Westmount Place

President's Update

On behalf of the Board of Directors



Summer 2021
Issued Wednesday, June 30, 2021

What's in this update?

- Fitness Club Reopening Schedule
- