

tiptoplofts

TIPTOPTIMES Fall Issue

November 2015



FINALLY!! - Loblaws Groceterias It's Official!

It's the confirmation we've all been waiting for; Loblaws is coming to Lake Shore and Bathurst! Plans to redevelop the site at 500 Lakeshore were made public this summer and work is already underway. The original 1920s Art Deco building is being carefully dismantled; each individual stone numbered, cleaned and stored off site until the groundwork is in place for the reconstruction to proceed.

The stats:

- On Lakeshore, the reconstructed warehouse building will hold approximately 20,000 square meters of new retail and office space.
- The northern portion of the site will house two towers with 800 plus units between them.
- And below the Gardiner an exciting public art installation and café.
- Estimated completion date: Spring 2019.

Interested to read more? [Click here](#). Interested to see more? Head over to Lakeshore & Bathurst and take a look at the progress.

<http://urbantoronto.ca/news/2015/08/plans-revealed-west-block-development-loblaws-lake-shore>



The future Loblaws around the corner.

Communications and Social Committee Callout!

Come on out and join the team! We are looking for bright, energetic Tip Top residents to join the Communications or Social committees to help with our newsletter and upcoming events. If you have digital design/desktop publishing skills, are a budding blogger or journalist and like juggling a to-do list, you will fit right in. Please submit your name to:



tscciptoplofts@gmail.com (NEW!)

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HOLIDAY PARTY 2.0 - SAVE THE DATE!

The Annual Tip Top Holiday Party is scheduled for **Tuesday, December 8th**. Mark your festive calendars and join your neighbors for some holiday cheer. Details to follow including **new catering** and **new décor** designed to make this year's event extra special.



SHARING OUR GOOD FORTUNE

Please participate in the annual Holiday Campaign in support of the Harbourfront Community Centre (HCC).

Food security has become a serious issue that is affecting a growing number of neighbors. "In keeping with our Vision to respond to the particular needs of community members who are at risk, vulnerable, marginalized or isolated, HCC will shift our focus this holiday season on providing qualified recipients with donated grocery cards instead of gifts. Giving the gift of grocery cards will have a positive impact and complements the healthy food initiatives that HCC offers during the year," says Karen Warner, Director of Fundraising. We will provide more information by mid-November on how you can participate in this initiative in the coming weeks.

Recent Upgrades to Our Building

Safety and Security Updates:

New Cameras and Recorder: Safety and security is of utmost importance to our residents. We are pleased to report that we have replaced our one swivel camera in the front lobby with three new fixed cameras. Our recorder system has also been upgraded with a high-performance model.

Carbon monoxide detectors: Installation of the CO2 alarms is the responsibility of the suite owners/residents. Please ensure that yours is operating properly per The Fire Code. If you are unclear, please contact the management office.

General Upgrades:

Garage, Window Cleaning and In-Suite Heat Pumps maintenance: These were scheduled for end of October/early November and have been completed.

Dryer Vent Cleaning/Maintenance: This is done every two years with the last one being done in 2014. The next one will be scheduled for Spring/Summer of 2016.

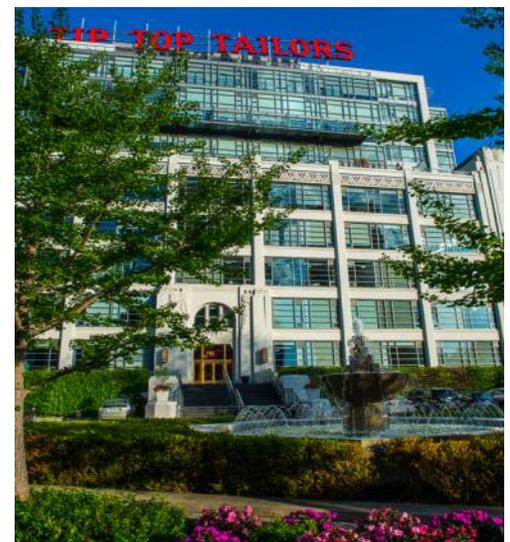
New Parking Spots: Great News! There are now two new visitor parking spots available on the northwest corner of the driveway. The bike rack has been moved just north of the parking spots so look for the new signs and the new parking spots.

