

A banner for Queen's Quay Residences. The text "QUEEN'S QUAY" is written in a large, white, serif font across the top. Below it, the word "RESIDENCES" is written in a smaller, white, sans-serif font, with each letter separated by a wide space. The background is a dark, textured image with warm, golden light spots, possibly representing a sunset or a cityscape at night.

QUEEN'S QUAY
RESIDENCES





Our gardens and flowers seem to be so much more beautiful this year. Perhaps it is because we have the time to stop and appreciate them. Maybe that's the silver lining in this pandemic cloud - Time!!

PRESIDENT'S MESSAGE.....

As I sit down in front of the computer keyboard to write this column, it feels like a century has passed since the last one, during the holiday season. So many things have changed around us, and our life has been affected in so many ways by this tragic turn of events called COVID-19.



Just as the personal life of every one of us has been affected, so has the “life” of our corporation. You have received, of course, various communications from your Board and Management during the past months, and I trust you will agree that we have found a balanced and reasonable approach that seems to have served us well so far, balancing the need for protection with the right to enjoy our property.

Among the many things that changed, the first is our usual schedule for the Annual General Meeting. As you know, we have traditionally held our AGM in the last week of June, but under the current restrictions that will not be possible this year. One of the provisions brought about by the state of emergency we find ourselves subject to is the extension by 6 months afforded to corporations scheduling their AGM. Your Board (which by the way continued to meet using computer teleconference technology in order to manage the business of the corporation) has decided to push our AGM out by three months, to the end of September.

Another project that suffered some delays as a result of COVID-19 restrictions is the adoption of a new Reserve Study and related reserve fund financing plan. That was due in part to delays in obtaining quotes for one of the major undertakings we will have this year, namely the repairs needed to the south end of our roof. As this project is both a considerable financial undertaking and an immediate impact for this fiscal year, the reserve fund study could not be adequately completed without having a clear financial picture regarding this project. Please read elsewhere in this newsletter the update on this work from our board member and engineer Roger Gibb. I am glad to report that quotes have been received, and very soon the Board will be in a position to select the winning bid, start the roof repair project and complete the reserve fund study, the results of which will be shared with you in the next few weeks.

Unfortunately, the necessity to move forward the roof repairs has caused changes in the cash flow from our reserve, and as a result, the project to upgrade and renovate our front entrance will have to be left for another time. The efforts we put into it so far will not be wasted, as we progressed far enough to allow us to ask the city for a permit which will remain valid for quite a few years, making it easier for us to restart the project if and when funds are again available.

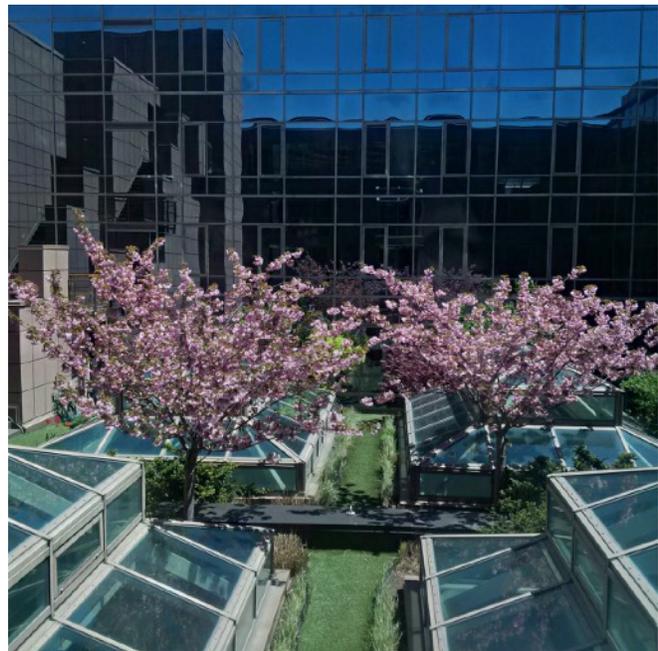
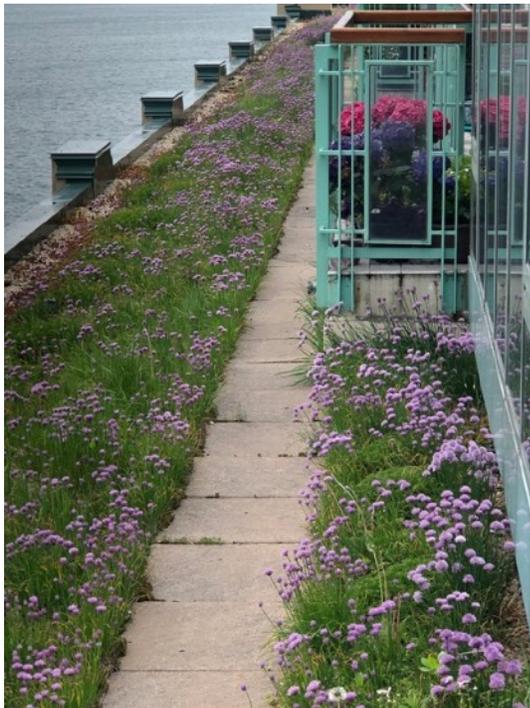
Fortunately, recent relaxation of the rules regarding permissible activities have allowed us to restart some of the maintenance activities typical for this time of the year. I am sure you have noticed our gardens coming back to life and bringing some color to our winter (and pandemic) weary eyes. Other activities such as window washing and green roof maintenance have also been undertaken recently. As always, you can read about them elsewhere in this newsletter, in the updates from our Property Manager Debbie Shaver.

