

QUEEN'S QUAY

R E S I D E N C E S





***SEASON'S GREETINGS TO ALL OUR RESIDENTS
FROM
DEBBIE,
YOUR BOARD,
OUR CONCIERGES
AND ALL THE PEOPLE BEHIND
THE SCENES WHO KEEP OUR
CONDOMINIUM RUNNING SMOOTHLY***



PRESIDENT'S CORNER

President's Corner

Time seems to fly... and here we are, getting ready for Christmas. This brings about the last edition of our newsletter in 2017.

Changes in the commercial side of the building are going at a fairly glacial pace. By now you probably had a chance to sample the goods at our new restaurants. Esthetics are of course a very personal choice, but at least the spaces are now in active use, and the main floor looks less like a construction site.

The exciting news is the imminent opening of the SWAT Professional Health Training and Treatment Facility. While certainly gym equipment is part of the picture, make no mistake: this is not your run of the mill gym. They will offer a range of personalized services such as:

- Certified Personal Training
- Chiropractic Services
- Physiotherapy
- Registered Massage Therapists

I am glad to report that I had multiple conversations with Kyle Ardil, co-owner of SWAT and Kate Pazan, the Office Manager at this location, and they will be offering the condo owners and residents a 20% discount on the gym services and 10% off on the treatment services. **To help our residents become acquainted with the facility and services, Kyle and Kate will host a pre-opening reception and facilities tour on Wednesday December 13th from 6-8 P.M. Please come in during the first 30 minutes to join the tour. More information elsewhere in this newsletter (we included a flyer from SWAT).**

The barber shop is still in the works, but there is nothing firm for now for the rest of the commercial space.

As far as our condominium corporation goes, the new budget for 2018 is now in place, and we have managed to keep fee increases to a minimum (1.72%). The reserve activities for 2018 are on the light side, with the only visible change being a refresh of the lobby furniture and decorations. All documents regarding the budget and the reserve study have been published on our website.

As a reminder, we will print only a handful of copies of this newsletter for the few of us who do not have access to a computer, but we hope all will enjoy it online. If you do not have your credentials, please email webmaster@211queensquaywest.ca .

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

Merry Christmas and a Happy, Healthy, and Prosperous New Year in 2018!

Rares Pateanu, President of the Board of Directors, MTCC-690



QUEEN'S QUAY RESIDENCES

Notice

November 2017

HOLIDAY FUND

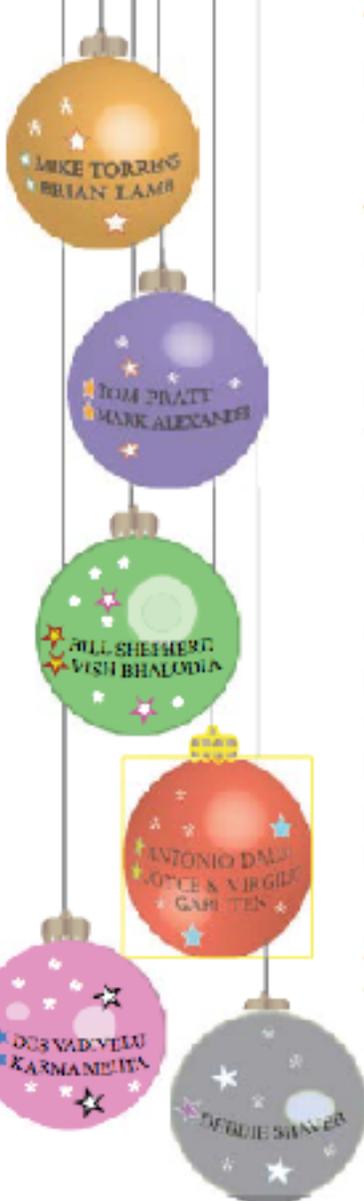
The Board of Directors would like to remind all 211 Queens Quay owners and residents that it's the time of year when we traditionally show our appreciation for the dedication and diligent work of our staff by contributing to the Holiday Fund.

The contribution is at your discretion and will be distributed among all staff.

Ms. Deborah Shaver will be pleased to receive your contribution.

Please make your cheque payable to M.T.C.C. # 690-Holiday Fund.

