



www.15mcmurrich.com

Winter 2010 Newsletter

The February 2010 newsletter provides some updates with operational matters, some completed and some in process. There are also some policy issues that apply directly to all of us living at 15 McMurrich.

The Board and Management encourage you to contact us with concerns and questions, if they arise prior to our annual meeting--all in aid of handling matters as promptly as possible.

Garage Update

We are pleased to advise that the first phase of our garage expansion joint replacement is complete. SST contracting completed the work in December. The next phase will start as soon as the weather permits. There will be minimal impact on our traffic patterns in this next phase.

Garage Storage – Policy Reminder:

Tires, strollers and any other items, however convenient they may be to leave in your parking space(s), must be removed and stored elsewhere. Property Management has instructed the McMurrich staff to monitor the garage and remove any and all such property.

New Entry Sytem

The board is pleased to announce that we are installing “key fob access” at the main entrance to 15 McMurrich. The installation should be complete by mid-February. This electronic system will allow residents to gain access to the building even if the concierge is away from the desk for a brief period. Both the outer and inner doors will have fob readers that will open the doors.

New Intercom Sytem

The Enterphone. Many residents have noticed that our Enterphone system has been replaced. We are now experiencing much more reliable visitor communication and access. One reason for the required change was due to the fact that our old system depended on using the original Bell telephone lines in the building. Many of our residents have moved to Rogers Home phone or alternate telecom carriers, or even exclusively to their cell phone as their only line. The new system allows us to enter any resident telephone number for notification of a visitor. The percentage of “non-Bell” telephone service in the building is increasing all the time and we needed to install a system that did not depend on the Bell lines. However, as part of the change, features that sounded a distinctive ring on your suite telephone and the “visitor call waiting” feature are no longer available under the new system. This function can be maintained if you subscribe to call waiting through your telecom carrier. Management would be pleased to explain the reasons for this and what carrier services are required should you wish to contact the office.

Power Outage - January 10, 2010

On Sunday, January 10, 2010, just before noon, 15 McMurrich experienced a complete loss of power. Most of Yorkville, and much of midtown, was affected. At one point, power was out from Bathurst to Mount Pleasant and College to St. Clair. Power came back on to most of these areas throughout the afternoon until the outage was isolated to the Davenport, Belmont and Yonge Street triangle.

The source of the problem was the fire main servicing the Canadian Tire store on Yonge Street. This main was isolated, the vaults pumped out and power restored

approximately 5 hours later. Some buildings in the vicinity did not regain power until after midnight, more than 12 hours later.

We appreciate the efforts of the Toronto Hydro and Works crews in getting the power restored, and to our building superintendent, Lou Vieira as well as the concierge staff in helping us get through this event.

Update/McMurrich-Davenport

32 Davenport Road & 12-22 McMurrich Street (former Moriyama Lands)
Lifetime Urban Development
Tucker High-Rise is the construction company responsible for 32 Davenport.

The developer is hoping to remove the townhouses just north of Moriyama, where their sales office will be situated, in March-April 2010 (licenses pending) and the sales office will open later in 2010.

The Moriyama-Teshima offices will be vacated at the end of July 2010, at which time the developer is hoping to continue construction.

The developer intends to maintain contact with our building throughout the excavation and construction process. They are mindful of some problems created by the current work where The Florian will be, and they want to assure us that they intend to make this as neighbourly an undertaking as possible.

The 28-storey condominium building, including a 4-storey podium, 166 units and 165 parking spots in five underground levels, accessible from McMurrich Street, was approved by City Council in October 2009.

A Section 37 Agreement secured:

- a. \$550,000.00 to be paid prior to the issuance of the first above-grade permit towards the Greater Yorkville Residents' Association (GYRA) Yorkville Greening Initiative
- b. \$15,000.00 to be paid prior to the issuance of the first above-grade permit towards the Yorkville Lending Library's Centenary Project
- c. \$335,000.00 to be paid prior to the issues of the first above-grade permit towards capital improvements at Budd Sugarman Park and Ramsden Park

Card Room

Furniture and shelving has been ordered for the Card Room. It is currently available for booking (through the concierge (in the same way that the party room can be reserved) and we expect to have the furnishing completed no later than the end of February.

Longo's Market

The new grocery store at the corner of Bloor and Park Road is expected to open in February—another local option for residents to consider.

Kyle Rae's Office Reports

Frank Stollery Parkette

Construction is set to commence in May and be completed within 6-8 weeks.

New Development

At this time, no new development applications for the area have been received.

Ramsden Park

\$15k was secured as part of the Section 37 benefit from the 32 Davenport project. The City won't receive the moneys until an at-grade building permit is issued. Once the money is received, the Parks Division will consult with local ratepayers on use of the funds.