I am sure I am expressing everyone's feelings when I close with an optimistic hope for better news to come soon, and for all of us to see a gradual return to a life with fewer restrictions and more normality while keeping us all safe and healthy.

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

Rares Pateanu

President of the Board of Directors
MTCC-690



**Our roof garden and our
cherry blossoms both looking beautiful this spring.**

DEBBIE SAYS.....



1. Our courtyard gardens have started to come to life thanks to Judee, our gardener and her crew. She was back to her regular schedule as of May 4th, and I am sure they will be fully up to speed in the next few weeks.
2. Our green roof maintenance on the 9th floor outside your balconies has started. This year we increased the visits to every 2 weeks to try to provide better weed control and fertilizing. If you found any small greenish blue kernels on your 9th floor balcony as a result of the fertilizing, please note that they are non-toxic. We are hoping this new 2-week routine will prevent large weeds like we have had in the past. If you have any large weeds please let me know by email or phone so we can attend to them immediately.
3. In the past, the green roof seeds etc. have attracted some pigeons. Northam decided, this year, to implement a pigeon program. This will hopefully discourage large flocks of pigeons both on the green roof as well as the front lawn of the building. We will continue to work with them on this matter.
4. Window washing is in progress and should be complete on or about June 19th, 2020.

FUTURE PROJECTS

Other than the roof starting mid-June, and with things slowly opening up after the shutdown, there are some things that we can now do that need attention:

- spring carpet cleaning
- refresh and painting in the lobby and corridors to bring us back to perfection
- replacement of the pool ladder which is starting to show deterioration

OUR CONCIERGE

As you know, **Karma** has left to return home. Just a note to say he landed safely back in India on May 27th, and was quarantined in a hotel for 14 days before he could return to his family home. He wished to say thank you to all the residents at Queen's Quay and wished all staff and residents to stay safe.

We warmly welcome our newest concierge, **Mark Miles**, who has replaced Karma and works with Tom Pratt. He resides locally in Toronto. He enjoys playing sports, reading, and nature exploration. I am sure you will all get to know him in the coming months.

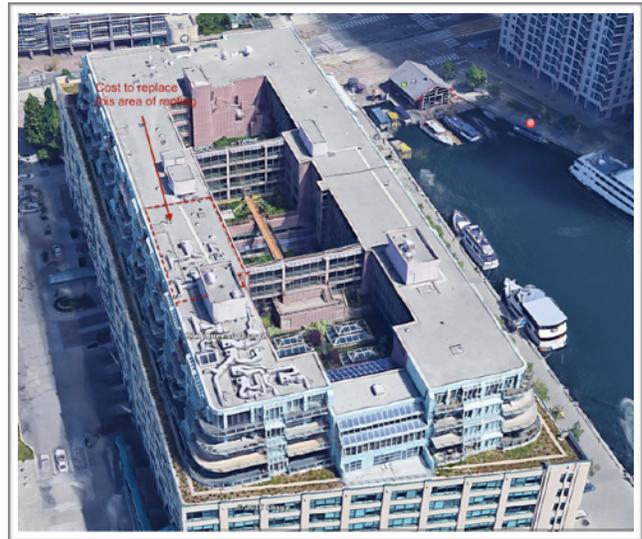
NEWS FROM OUR BOARD.....

Roof Repairs - Let's Get at It - Roger Gibbs

As we described in our December 2019 newsletter, the existing roof on our building was installed some 30 years ago. It has stood up very well in general, although the southwest quadrant has experienced some failures in recent years. You will recall and note on the attached photo that the southwest quadrant is very different than the balance of the roof in that some nine HVAC units are located on the roof with the associated ductwork wiring and structural supports. This represents innumerable opportunities for leaks, through the roof membrane, caulking or flashing failures and indeed, this has been the case in the last 18 months.

The decision has been made to replace this section of roof in 2020, in fact, the work is scheduled to begin mid June.

With the support of an engineering consultant, an architect and an inspection crew we have made perforations across the full surface of the 3540 square meters of roof to determine it's condition and to fine tune our financial planning, as it relates to the Reserve Fund. With this data we now feel comfortable undertaking the SW quadrant replacement this summer, and plan the balance of the roof in 2025. This reflects generally the funding schedule in our existing Reserve Fund Study, so once more, there will be no special assessment related to this work.