New Cable Fibre Stream Upgrade: Fibre is here and its exciting! As part of the Fibrestream agreement we entered, Fibrestream is providing free phone service and internet service for the Corporation. This equates to a savings of approximately \$10,000 per year at today's prices. As well, residents will now enjoy free WIFI in the amenities area. We encourage you to explore their offerings for your unit.

TipTop Management— "New E-mail Address"

Please note that effective immediately on Nov 3-15, TipTop Management has a new e-mail address, please see below:

tsccliptoplofts@gmail.com



Steve Lengyl, always
at your service



Meet Steve Lengyl, Our Resident “Mr. Fix it” and Superintendent at Tip Top

Most residents of Tip Top have bumped into Steve at one time or another in the halls, in the basement or the outdoor area of our building. Steve has been a part of our Tip Top family for 6 years now and works hard at keeping our building’s operations in “Tip Top” shape.

Why do you like being a part of the Tip Top Community? I like to work with people and I like to help them out as much as I can. When they are happy, I am happy!

What are your three favourite foods? I come from Hungary in Eastern Europe so I like hardy foods that remind me of my background. My favourites are bean soup with smoked pork ribs, Mediterranean sea food and smoked herring.

Do you have any hobbies? I enjoy cycling, target shooting, and swimming. I also like watching the news and reading biographies of famous people.

Where do you like to vacation? Sun and hot weather appeal to me so Arizona and New Mexico are places I’d like to visit.

What is your favourite thing to do in Toronto? I really enjoy riding my bike along the lakefront. During the summer you can find me cycling to Cherry Beach and Leslie Street Spit.

We Hear You!

We’ve heard some great ideas from a few residents, and encourage you to submit your thoughts and ideas for special events and TTL community initiatives for exploration to the Board.

Please email Mike Grecu,
Property Manager at:

tsccitoplofts@gmail.com

and he’ll get the ideas tabled.
Keep ‘em coming!



What’s New Happening in your Hood?

There has never been a better time to get out and explore our neighborhood. As it continues to grow and evolve we’ll continue to deliver the skinny on what we all have to look forward to.

Queens Quay is yours to enjoy!

Queens Quay re-opened this summer with new dedicated rail lines, tree lined plazas, generously oversized sidewalks and express bike lanes and it was quite the transformation. So whether you’re riding the streetcar, strolling on foot, coasting on two wheels, or four, you can now enjoy a streamlined journey across the waterfront.

Queen Quay is no longer merely a passing point, it’s now a vibrant place for all waterfront neighborhoods to come together and enjoy. Its fabulous open space combined with the recent wave of cafes, public spaces and parks along the lake have reaffirmed the lakefront as a true destination within the city. See more about the transformation [here](#).

http://www.waterfrontontario.ca/explore_projects2/central_waterfront/queens_quay

Ontario Place, the fun Park (and Trail)

This summer formalized plans for Phase One of the Ontario Place revitalization project were unveiled. A new 7.5-acre park will occupy the former parking lot on the east island complete with a new waterfront trail to boot. Work is already underway on the transformation and we won’t have to wait too long for its arrival either, it’s scheduled for completion by fall of 2016. Can’t wait and need to know more now? These [renderings](#) offer an insight into what we can expect.

http://www.mtc.gov.on.ca/en/ontarioplace/park_trails.shtml

Keeping our Hood “Good”

Respect for property, quality of life and common sense will keep property values high and have Tip Top Lofts remain a happy place to live! Some important reminders:

Sound Travels: Be mindful of your neighbors! If music/noise continues past 11pm call the front concierge desk. They will address the problem.

Gym Etiquette: It’s just the right thing to do. Please wipe down and return equipment to its proper place when you are finished using it.

Underground Parking Spots: Should not act as storage spaces. Personal items stored in back of parking spots is not permitted (i.e. hockey bags, water bottles, old wood, etc.) As per our bylaws, once notice is given, after 30 days, the items will be removed.

