



MONTHLY NEWSLETTER

JULY 2024

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June wrap-up

By Martha MacLachlan

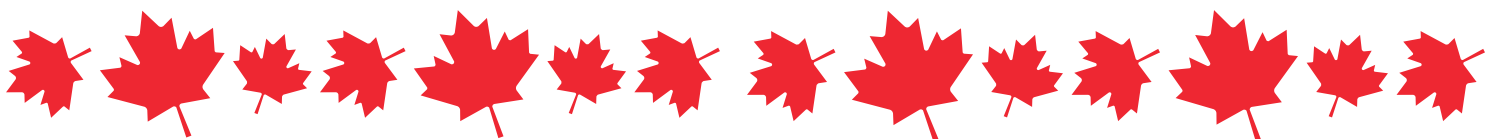
June was definitely a WOW month of activity at 40H. We held a successful yard sale, with at least 12 residents presenting their treasures for sale. John the Baker did a brisk business, almost selling out his delectable loaves and cookies. David, our beloved caterer of Absolutely Famished fame, joined residents with two tables of very sellable items. After all these years of feeding us, he feels part of our community. A fun aside: I was selling a unique Dutch calendar which Kat, our resident landscaper, was interested in but not for the \$5 price point I was looking for. We settled on \$3 for the calendar and I got a \$2 lesson on how to look after succulent plants. Fair trade. The yard sale isn't just about commerce. Residents hang out talking, we meet new people in the building and further cement that valuable sense of community that we pride ourselves on.

The Gardening Committee has been very busy planting the perennial pollinator garden and creating a tiny field of daisies and nasturtiums in what we call the peanut garden at the south end of walkway. Committee members out in full force weeding and deadheading and lovingly caring for our beautiful gardens this year. Another community building effort so appreciated.

Michael Lang and myself have been occupied with furnishing the soon to be operational guest suite. Residents will be invited to see it sometime in July before we start taking bookings.

And just after publication of this July newsletter residents will be given the chance to select the new carpeting and colour format for the soon to be refurbishing of our tired corridors. A contract has been signed with Shields and Associates as we felt her firm best represented our vision and presented the most durable materials for carpeting and tiles. We were familiar with her work as the firm had previously bid on the party room reno and was a contender in that choice of firms as well.

And yes, changes to the office personnel. Kam, after five-plus years with us, has taken a new job within the Crossbridge family. We have much to be grateful for Kam's stewardship on many infrastructure improvements in the building and for being tenacious in finding the right plumbing company to do the riser project within our price frame and for coordinating the design element to be incorporated in tandem with the plumbing work. The work is starting July 2nd and we are aiming to have the plumbing and refurbishment all complete before Christmas. What a month!



Good eats, cheap eats & sweet spots

by Dr. Cammy Lee Bostwick

Not too far away is La Bartola, a Mexican vegan restaurant on College Street in the heart of Little Italy. Even though it earned a Michelin Bib Gourmand designation (good quality, good value cooking), the mood is decidedly relaxed and low key. Because of this, you also need a reservation or sit at the bar like we did. From there, I got a great view of the bright decor and funky art. I ordered the Taco Placero (\$26).

The scratch-made purple corn tacos here are all ground in house. Three small tacos arrived with completely different fillings. For me, the standout was the one with braised hibiscus and caramelized onion topped with peanuts. Another one had lion's mane mushrooms in a spicy tangy sauce and the last was a pastor that had pieces of pineapple on top. Even if you are a carnivore like my friend, you will gobble these up. Flavourful and satisfying, vegan never tasted so good! Service was prompt, attentive and pleasant. Our server was incredible! I told her I was celebrating my birthday and she brought over a complimentary glass of wine.

For ambience, service and food, you've gotta check this out! .



The board corner

By Martha MacLachlan

The June 26, 2024 AGM has come and gone. We welcome Bill Langer, newly acclaimed to the board of directors. Bill has previously lived and always owned a unit at 40H for the past 29 years. He is currently residing at Church and Carlton and is often at the building so his presence will be felt. Bill previously served on the board and many residents have expressed favourable comments about him returning to serve again. Bill will be working with the rest of the board members comprised of Martha MacLachlan, Corey Baird, Michael Csiki and Matthew Siefert.

It was with regret that we could not persuade Michael Lang to continue on the board. Not only is he intelligent, he is easy to work with and has been hands-on in cleaning up and outfitting our gym, reviewing and even painting some of the common areas and overseeing fresh paint and the same colour on both interior and exterior doors, overseeing the renovation and furnishings of the new guest suite all the while paying close attention to the corporation's finances in his capacity as treasurer.

