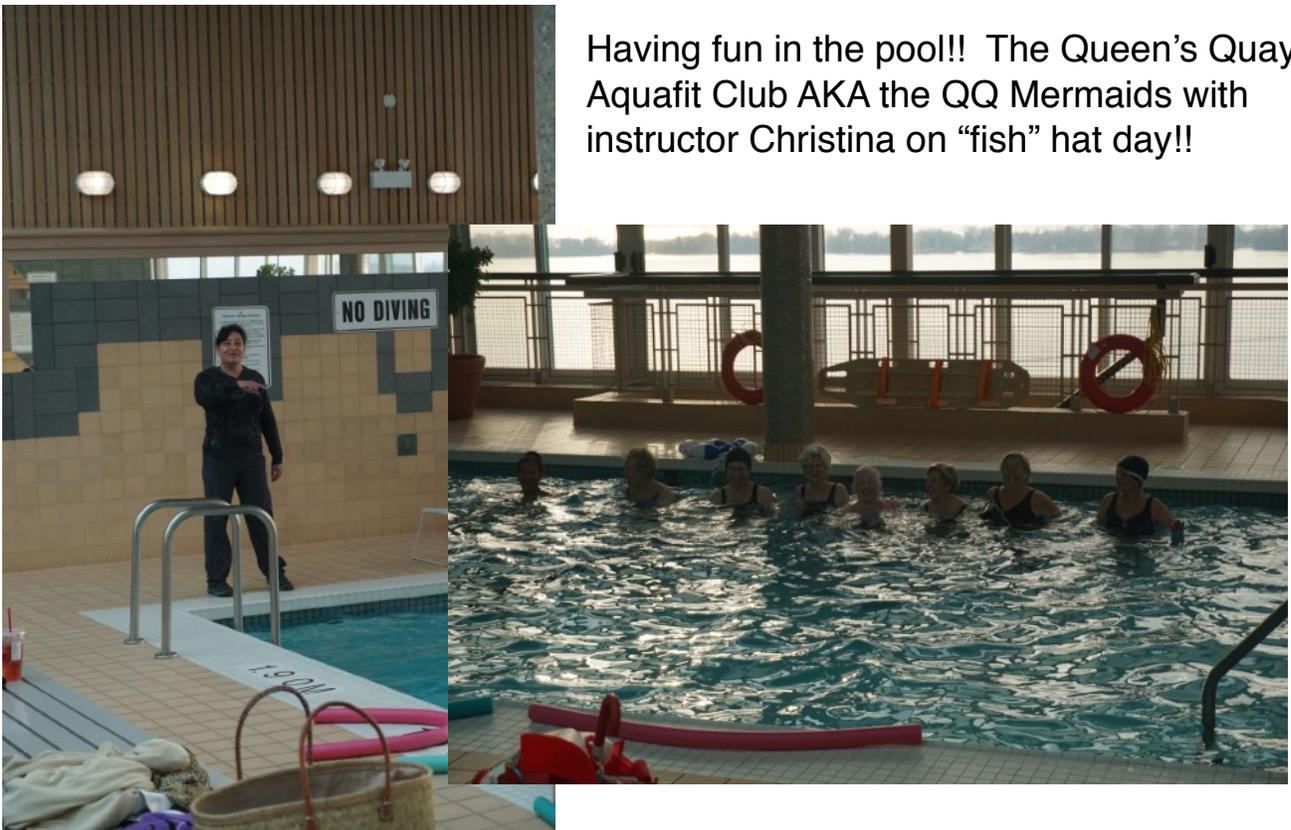
...Happenings in and around our condo.

- * **AQUA FIT CLASSES** - will be starting up again in the New Year. Keep watch for notices of times and dates.
- * **POOL HOURS** - Please make note - 8 AM to 11 PM.
- * **GARDINER EXPRESSWAY WEST BOUND RAMP CLOSURE** - the Sherbourne/Jarvis off-ramp will be closed west bound until Spring 2020.
- * **YQNA** - York Quay Neighbourhood Association covers Toronto's iconic Central Waterfront, with members in every building. YQNA is actively engaged in what shapes our neighbourhood – traffic, transit, planning, cultural and social events, policing, environment, noise, businesses, and the great urban renewal transforming Queens Quay. YQNA welcomes all residents to participate, share their ideas and enjoy our events. The next meeting of the YQNA will tentatively be on **January 14, 2020 at the Radisson Hotel**. You can go online for more information at yqna.ca
- * **ONTARIO PLACE** - is open this winter with a variety of activities on now until Jan 5/20 at the CNE's **Aurora Winter Festival**. Toronto's Ontario Place will be transformed into a magical winter wonderland with a beautiful skating rink, a tube park, massive light displays, a Christmas Market, amusement rides, food gardens, magical characters, and plenty of other exciting activities. Cinesphere is also open with a variety of films being presented.
- * **TOY DRIVE** - The box for the Christmas toy drive is located in the office lobby at 207 Queen's Quay by the elevators.





Having fun in the pool!!! The Queen's Quay Aquafit Club AKA the QQ Mermaids with instructor Christina on "fish" hat day!!



HOW TO ACCESS THE WEBSITE

Open your favourite browser & type www.211queensquaywest.ca in the address field.

Click the round Login icon at the top right. Enter the user id and password you received from the webmaster. Click enter... and you are in!

If you do not have your user ID and password, please send an email to webmaster@211queensquaywest.ca

YOUR BOARD

Rares Pateanu - President
Debbie Shaver - Secretary

Directors:
Roger Gibb
Dorothy McComb
Ingrid Rinaldi
Douglas Simpson

NOTES

Please enjoy your newsletter which you can also access on our website. We will continue to deliver a few issues manually, but with a goal to publishing exclusively on our website going forward.

NEWSLETTER PUBLISHED BY

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Editor: Patricia Watt