

# The Kensington View

Volume 4, No. 1

March, 2003

## A newsletter by and about Kensington Market Lofts residents

### *Board of Directors*

Here is a list of your Board of Directors, as elected at the Annual General meeting on September 9, 2002:

Rose Thivy, President. Term: 2 years  
(mtcc1291@hotmail.com)

Mitzi O'Keefe, Vice President. Term: 3 years  
(mokeefe@on.aibn.com)

Leslie Jennings, Treasurer Term: 1 year  
(lesmiami@yahoo.com)

Peter Hobbs, Treasurer  
Term: 1 year  
(peter\_hobbs@sympatico.ca)

Patricia Katz, Director-at-Large Term: 2 years  
(pkatz@trebnet.com)



Patricia Katz



Left to right: Peter Hobbs, Mitzi O'Keefe, Leslie Jennings, Rose Thivy and Property Manager Joe Vero.

## *Toronto Hydro Rebate Update*

After suffering months of confusion from inquiries made to Toronto Hydro, the Ontario Ministry of Energy and Direct Energy (our contracted electricity supplier), your Board is beginning to get answers to the questions of whether our condominium corporation is entitled to the 4.3 cents per kilowatt-hour Hydro rate and whether we will receive a hydro rebate for the period from May 1, 2002 until December 1, 2002. The answer to both questions now appears to be 'yes.'

On December 9, 2002, Bill 210 the *Energy Pricing, Conservation and Supply Act* became law. As originally passed, the *Act* froze the price of electricity at 4.3 cents per kilowatt-hour (¢/KWH) for all residential customers, small business consumers and certain "designated consumers." Originally, condominium corporations were not part of this select designated group. Fortunately, Ontario Regulation 339/02

expanded the definition of "designated consumer" to include condominium corporations.

Armed with this broadened definition, Vero Property Management wrote a letter to Toronto Hydro on March 10 declaring that Metropolitan Toronto Condominium Corporation No. 1291 is a "Designated Consumer", as defined in Bill 210 and Ontario Regulation 339/02, and that MTCC 1291 is therefore entitled to the 4.3 ¢/KWH price freeze until 2006 as well as being entitled to receive a rebate for the difference between the rate charged by Direct Energy (6.46 ¢/KWH) and 4.3 ¢/KWH from May 1, 2002. The letter also inquired about the method by which this rebate will be applied to the MTCC 1291 account.

Recent conversations with Toronto Hydro and the Ministry of Energy have indicated that we should not expect any

rebate until late March or April, and that the rebate is expected to come as a credit against MTCC 1291's hydro bill. The Board has not yet decided upon the disposition of any credit that may be received.

Keep in mind that the rebate is not going to be a huge windfall to anyone. It is anticipated to be 2.16 ¢/KWH (the difference between our contracted 6.46 ¢/KWH and 4.30 ¢/KWH), *not* the difference between the rate that has been charged to residents on their hydro bills (which has averaged 9.5 ¢/KWH) and the 4.3 ¢/KWH. This is because the MTCC 1291 hydro bill also contains charges for Distribution, Transmission, Wholesale Operations and Debt Retirement from Toronto Hydro – none of which are subject to rebate. As soon as more information about the hydro rebate is available, it will be passed on to suite owner/residents.

*Peter Hobbs*

## ***Hydro Meter Reversed-Connection Problem Resolved***

After the first hydro bills from Intellimetering were sent out on October 9, 2002, several residents at 21 Nassau Street noticed anomalies in their billed amounts when compared to those of neighbouring suites. Several small units in Nassau received hydro bills that were considerably higher than the bills from much larger suites. These anomalies became apparent because the October bills were significantly greater than normal due to three causes: they represented a five-month billing period; hydro rates had increased; and the hot summer required more use of air conditioning.