Season's Greetings and thank you for your support -
the Board of Directors





DEBBIE SAYS.....

ORCHIDS

Dear Owners and Residents

As you are aware, since the time we renovated our corridors, we have had a lovely live orchid in the elevator lobby on all floors.

These plants are supplied by our plant maintenance contractor, Ambius who also maintains the pool plants. The orchids are changed for new ones once a month around the 1st of each month.

Orchids are more difficult to maintain, so changing them for new plants monthly is their program to ensure they always look nice.

Sometimes when they are ready to be changed they are fading quickly, at other times they appear quite healthy and will last for 2 or 3 more weeks.

The concierge staff and I have always given the good ones away to Residents and Owners. Some Owners have asked me if they can have one.

Since I am sure many do not know that we offer them, I would like to make you aware, and if you are interested in getting an orchid at some point in time, put your name on the list.

Obviously we can only do this at the time of the change around the 1st of each month. Distribution is strictly on a first come, first serve basis and we would go through the list one by one until everyone who asked has received one sometime during the year. We could then start again at the top of the list.

If you wish to be involved just drop me a quick note by email, "Yes I would like an orchid."

Thanks,
Debbie

AUTOMATIC GARAGE EXIT - If you are not already aware, we have installed the automatic exit from our garage. It was a seamless effort and appears to be working well and hopefully gives the concierge a bit of a break not having to watch the exit garage doors. New cameras have been installed at the garage entrance and the concierge will still monitor all who come in and out of our building.

STAFF

- **Big Bill** is still away on the corporation's long-term disability plan, but many of you may have had a chance to visit with him recently when he dropped in for a visit.

- **Karma** is back at school and presently working part time for us. If you don't see him, it's because he is on the midnight shift.

- Congratulations to **Brian** who, not long ago, became a grandpa!



FOR YOUR INFORMATION.....

GREEN ROOF UPDATE

The Grass is Greener - Roger Gibb

You may have noted that our building is fitted with a modern green roof on the outer roofs at the ninth floor of our suites. The green roof was jointly installed in 2008, as part of our reciprocal agreement with Brookfield, and as part of a LEED (Leadership in Energy and Environmental Design) certification. The installation was slightly ahead of the curve, in that the City of Toronto mandated the installation of green roofs on new commercial buildings effective January 2009.

The justification for green roofs is multifaceted. They provide reduced energy losses, up to 30%; they reduce storm water flow to the municipal drainage system, up to 90%; in a modest sense they combat global warming and of course they can offer recreational opportunities as well as cultivation of spices, flowers, honey production and so on.

In our building we have enjoyed the benefits of green roofs at the ninth and seventh floor levels since 1983 when the building was renovated into its present mixed commercial and residential use. Our three courtyards offer many of the advantages listed above in addition to providing a floral oasis in this downtown urban setting.

Well you have noticed that our ninth floor roof has been growing and struggling in some areas for nine years now, with little or no maintenance. Those owners on the ninth floor certainly noticed the increasing presence of weeds and wind born seedlings. This past summer the situation reached a crisis when seeds from the metre high weeds on the north roof were drawn into the HVAC air vents reducing air flow and requiring cleaning and replacement of the grates and filters.

You will recall that Brookfield and our condo corporation share responsibility of mutually shared facilities in the building. Such is the case with our roofs.

In concert with Brookfield, in recent months we have undertaken an inspection and remedial action plan to re-establish our green roof to modern day standards. A small Board committee supported by

Debbie Shaver selected a contractor began the removal of weeds and planting of sedum this past summer. In the past month we have issued a purchase order to the company which installed the roof in 2008, to re-establish our roofs to a more attractive condition. ZinCo will begin their work this spring and have been retained for the ongoing maintenance. For your information ZinCo operates in 33 countries around the world and has been designing, building and maintaining green roofs for 50 years. We believe that they are the “best in class”. It is our opinion that we can expect a flourishing performing green roof in the coming year, and we plan to keep it that way.



211 QQ CHRISTMAS LUNCH & SHOW

Famous People Players is a non-profit organization for mentally challenged adults. It is open all year for theatre events and fundraising. Both adults and children are welcome to attend. Some of us intend to return with our grand-children as it is such an educational experience for young people”.

