

Spring/Summer 2013 Newsletter

**Concierge/Staff
Service**

We all know the superior commitment made by our various staff members. Taking care of more than 100 suites and their residents is a daunting challenge, and we continue to value - indeed, to cherish - the personal attention that is dedicated to our wide ranging requests and requirements.

We thought that you'd be interested to know the length of time that each of our staff members has been with us:

Lou	30 years
Mike	19 years
Roy	18 years
Carmen	6 years
Pat	4 years
Emmanuel	3 years
Ana	2 years

**Web site
Re-Design**

Our website (www.15mcmurrich.com) is in the process of being redesigned so that we can maintain the site ourselves. To date, we've contracted a site manager to add and delete information, as required. The new system will save a modest annual fee - more importantly, the time saved by working in-house (through the equity ICI office) will save considerable time and allow us easier management.

Party Room

As you are aware, the party room is again in service. Randy Christensen, our designer, tells us that the furniture and accessories should be in place within 4-6 weeks. The delay is due to back ordered fabric for both the sofa and the chairs. We will certainly post notices when the project is completed - we appreciate your understanding and patience - any of us who have done major renovations will probably know first-hand the uncertainty of meeting deadlines set at the start of any project.

**The Yorkville
(32 Davenport)**

The following status report has been sent to us by Lifetime Development:

- 1) They are wrapping up the underground construction including the ground floor this month.
- 2) The Superstructure has begun construction.
- 3) They anticipate completion of the concrete structure within the first few months of 2014.
- 4) They anticipate the window installation to begin at the end of 2013 or the early part of 2104.

Pet Control

In the last newsletter, we asked all dog owners to be aware that there have been incidents of dogs fouling public spaces - the elevators and, in a few cases, the main lobby. Since that notice, Lou has commented that this issue remains problematic. Further, the staff in both our building and 900 Yonge have expressed frustration that the podium is an added issue.

I'm sure that we all agree that we can't expect our staff to add this kind of clean-up to their duties. And we can't subject residents in any of our buildings to any dog owner's abuse of any space, shared or otherwise.

This matter speaks to all of us respecting the community in which we live and showing consideration to all.

Ridpath

There has been a lull in the past eight or nine months re: Ridpath Development discussions. Our lawyer, Michael Melling, submitted his report to Tim Burkholder, city planner assigned to this project, and our planning consultant, Wendy Nott, also met with Tim. We had expected to receive the city's report this month, but we've learned that the property owners have now applied directly to the OMB, citing the city's failure to respond in a timely fashion as their reason for bypassing a report they felt would not be in their favour.

I've received replies to my notes addressed to both Councillor Wong-Tam and Tim Burkholder and they are included here:

June 3, 2013.

Dear Joel,

Councillor Wong-Tam has asked me to respond to you on her behalf. I apologize for the delay.

Councillor Wong-Tam did receive notification that this application had been appealed to the OMB. Individual residents or condo boards can apply to be a party to this appeal. Here is a link to where you can find more about the process of the appeal: http://www.omb.gov.on.ca/english/OMBInformation/OMB_An_Appeal_In_My_Neighbourhood.html

The Councillor will move a motion at City Council to ask that we send legal and planning staff to represent the city's interests in this appeal. Once the process is further along and we have a better idea of where the appeal is headed, Councillor Wong-Tam plans on bringing the working group together again to discuss the appeal.

You may wish to consult with your legal counsel about how they may or may not be able to represent you in this appeal.

I hope this is helpful. Please let me know if you have any further questions.

Warm regards,
Melissa for

Councillor Kristyn Wong-Tam
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Toronto City Hall
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Good afternoon Joel,

I believe that the way it will work is as follows:

-Planning Dept will write a "directions report" to September Community Council/Council cycle,

-the report will give the background on the proposal and indicate that the applicant has appealed to the OMB on the grounds of 'failure to act' or failure of Council to render a decision on the application within a certain time frame.

-the report will also request that Council direct City Planning staff to attend the Board hearing to give evidence on behalf of the City

-I doubt that this request will be refused, so a planner will likely be in attendance to give evidence in chief and undergo cross-examination.

I hope that I've gotten this info to you in time for your AGM. Have a good weekend.

Tim

***Laundry Room
Hours***

After several complaints from owners residing near the laundry facilities regarding the noise coming from the machines during the evening, the Board has implemented new laundry room hours:

Operating Hours
Opened 7:00 a.m. to 11:00 p.m.
Closed 11:00 p.m. to 7:00 a.m.

***Masonic
Temple Update***

London, Ont.-based IT company Info-Tech Research Group have bought the building for \$12.5 million and plan to convert the storied venue in to a new location for its Toronto satellite office, currently located on Front Street East.

While the sale should ensure the building remains in its current state, the news will be a letdown for anyone who had their fingers crossed for something a little more creative, even if Info-Tech promises to honour its "Work Hard, Play Hard" motto once inside.

Windows that were sealed by Bell to shut out natural light will be opened up and original doors and fixtures removed and placed in storage will be rehung during the reconfiguration.

"We're making some alterations to the building to accommodate our consulting and research usage," says Joel McLean, the company's president and CEO. "We're really trying to preserve the historical elements, for sure."

"In the main auditorium we're going to make that in to an open area for our research group but we want to have that space designed in such a way that once a year we're able to pack up those desks and have a black tie charity rock concert."

The various other offices and boardrooms will be decorated with rock memorabilia and named after the bands that trod the planks of the main stage during its Rock Pile days ("coffee in the Shane MacGowan Conference Room, anyone?")

"It's going to be a great office for our staff," McLean continues. "It's certainly not the most practical space, but it's beautiful and that's important to me and it's important to our staff. I think it's a really good fit."