Board member Peter Hobbs and the Intellimetering's field technician inspected every one of the Intellimeter

hydro meters in both buildings. Manual meter readings for each of the 141 units were compared to the consumption transmitted by the electronic readout system used to produce invoices for individual suites. After several weeks of detective work, a wiring problem was identified that affected 18 suites in the Nassau building. (No wiring problems were found in the Baldwin building.) Nine Nassau suites had been receiving hydro bills that should have been received by their opposite number in one of the other nine suites, due to a cross-wiring mix up within the electronic reporting system that had been incorrectly installed at the time of original construction three and a half

years ago.

As soon as this mistake was discovered, the affected residents were notified and a settlement process was begun that has now been concluded. Suite owners who had been underbilled have compensated those owners who had been overbilled. The Board wishes to commend those owner/residents who participated in this voluntary settlement process. The process involved a considerable commitment of time by Board members and affected residents. The Board wishes to express its gratitude to all the parties involved and to thank the participants for the goodwill they demonstrated.

*Peter Hobbs*

## ***Garbage Disposal and Recycling***

New identification signs have been posted in the Nassau Building to indicate what items should be put down which chutes.

Several weekends ago the automated disposal system in the Baldwin building broke down on the weekend. ***The reason:*** someone shoved a large, long cardboard box down the garbage chute that jammed up the system. ***Please, observe the common sense rule:*** Don't put any cardboard box or other large object down the garbage chute. Instead, carry it down to the large bins in the recycling room on the north side of parking level 1. Garbage going down the Baldwin chute must turn 90 degrees at the base of the chute, in order to empty into the garbage bin. Long boxes, sticks or other large objects are guaranteed to jam in the system.

Both buildings have occasional problems with garbage and other waste materials being left in the chute rather than being pushed through the chute into the disposal area. Proper procedure calls for residents to lift the fire-safety metal flap and allow their refuse to slide down the chute. It is unfair to expect other residents to push your waste materials into the disposal area.

## ***Superintendent Frederico's Vacation***

Our superintendent, Frederico Soriano, will be on vacation from March 24 through May 5. Vero Property Management will provide a replacement superintendent, Nassiu Vassallo, for this vacation period. Nassiu will be training with Frederico prior to his departure for vacation.

## ***Heat Pump Inspections***

As mentioned in the January 31, 2003 letter to owner/residents, inspections of heat pumps in individual units will now be part of the scheduled maintenance program for MTCC 1291. The first such inspections are now being planned for early spring. Notices of the specific schedule for these inspections will be published in early April.

A filter change will be included with this inspection. However, if yours is filthy now, you may get a replacement from Frederico now.

## ***Kensington Lofts Website***

Yes, our Loft has a Website, at [www.kensingtonmarketlofts.com](http://www.kensingtonmarketlofts.com). On the site you will find photos of the Lofts to show family and friends, a history of Kensington Market, a story of how George Brown College came to occupy the buildings that are now our home, a list of businesses and services now available from residents in the lofts, copies of back issues of this Newsletter, and a copy of the Owner/Resident Manual – including updated emergency contact numbers.

You will also find a recent review by the Toronto Star's architecture critic, Christopher Hume, who gave the complex a B+, an unusually high rating. His comments about the front of the Baldwin Building (broken or missing tiles, etc.) will be addressed this spring.

Suggestions as to how to make this Website more relevant to the needs of owner/residents are always welcome. If you have any recommendations, or would like to list your loft-based business or service on our Website, please e-mail the Webmaster at [peter\\_hobbs@sympatico.ca](mailto:peter_hobbs@sympatico.ca).