REPORT ON THE YQNA MEETING HELD SEPTEMBER 13,2017

John and Affaf Owen (1205) and Susan Brown and Doug Simpson (1003) attended this meeting on behalf of the residents of 211 Queen's Quay. This report has been prepared by Doug Simpson from notes taken by Susan Brown and John Owen. We have tried to be as accurate as possible in reporting what happened at the meeting, but these are not official minutes and are subject to the minutes once they are published on the YQNA website.

The meeting was well attended (50 to 70 people) and was standing room only. Municipal representatives were in attendance to speak to issues and answer questions. Various reports were presented and discussion was lively and engaged. We encourage anyone interested in the waterfront neighbourhood to attend these meetings (which are open to all residents) and add your voice to the discussion. Some of the issues and changes being debated now will affect the lifestyle of everyone living in the area for years to come.

YQNA Constitutional Changes:

1. Resolution to change boundaries: West Boundary to change from Rees St. to Spadina Avenue, and North Boundary to change from Gardner Expressway to Harbour St. PASSED
2. Resolution to change the name of the association from York Quay Neighbourhood Association to Queen's Quay Neighbourhood Association. DEFEATED

New Ramp and Park at York Street:

- New ramp to replace York Street ramp is to be opened in January 2018, but may be ahead of schedule.
- Paved the new part of Harbour Street.
- Discussion took place regarding what to do with the concrete support pillars that remained after the removal of the ramp deck. Apparently their removal was not part of the demolition contract and will have to be a part of the park construction contract, if they are to be removed. Various ideas were raised for how they might be incorporated in the park design (e.g.: art competition to decorate them; vertical landscaping, etc.), but the general consensus was that we needed less concrete and more green space so they should be removed. This was confirmed by a show-of-hands vote. Apparently Menkes has donated \$10 million dollars toward the park so it was suggested that the design be something iconic. Later in the meeting it was suggested that the park be named after Pam McConnell in tribute for her outstanding service to the waterfront community (no formal vote was taken on this suggestion, but it earned applause from those in attendance).
- The park design will be overseen by Waterfront Toronto, which will select the design company after a design competition. They wish to first consult with the community to obtain input on community needs, which will then be communicated to the design team in 2018. This consultation will probably be held before year end, ideally before December. Notices will be sent out through various means including the YQNA [Note: consider going to the YQNA website to sign up for their notices.]

Report on YQNA Meeting on September 13, 2017 Page 2

Billy Bishop Airport Expansion:

A presentation was given by Ron Jenkins on construction and future plans for the airport. If we thought that expansion was a dead issue, we were mistaken. It is again being raised, this time in the guise of meeting safety issues.

- Any decision on this issue will be subject to approvals under the Tri-partite Agreement in place between the city (City Council), the province (Ports Toronto) and the federal government (Transport Canada), since all three own land on which the airport sits.
- Porter has proposed adding 50 meters of runway at each end to provide additional runway and expand the "runway overshoot safety zone" from 100 meters to 150 meters consistent with

international regulations. (Transport Canada's safety regulations currently provide for 60 meters and its proposed regulations will call for 150 meters to meet international standards, which Canada has been slow to adopt).

- Adding 50 meters contravenes the Tripartite Agreement, which currently states that there is to be no additional lake fill.
- The current lease to the airport operates until 2033.
- Interestingly, the required expansion would provide a long enough runway to accommodate private jets, something that one member of the audience said is being eagerly awaited by private corporate jet operators.
- Sussex Strategy, the lobby company representing Porter, is already hard at work lobbying the three levels of government, as is Michael Diamond, who originally promoted Friends of Billy Bishop Airport. The issue that YQNA will have to tackle is how it will wish to respond.

Ferry Docks Update (Jack Layton Ferry Terminal):

Chris McKenna of Waterfront Toronto provided an update.

- Construction is to start in late fall on a new walkway from the foot of Bay Street, consisting of an extension of the granite walkway there now.
- The master plan for the park is waiting for funding.
- It was suggested that consideration be given to extending the PATH system or some other pedestrian only connection to reduce the numerous pedestrians on Bay and Queen's Quay. This is a safety issue that should be taken up with the City.