Balcony Behaviour: Balconies are not bathrooms for our furry friends. Pet feces are a health hazard. Unsightly. Smelly. Embarrassing. Need we say more?

Butts off the Balcony: Cigarette butts flicked off the balcony are dangerous. Fires have been started, people have been injured, and furniture ruined. Be respectful of your neighbors and butt out in an ashtray.

Pets are good: It’s not the pets fault! It’s the owners who can sometimes be bad. Please look after your pets and their accidents. Owners will be fined for cleaning and issued warnings with serious repercussions.

We Need Your E-mail Addresses

To eliminate printing costs and wasted paper, please help us build our email distribution list and send your address to:

tsct@tiplofts@gmail.com

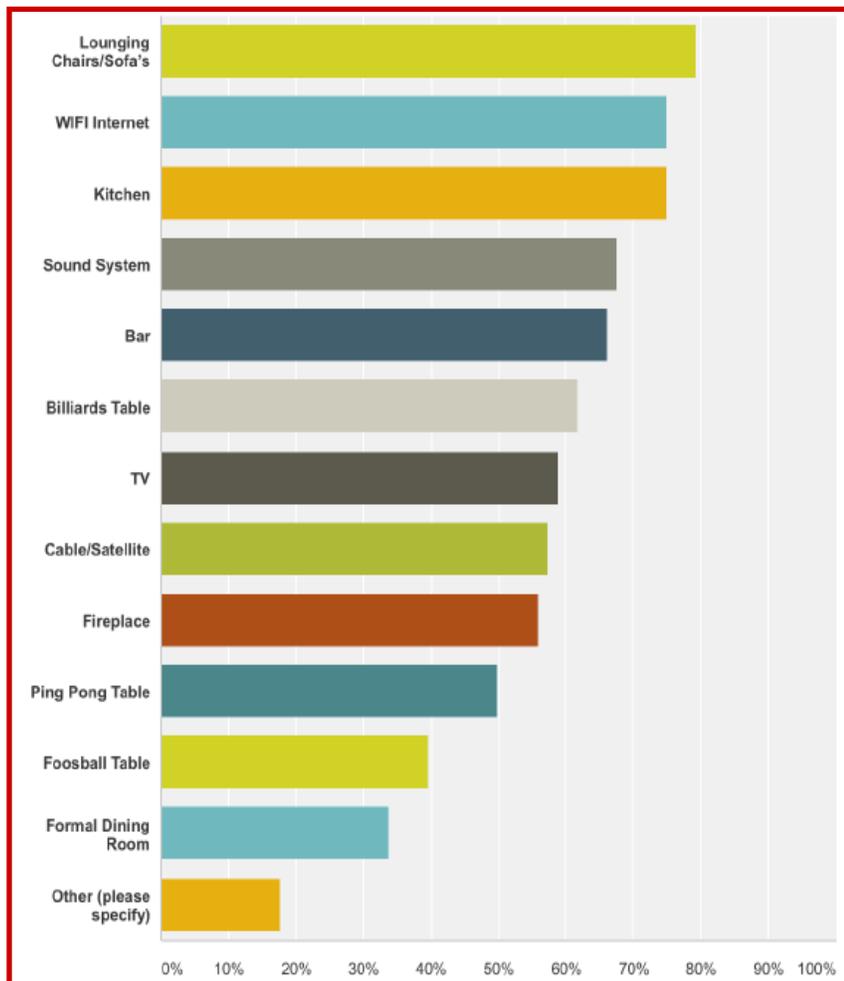
with the subject: **SEND ME NEWS & UPDATES**

Party Room Survey Update

The party room survey is now closed. After being posted twice, 68 residents completed the survey and the results are now in and we’d like to share the high level results with all of you. The graphic to the right shows how the various requested enhancements stacked up by choice as selected by the respondents.

While no decision has been made as to what the new party room will look like, the survey results showed overwhelmingly that change is desired. There is a lot of additional information that we are pouring over regarding many additional suggestions that have merit and should be included in the design process.

We will keep you posted as to the next steps towards a new party Room in 2016/17. We thank you all again for your participation in the survey. Your feedback is extremely important to the future of the room.



Thank You