



Winter 2012/13 Newsletter

Roof

The roof replacement project for the tower and mechanical penthouse has been completed. Thank you to all residents for their patience while we completed this important project. The lower roof over the townhouses continues to perform well and does not require replacement at this time. Management will continue to monitor the roof condition and it will also be reviewed with each Reserve Fund Study update to ensure the appropriate timing for its replacement.

Tax Assessment

Most owners have now received the updated MPAC Assessments for their units. Many assessments have increased significantly and we have received several calls from concerned residents. Discussions with tax professionals suggest that there is “strength in numbers” within condominium buildings and the more owners that appeal their assessment, the better chance there is that MPAC will reconsider the valuations. We encourage all residents to submit their Request for Reconsideration (RFR) in writing before April 1, 2013. Forms are available on the MPAC website at www.mpac.ca or at the 15 McMurrich Concierge Desk. An information session for residents will be held shortly to discuss the assessment appeal process.

Party Room

Randy Christensen, who designed our lobby several years ago, has been commissioned to refurbish the party room - there will be an opportunity to meet with Randy, as he presents his design, early in the New Year. The changes are cosmetic and will not change the function of the room. It is anticipated that the work will begin towards the end of January/early February.

Pet Control

All dog owners are asked to pay particular attention to keeping the lobby, corridor and elevator carpets free of soiling - the intense odour of urine, combined with the stains left behind, are impossible and unreasonable for the building staff to contend with.

In the event that your pet fouls any public space of ours, inside or outside, please have the courtesy and consideration to clean up afterward and also to notify staff if there is a situation that requires immediate attention before cleaning and/or disinfecting is not effective.

Ridpath

The Dalglish family has invited several developers to bid on and propose options for the property. Earlier this Fall, we were told that Mod Development (18 Yorkville, Massey Tower) expressed interest in a tall tower on McMurrich and no hotel on Yonge Street. They have since

formally stepped away from the project.

The City planner in charge of the site, Tim Burkholder, has nothing new to add to the file - it seems that we are in a holding pattern. Speculation is that the Ridpath folks are shopping around for another developer.

The Yorkville

The "dig" is almost completed and the footings for the building are the current focus of attention.

The foundation of the building is expected to take another month, after which the structure will begin to emerge from the depths at a rate of about one floor per month - the ground floor will take longer than the others.

It is expected (and hoped, by the developer) that by spring we will be able to see something of the condominium that will be our immediate neighbour.

Storage Bin

Many residents have noticed a large container storage unit that has been placed at the base of the parking ramp, behind the restaurant at 900 Yonge.

900 Yonge Street has embarked on the replacement of their elevators and the contractor will be using this container as a staging area for the materials required for the replacement. The container will likely be in place until the end of March.