



MONTHLY NEWSLETTER

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2024 out with a blast!

By Martha MacLachlan

For those of us who are living to see in this new year, please continue to do so. For those of us who mourn dear ones and neighbours who didn't make 2025, live on for them as they would have lived on for you.

The Social Committee's annual December party, held (last year) on December 8, was truly spectacular. 108 people attended and, surprise surprise, with an unexpected turnout of younger residents. The committee upped their game with the entertainment. Didi Chenille, glamorously dressed and at the piano tinkling the keys again, MC'd the talent. Resident Troy Tilley invited his fellow choir members with Tempo Tempo to perform a medley of holiday favourites, followed by some cheeky aberrations of a traditional song. Attendees were mesmerized by Tempo Tempo's performance.

In between performances Didi's cousin dj'd for us and kept the ambience upbeat. A late arrival, diva like, debutante drag performer, Jonnath Monteiro of 40H, who had asked to perform at our event, diva like, finally sashayed into the room and broke into a few numbers.

The days of providing catered dinners are no longer affordable. This year, with a subsidy from the corporation, the committee was able to provide four, three foot charcuterie boards, ordered from:

Grazing Platters in the 6ix

<https://grazingplattersinthe6ix.com/pages/about-us>

Our former caterers, David and Gabriel of Absolutely Famished were guests at this year's party and along with everyone gave their approval of the generous platters.

Joseph Hagger negotiated three Blake House certificates which were given out as door prizes. One lucky person had the ticket to win \$160 from the popular 50/50 draw. The other \$160 will help the social committee build up funds.

The committee thanks everyone for supporting their events and especially gives thanks to the volunteers who help set up, clean up and do everything else in between.



Good eats, cheap eats & sweet spots

by Dr. Cammy Lee Bostwick

Just a short stroll away at 45 Carlton Street Unit #2 you'll find **Be Leaf**, a new Vietnamese restaurant serving up reasonably priced delicious fare.

For \$17.99 I had the vermicelli bowl with tofu as my protein of choice, sesame for the sauce and scallions as my topping. The menu and ordering is all done from the QR code on each table so be warned for those who are tech averse. If you have a phone, staff are very helpful in getting your order placed.

The meal was generously portioned. On a bed of noodles were: bean sprouts, shredded red cabbage, carrots, cucumbers, scallions and basil. The tofu comes in fried slices which are perfect for dipping in the peanut sauce. Normally it comes with 2 veggie spring rolls and a pork sausage but I had the meat substituted for an extra spring roll at no extra cost.

The sweet and savoury of the sauces blend perfectly with soft rice noodles and crunchy vegetables. The atmosphere of Be Leaf is very modern and clean with soft lighting and neutral tones. My companion ordered Laksa, a coconut milk based soup which I must try so stay tuned for that!



Be Leaf - 45 Carlton St. #2, Toronto

Board Corner

by Martha MacLachlan

As per By-law No. 4 the Board of Directors is issuing an invitation to residents interested in filling a vacancy on the board of directors. Please email your interest along with a bio to the board at: board40h@gmail.com.

The successful candidate will serve on the board from January to June of 2025 and will be expected to attend one meeting a month plus contribute to ongoing decision making. In June, the appointed director can put their name forward for election. Please note the board preference is to appoint a person who is interested in serving on the board for a longer period than the just six month appointment.

A BIG Thank You to the Gardening Group for all your hard work this year.

A BIG Thank You to Navin and Eugene for decorating the lobby and front entrance.



From Year to Year

by Charles Marker

In addition to our own beautiful new water pipes and the spiffy new corridors taking shape, the broader neighbourhood has also undergone some changes from last year to next. Our neighbourhood is variously called: West Cabbagetown, South St. Jamestown, East Village, North Garden District or Homewood Deluxe Estates.

Some of the big changes relate to Allan Gardens Park. The homeless encampment seems to have come under control with only the Indigenous section remaining. Since there is not enough housing, some erstwhile park residents have moved on to other parks, such as St James next to St James Anglican Cathedral. There are about 11,000 people without homes in Toronto now compared to 5,000 in 2009.

For us who live on Homewood, we now have the new traffic lights at Carlton for crossing safely into the park.

At the greenhouse, although some of the hoarding around the Palm House was removed, the date of finishing that renovation has still not been announced. (In Paris, Notre-Dame's renovations took five years.)

