

Condo Connection

Wilson, Blanchard Management Inc. – Condominium Management with Experience and Integrity

www.wilsonblanchard.com

The WB Condo Connection highlights Ontario condominium related articles and educational items that may be of interest to Boards of Directors and condo owners. It is published online and available on our website (www.wilsonblanchard.com) as well as in hard copy format to each of the members of our Boards of Directors.

We hope you enjoy this edition and we welcome your comments, suggestions, or article topic requests by email to newsletter.editor@wilsonblanchard.com or by mail to:

Editor – WB Condo Connection
101-701 Main Street West
Hamilton, ON, L8S 1A2

RIDE BIG. LIVE BIG.



Cardiovascular disease is the leading cause of death for Canadian men and women. On August 27, 2015, twenty-four Wilson, Blanchard Management employees set out from Jack Astors, Ancaster, to ride the Heart & Stroke Big Bike to help create more survivors! **Together we raised \$8,341.00** towards heart and stroke research, which will be used to develop life-saving treatments that bring hope to many heart disease and stroke patients across Canada.



Inside This Issue

RIDE BIG. LIVE BIG.	1
My First Condo.	2
Did You Know?	2
Carbon Monoxide – A Cause for Alarm	3
Welcome!	4



A special thanks to our friends and family who supported our team, and our industry associates:

- | | |
|-----------------------------------|------------------------------|
| AM Roofing Systems Inc. | Garden Grove Landscaping |
| Angus Inground Sprinkler Co. | Gelderman Landscaping |
| Arborcorp Tree Experts | Grindstone Home Improvements |
| Arvin Air Systems | IBX Services |
| Brantford Aluminum | Lock Hut |
| Brian Horlick | Naylor Building Partnerships |
| Burlington Carpet Care Services | Paul Dowhaniuk Insurance |
| Burlington Glass & Mirror | Regal Security Inc. |
| Certified Clean Air Services Inc. | SPG Engineering |
| Coulter Building Consultants | Service Master of Oakville |
| Diversified Property Maintenance | Sure Green Landscaping |
| Dryseal Concrete Solutions | Terrana Construction Inc. |
| Elia Associates | TOR-HAM Glass and Mirror |
| Enek Electric | Townsend Plumbing & Heating |
| Everlast Windows & Doors | Tree Technology |
| Fogler Rubinoff | Western Plumbing & Heating |

Cont'd from page 1...

MY FIRST CONDO

By: David Blois
Sr. Property Manager - Toronto

In 1979 the prime interest rate was 15.25%. On the bright side, the average house price in Toronto was only \$70,830 vs. the \$1 million mark already surpassed this year, or an average of \$386,874 for condominiums. ACMO was only a few years old back then and the condominium industry was just in its infancy.

Fast forward 36 years and there are now soaring 46 storey condos with nearly 500 suites, boasting beautiful lake and city views, with amazing amenities, too many to mention . . . but I'll attempt it: rooftop club with live entertainment; private restaurant; guest suites; shuttle bus service to downtown and shopping; 24 hour Concierge/Security; gymnasium; tennis court; squash courts; indoor golf practice facility and outdoor putting green; indoor pool; billiards room; indoor car wash and a convenience store. What may come as a real surprise to those who don't know of The Palace Pier is that this grand residence at Lakeshore Boulevard West and the Humber River in Toronto has been around and has done very nicely indeed, since before 1979 when I joined the self-managed condominium as the Assistant Manager of Resident Services. Having come from a hotel background, it seemed to be a perfect fit.

I remember one day being in the very large main floor management office (with a soaring ceiling and many large windows), when one of the resident owners came in, with considerable excitement, to introduce me to something completely new – Wordstar: the first commercially successful word processing program, which had just been released that year. (VisiCalc was also the first spreadsheet program, also invented in 1979.) Looking over at the resident from behind my IBM electric typewriter, the news came as quite a revelation. The Sony WALKMAN also saw its debut in 1979, but some technology just wasn't destined for a condominium management office.

DID YOU KNOW?

By: Jill Mark
Property Manager - Toronto

Condominium is a word developed in the 1960's which comes from early 18th century: modern Latin, "con"- 'together with' + "dominium" 'right of ownership'.

The first record of being able to own within a shared building was in 1881 at the Rembrandt building, a co-op in midtown New York City. Since the 1960's, condos have been a growing housing option for Canadians.

On September 1, 1967, the Ontario Condominium Act went into effect.

Canada's first condominium was a 56-unit townhouse complex known as Brentwood Village in Edmonton occupied in 1967. Canada's first high-rise condominium development was an 11-storey, 124 unit project called Horizon House in Parkwoods Hills, Ottawa, with occupancy starting December 1969.

The Trump World Tower in New York was the tallest residential building in North America in 2001 with 72 storeys; however, this has now been surpassed and 432 Park Avenue in New York City is currently the tallest residential building in the world, standing at 426 metres (1398 ft) with several condominium buildings in Dubai dominating the top ten. Mumbai, India, is considered to be the most expensive location to buy a condominium in the world, with average prices of around \$10,000 US per square foot!

http://www.condopedia.com/wiki/Timeline_of_Condo_History
<http://news.buzzbuzzhome.com/2014/02/canada-condo-history-timeline.html>

http://www.condopedia.com/wiki/Timeline_of_Condo_History
<http://www.globalpropertyguide.com/investment-analysis/Mumbai-housing-is-the-priciest-in-the-developing-world>



Cont'd from page 2...

CARBON MONOXIDE – A CAUSE FOR ALARM

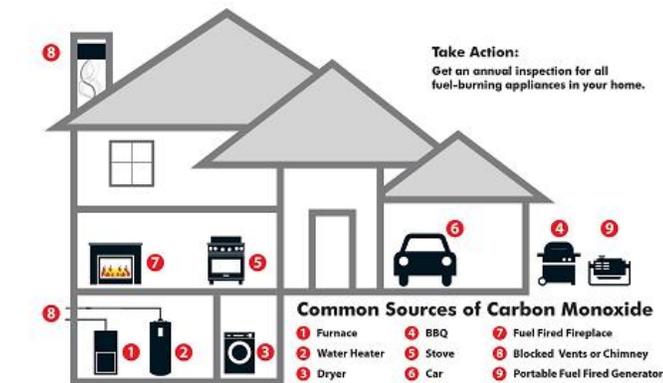
The introduction of Bill 77 (*Hawkins Gignac Act [Carbon Monoxide Safety], 2013*) which became effective October 15, 2014, amended the Fire Protection and Prevention Act of 1997 to regulate unsafe levels of carbon monoxide, making the installation and use of CO detectors and alarms mandatory in homes and residential buildings across Ontario.

Named in memory of Ontario Provincial Police Constable Laurie Hawkins (née Gignac), 41, who died alongside her husband, Richard, 40, their daughter Cassandra, 14, and son Jordan, 12, as a result of carbon monoxide poisoning in 2008, the *Hawkins-Gignac Act* serves as a step towards raising awareness of the dangers of carbon monoxide and the potential tragic hazards of exposure to the toxic gas.

The amendment to the *Fire Protection and Prevention Act, 1997* now requires owners of residential buildings in which a fuel-burning appliance is installed or a storage garage is located, to install carbon monoxide detectors in the buildings and to maintain them in operating condition.

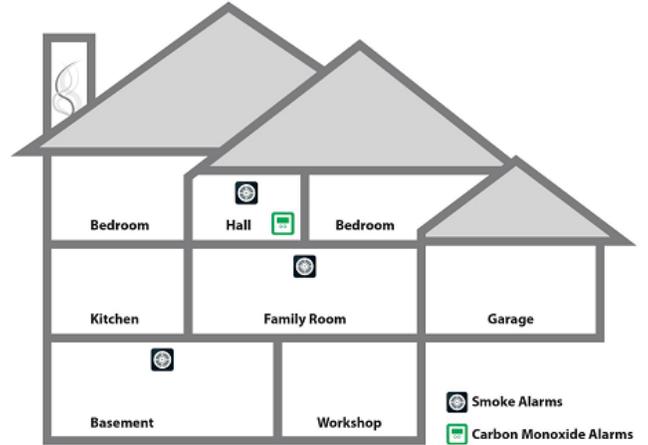
FOR HOMES AND TOWNHOUSES

“The law requires that you have a working CO alarm adjacent to each sleeping area of the home if your home has a fuel-burning appliance, a fireplace or an attached garage,” said Burlington Fire Chief Tony Bavota. “For added protection, install a carbon monoxide alarm on every storey of the home according to manufacturer’s instructions.” Fuel-burning appliances can include furnaces, hot water heaters, gas or wood fireplaces, portable fuel-burning heaters and generators, barbeques, stoves and vehicles.