Trees along Queen's Quay:

There are numerous new trees that have died and will be replaced under warranty. The cause is unknown, but is being investigated. It was noted that numerous bicycles have been seen tied to trees along Queen's Quay and may be contributing to damage to the trees.

Waterfront Summit:

This will be held in the GTA at one of the colleges (e.g.: George Brown) on October 27 and 28th. Speakers will include presenters from Boston regarding that city's waterfront revitalization. More information will be posted on the YQNA website. Report on YQNA Meeting on September 13, 2017 Page 3

Powerhouse - Rebel Nightclub:

Ed Hore, who has provided legal representation for YQNA at all the hearings in this matter, provided the meeting with an update. The next hearing date for the new licence application is in October with a decision expected next year.

Pam McConnell:

Tom Davidson of Pam McConnell's office spoke of her passing and its effect on the Councillor's office.

- The City Council will probably appoint someone to fill the vacancy on a temporary basis until the next election in November 2018. The appointee will have to agree not to run in the next election and will be expected to represent the views held by Councillor McConnell – e.g.: opposed to island airport expansion, etc.
- One of the YQNA executive members gave a tribute to Pam's many years of dedicated service to the Harbourfront community, for example, she was instrumental in negotiating a developer's (Menkes') \$10 million contribution to the York Ramp Park and fended off many others who wanted to acquire the land for private development. It was at this point that a member of the audience suggested that the park be named the Pam McConnell Park in recognition of her service to the community – an idea that was well received by those in attendance.

Development on Queen’s Quay

Brent Gillard, representing Joe Cressy’s office spoke to various matters.

- The development at 390 Queen’s Quay and opposition by YQNA and the City continues. Design information for the park is pending.
- Paws Way Closure – Harbourfront has received proposals for a replacement business where the Paws Way was located. These will go to the Harbourfront Board of Directors, which includes 2 City Councillors. It will involve a retrofit with the type of tenant yet to be determined.
- There are plans to widen the Martin Goodman trail at the Portland slip and this may eventually include a wave deck.
- This morning (September 13th) the sod was turned for a new Community Centre at City Place.
- Waterfront Reset project for development of waterfront transit has two meetings planned, the first to be held at 6 pm on September 18th at Harbourfront Centre to obtain input from the community.
- There will be a public meeting on September 25th at 6 pm at City Hall regarding the proposed Rail Deck Park.
- The councillor’s office will be back to YQNA soon regarding the proposed park at Rees Street.

Other Business:

A plea was made for increased police presence during special events at Harbourfront.

NOTE: A huge thank you from all residents to the Owen’s & Simpson’s for attending and delivering this report that is of interest to all.



THE LOWER SIMCOE OFF-RAMP is almost completed, and for the first time since they started construction around the Queen’s Quay, it looks like something will be working in our favour. You will be able to get off the Gardiner, turn right onto Lower Simcoe and then left on Queen’s Queen and right into our driveway. Hallelujah!! Completion is scheduled for January 2018.

HOW TO ACCESS OUR 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

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Dorothy McComb

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Patricia Watt

NOTES

Please enjoy your newsletter by accessing on our web site. We will still continue to print a few issues for those who do not have access. If you would prefer to have a copy delivered to your postal mailboxes, please let the board know.

Photos credits: Patricia Watt

Toronto Harbour Winter Sunset

Toronto Eaton Centre Christmas Deer

Condo Christmas Tree

New Simcoe Off-ramp

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OPEN FOR BUSINESS



THE SWAT CULTURE

We pride ourselves on making individuals feel cared for. It is our belief that if a single profession were sufficient for managing all aspects of health, then there would be no need for all of the other designations. Instead, we know that if you combine multiple viewpoints and expertise, the result product is greater than the sum of its parts.

WHAT WE OFFER

At SWAT, we can offer you all aspects of your health and wellness

- Certified Personal Training
- Boot camp Style Group Classes
- Chiropractic Services
- Physiotherapy
- Registered Massage Therapists
- +MORE

We invite you to come check out the space and meet the team!

Email: kate@swathealth.com for inquiries or to book your first appointment!