A formal bid document has been prepared and distributed to a select list of roofing contractors. Quotations will be received on May 29,2020. The works related to the interfaces with the HVAC units and associated ducts and penetrations will be funded uniquely by the suite owners involved. All the work will be monitored and managed by our engineering consultant and we expect the work will begin mid June and be complete in 4-6 weeks. In order to accelerate the work, we have authorized a 6h00 start each morning with work continuing to 20h00 if necessary. This work is clearly weather dependent, so work schedules are at the mercy of the elements.

All materials and personnel will be transported by our freight elevator. All covid19 guidelines will obviously be respected. We expect minimal disruption to our normal activities here at Queens Quay Residences.

As always if you have any concerns during the subject work please contact Debbie Shaver or the concierge on duty.

Thoughts on pandemics and things to do....

Time! How many of us have ever found ourselves with so much time on our hands whether we are isolating and staying close to home or just wandering about self distancing.

Usually our waterfront is humming with people and party boats, music and dancing, art and artisans. But now there are no sail boats in the harbour and it looks like Porter has its whole fleet parked at the Island Airport. So this year it is unusually quiet. However here are a few things you can do now that you have the time, and now that the weather is nice.

- You can stroll up Lower Simcoe Street until you are under the railroad lands and there, under the bridge, you will find beautiful murals. The artist is Tannis Nielsen who is of Metis/Anishinaabe & Danish decent. He also welcomed young artists from Toronto's Indigenous community to help paint the final artwork which started in 2017. **The Water Mural** on the east side of the underpass was inspired by Nielsen's Anishabaabewe grandmother who has walked almost 18,000 kilometers around each of the Great Lakes to bring attention the the plight of the planet's greatest resource, water. The west wall is called **Elder/Honour Wall** and consists of 28 portraits of Indigenous Elders and leaders of the local Toronto community.



- * Take a walk along our boardwalk and the lake, and if you want to go a little farther afield, check out the **Music Garden** between Bathurst & Spadina. Yo Yo Ma contributed to the design of this garden which is celebrating its 20th Anniversary this year. They usually offer a Summer Concert Series, but at this time I could not find any information. The garden is beautiful all year with music and flowers - a lovely place just to sit and contemplate.
- * Take a picnic lunch or snack and wander over to **Sugar Beach**. There you can sit and enjoy the lake, maybe people watch, and if you are lucky, a rusty old ship from somewhere in the world will either be unloading raw sugar or picking up refined sugar from **Redpath**. Unfortunately their Museum is closed, and they are not allowed to give out information on the arrival and departure of ships.

- * It seems our little park west of our building has become an outdoor gym. There are some serious workouts taking place down there. Maybe that will inspire some of us to get out and move our bodies.
- * If that is the case, our swimming pool is still open, but you must book your time, by the hour, with our concierge.
- * If you are not already taking advantage of Sobey's offer to have your groceries delivered to our Concierge, you can do so by contacting **Ana De Sousa at 416-603-1212** or email her at **urbanfreshcateringquay@sobeys.com** **There is a \$15 delivery charge**, but It is a great service if you are not able, or are hesitant to go out yourself. Of course there are many other grocery stores, restaurants, and services that you can take advantage of for food delivery. For instance The Pearl Restaurant downstairs will deliver or you can pick up if you have a hankering for Chinese food.
- * Funny how we revert back so easily to old ways. I think everyone is baking and exchanging recipes and seeking out flour and yeast, which has been in short supply lately. We are all doing our own mani/pedis and if you are not having too much trouble bending down to your toes, it is very satisfying. The one area that is lacking is hairdressers/ barbershops. Personally, I think we should lobby to make them an essential service!!!
- * And now that we have a fairly good supply of toilet paper..... hair products and sanitizing products are difficult to find. People are sewing masks, knitting, painting and decluttering their homes. The problem is there is no where to take your excess 'stuff' at the moment. Others are relaxing catching up on reading, Zooming and just being lazy - and that's Ok too. I keep saying it is like being snowed in. If you have never been snowed in, it is really a delicious feeling, so now during this pandemic, no one should feel guilty even if you are just doing nothing.
- * Last but not least, just remember to wear your masks, not so much for yourself, but for others. Wash your hands frequently, and don't touch your face. Did you ever realize how often one touches one's face???

ELEVATORS

Please note - During this time of COVID-19, if there are other people in the elevator, please ask if they mind if you board with them, and if they would prefer you wait, please take the next elevator. Thanks for your cooperation.



Recently, the CN Tower had a beautiful light show to honour all the front line and essential workers in our city and to say thank you!!



Where's Waldo????

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. There will always be hard copies available with the concierge, but our goal is to publish exclusively on our website going forward.

Thanks to residents Susan Brown, Alice Burton, Roger Gibb,

Dorothy McComb & Pat Watt

for the photography.

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