Take Action:

1. Install and regularly test carbon monoxide and smoke alarms.

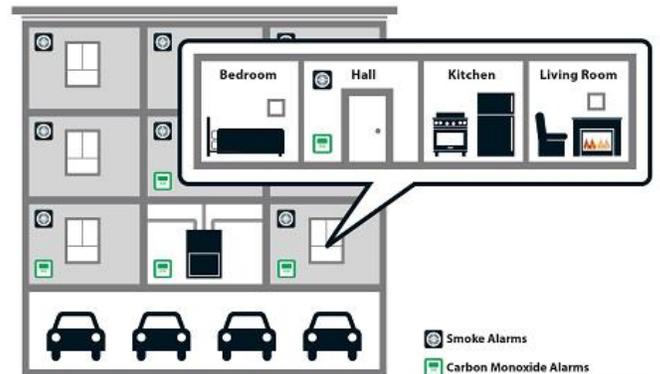


FOR CONDOMINIUM BUILDINGS

If you live in a condo or apartment building with a service room, CO alarms must be installed in the service room and adjacent to each sleeping area of all homes above, below and beside the service room. In condo or apartment buildings that have a garage, CO alarms must be installed adjacent to each sleeping area of all homes above, below and beside the garage.

Take Action:

1. Install and regularly test carbon monoxide and smoke alarms.



COsafety.ca
@TSSAOntario
ontario.ca/firemarshal

“In Ontario, more than 80% of injuries and deaths from CO occur in the home,” said Chief Bavota. “We want to make sure everyone is safe from CO. Install CO alarms, and do everything you can to prevent CO in your home in the first place.”

Cont'd from page 3...

Testing

- It is recommended that carbon monoxide alarms be tested monthly or in accordance with the manufacturer's instructions.

Batteries:

- Replace batteries in carbon monoxide alarms once a year or whenever the low-battery warning sounds.
- Know the difference between a low-battery warning and an emergency alarm – consult the CO alarm manufacturer's instructions.

Replace CO alarms:

- In accordance with the manufacturer's instructions.
- Know what the "end-of-life" warning sounds like – consult the CO alarm manufacturer's instructions.

Landlords:

- Landlords are responsible to ensure working carbon monoxide alarms are installed and maintained in their rental properties.
- The law requires landlords to test CO alarms in rental units annually and when the battery is replaced, changes are made to the electric circuit or a change in tenancy occurs. CO alarms must be tested by pressing the test button.
- The law requires landlords to provide CO alarm manufacturer's maintenance instructions to tenants.

Tenants:

- The law requires tenants to notify the landlord if the CO alarm is inoperable.
- It is against the law for tenants to remove the batteries or tamper with the alarm in any way.

Exposure to CO can cause flu-like symptoms.

If your CO alarm sounds, and you or other occupants suffer from symptoms of CO poisoning, get everyone out of the home immediately. Then call 9-1-1 or your local emergency services number from outside the building.

If your CO alarm sounds, and no one is suffering from symptoms of CO poisoning, check to see if the battery needs replacing, or the alarm has reached its "end-of-life" before calling 9-1-1.

Visit www.COafety.ca for more information

Welcome!

Wilson, Blanchard would like to welcome our newest managed properties:

H.C.C. 230	H.S.C.C. 597
W.N.C.C. 68	H.C.E.C.C. 606
W.C.C.43	W.S.C.C. 215
W.C.C. 309	M.T.C.C. 1359
W.S.C.C. 524	W.C.E.C.C. 593
B.S.C.C. 71	3330 Mainway
H.C.C. 170	2172 Wyecroft



101-701 Main Street West
Hamilton, ON
L8S 1A2

Phone:
905-540-8800
Fax:
905-540-4450

Email:
info@wilsonblanchard.com

206-16 Four Seasons Place
Toronto, ON
M9B 6E5

Phone:
416-642-2807
Fax:
416-642-2810

Email:
tinfo@wilsonblanchard.com

200-149 Ainslie Street North
Cambridge, ON
N1R 3P4

Phone:
519-620-8778
Fax:
519-620-8558

Email:
kwinfo@wilsonblanchard.com

Newsletter Editor Email:
newsletter.editor@wilsonblanchard.com

Visit us at:

www.wilsonblanchard.com