## IMPORTANT NOTICE

### Community Improvement Plan Meeting

Tuesday, March 25 at 7:00 pm

Kensington Lofts Amenities Room

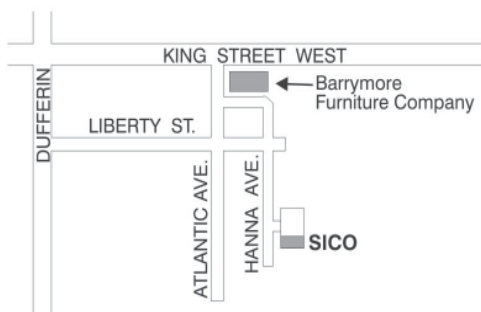
(Courtyard entrance, 21 Nassau Street)

The purpose of this meeting is to invite members of the Kensington Market community to participate in a discussion about a Community Improvement Plan for the area. The intended format for the meeting is a brief presentation followed by questions and comments from the attendees.

In May, 2002, City Council designated the lands bounded by College St., Spadina, Dundas West and Bellevue Ave. as a Community Improvement Project Area. City staff are now authorized to develop, in consultation with area property owners, a Community Improvement Plan for our neighborhood. There have been previous meetings about this plan: see notice in window of the KMAC storefront on our Baldwin St. building for details.

### PAINT ~ *Need some that matches your unit?*

The Sico paint store at 35 Hanna Ave., Unit 5 – south of King West and east of Atlantic (near Barrymore Furniture) can supply residents with paint that matches the original paint colour in your loft. They have the paint formulas for all suites at Kensington Markets Lofts, and manager Mike Von Pasecky is eager to be helpful. The store is open from 6:30 am to 5 pm, and the telephone number is 416-588-SICO (7426).



## Gardening Committee

As a new member of the Board, I want to invite the residents of Kensington Market Lofts to join our Garden Committee. In my opinion, it makes sense economically and communally for residents to do as much of the work as possible. Landscaping costs can be very expensive if we want our place to look well maintained and cared for. This is an opportunity for those who love to garden to do so. It is also a chance to meet your neighbours and get to know what an interesting community we have here.

The Committee interviewed several landscapers to work with us on our landscaping needs. Gene Threndyle was chosen. If you are interested in joining our group, please contact me at [mokeefe@on.aibn.com](mailto:mokeefe@on.aibn.com)

*Mitzi O'Keefe*

## Moving Reminder

When moving in or out of KML, you are to use the MOVING ROOM entrance on Nassau Street. The Baldwin St. entrance is not to be used for this purpose. Please contact our superintendent at 416-593-0019 or page him at 416-405-3153 to arrange for the elevator to be put on service and the padding installed to protect the elevator walls.

## Dogs in the Courtyard

I have noticed over the course of this brutal winter that many dog owners used the courtyard as a place for their dogs to relieve themselves. As both a resident and a dog owner I'd like to remind other dog owners that the courtyard is not intended for this use and to make that extra effort and walk your pet to the local park, where the stoop and scoop laws apply.

Happy Spring walking.....

*Gene Simon*

## Digital Thermostats Available

*This is an update to an article that ran in the January 2002 edition of Kensington Views.*

Digital thermostats like the one pictured below are available to replace the cheap and not very accurate mechanically-activated thermostats that came with our lofts.



The new, non-programmable, very attractive thermostats cost \$149 (installed), and may be less if a group of residents were to order them. The new thermostats are capable of controlling the temperature to within 1° F. The thermostat's control switches operate in a manner similar to the original thermostats. The new units display a readout of the current temperature at all times. Installation is available from Thermo Exchange Service Inc., the same company that installed our heat pumps, so they are familiar with the situation at Kensington Market Lofts.

Peter Hobbs, who spearheaded the original purchase of these units, has volunteered to show the digital thermostat in his unit (B-418) to owners who might be considering making such a purchase. Anyone interested should contact Peter by e-mail at [peter\\_hobbs@sympatico.ca](mailto:peter_hobbs@sympatico.ca) or (only if you don't have e-mail) at 416-351-7171.

## Contributors needed!

The Communications Committee is seeking volunteers to write articles for future issues of The Kensington Views Newsletter. Please e-mail [peter\\_hobbs@sympatico.ca](mailto:peter_hobbs@sympatico.ca) if interested.