Truly a treasure we are losing but we are so grateful for the "time we spent together".

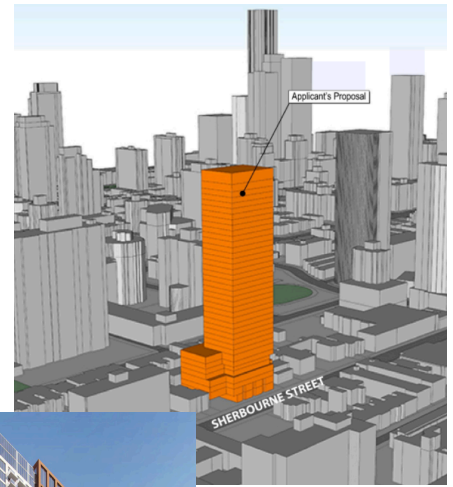
Movement on Sherbourne

By Charles Marker

Two projects for new housing on Sherbourne directly east of us have finally made it through the City Hall logjam. Applications for both sites were originally made in 2021 and it appears that approvals are now in place for construction to begin in 2025.

405 Sherbourne: This is currently the Green P parking lot, City-owned property. Housing Now has identified a number of properties in the City for development of rental apartments with some emphasis on affordability. The project will have 26 storeys with 267 residential units. There will be townhouses on the Bleecker Street side. It's expected that 33% to 50% of the units will be affordable. The plan is for 24 bachelors, 27 three-bedrooms and the rest one and two-bedrooms.

410 Sherbourne: This is the three-storey white building on the west side of Sherbourne currently housing the Phoenix Concert Theatre. The plans have been approved and the Phoenix will be able to remain open until January. Here, a 39-storey condo building with 456 units, the majority will be one-bedroom and just four bachelor units will be developed. There will be a four-storey podium. They plan a walkway through to Maribeth.



News from the GDC

By Constance Dilley

As 40 Homewood endeavours to become a paper-free administration, rule 16.2 regarding visitors' parking has changed. Although the rule said you could get a parking permit from the security guard, which you would put on your dashboard, this is no longer true.

You must request permission for your visitors to park from Condo Control and pay on that site by credit or debit card. Recently, there have been discussions among residents on Facebook about glitches in the system. Some people have been over-charged and some have received tickets.

Parking permits are still \$15 per night. The GDC had not been advised of these changes and encourages residents to report any difficulties to the office.

Save the date

Saturday August 17, 2024 is the date selected for our annual summer BBQ. This year we are planning a "Totally 80's" themed event.

Tickets will go on sale August 1st in the office for \$20. Burgers, sausage (with veggies options) and salads will be served.

Beer and Wine will be available for a \$5 donation.

Gardening Committee update

By Constance Dilley

The planting is finished for the most part, but much work is being done underground as the roots establish themselves and the plants adapt to the sun and shade. The two gardens—what we call the transformer and the peanut, the one being in front of the transformer and the second sheltering the two mulberry trees along the walkway—may look like they're sleeping. Next year, everything should creep up into full bloom and the following year, leap into full maturity. It's a sleep-creep-leaping time, so stay turned. So far, so good.



Green Committee update

By Michael Csiki

Please follow the hyperlink to the survey we are conducting to help the committee understand everyone's knowledge on waste diversion. We also have an optional section on sustainable living practices that will help us with new communications for residents. We know that many of you are already doing your best to help our planet and we want to highlight and celebrate your efforts.

For those that do not have a computer, we will have printed copies available in the office to fill in and return to the office. The survey only needs to be submitted once for each unit and is open to all 40 Homewood residents, owners and tenants.

Please answer truthfully and honestly. Your personal information will not be submitted. We are conducting the survey through Google Forms which does not require a login, but you may be asked to login in order to help you track your answers only during the survey. Once you submit we will not receive your email or personal information.

We look forward to hearing how we can better serve the building to make our home better for everyone and future residents. If you have any questions or would like to help volunteer please reach out to 40hgreencommittee@gmail.com.

Link to the survey below, feel free to review and submit an entry before it goes live with the newsletter.
https://docs.google.com/forms/d/e/1FAIpQLSdExyXsWjlz5ggSqz9mvA4uf1WRdAoVWwEegHy_YH0Z9CSYSg/viewform?usp=sf_link