Housing continues as a difficult issue. Some of us were pleased to hear about the delay in building a new condo at 410 Sherbourne (where the Phoenix is), both due to liking the Phoenix and to relief at the postponement of construction disruption and view-blocking for our east side residents.

There is also a delay in building a new rental building at 405 Sherbourne, current site of the Green P parking lot. Although rezoning was approved several years ago, no builder has come forward with a Site Plan application. The building was (is?) to be about 30% "affordable", so developers have a hard time making themselves enough money to undertake the project. Condo postponements are coming from the wilting market for pre-construction buying. Not long ago, besides 405 and 410, we were led to expect a condo just south of the parking lot (387 Sherbourne) and another one on top of the church on the southeast corner of Carlton and Sherbourne.

The building of new homes (houses and condos) has slowed: the numbers in November 2024 were 77% lower than the 10-year Toronto average. In 1972, 232,000 housing units were built in Canada with its population then of 22 million. In 2022, 219,000 housing units were built in a Canada of 39 million (now over 41 million!).

There has been a recent boost for builders from Toronto City Council's approval of deferring development charges, waiving planning and building fees and foregoing property taxes for rental housing builds. To qualify, one fourth must be affordable (one-bedroom \$1,090; two-bedroom \$1,661; three-bedroom \$1,858).

On the culinary side, changes continue to occur in our choices of nearby eateries. Running a restaurant is a tough business and they keep coming and going and then coming. This year we've seen the closing and re-opening of Chew Chew's Diner (now Chew Chew Grill) with various stories about that transition. There are a few new places in walking distance: Madras Curry (178 Carlton), Pisac Peruvian Bistro (Carlton & Ontario Sts.) and Mikaku Udon Bar (229 Carlton). Long may they live!



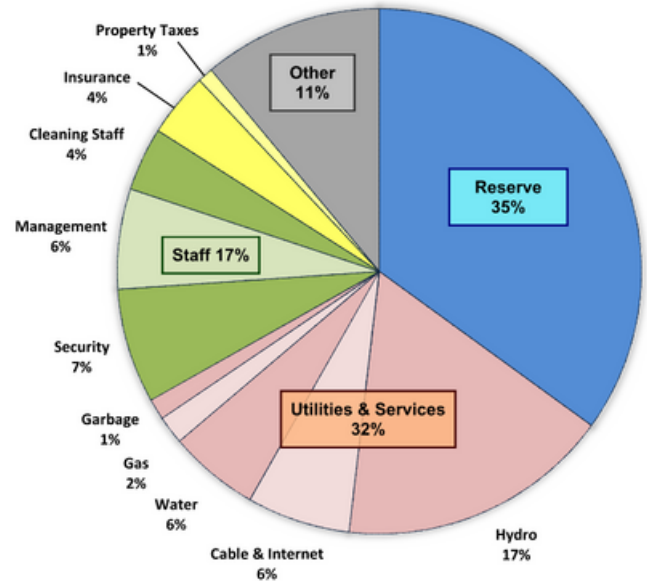
2025 Budget

by Michael Csiki

During the budget meeting the following pie chart was presented to the owners to give a visualization of where our monthly condo fees go. The chart has been organized into 5 categories:

1. Allocation towards reserve funds;
2. Utilities and services;
3. Staff that are hired to maintain and run the day-to-day operations of the building & property;
4. Property taxes and insurance of the condominium;
5. Other, this contains 72 line items in the budget that are each less than 1% towards the fees to operate the building; such as pest control, elevators, landscaping, supplies, etc.

40 Homewood - Budget 2025 Where do our Condo fees go?



40 Homewood Waste Removal

by Michael Csiki

In January 2022, we submitted our first article about 40 Homewood's increasing garbage fees. We know reducing the amount of garbage we produce will save money for all residents. We should know it will cut emissions to keep recycling and organics from sitting in a landfill for the rest of our lives and yet our garbage keeps increasing.

Over the last 6 years our garbage removal fees have increased on average ~7.4% year-over-year. We are projected to go over our garbage removal budget in 2024 by \$3K. We collectively continue to exceed our expected garbage creation of 1 cubic yard of garbage per household.

Humans have been throwing away garbage and broken items for over 5,000 years. We need to shift our habits from a linear economy to a circular economy. At 40 Homewood, we encourage residents to share, create, repurpose, repair, or donate your goods before considering end of life ... landfill.

Shifting habits takes time. If you would like to share your sustainable tips or join the Green Committee, please reach out directly to 40hgreencommittee@gmail.com.

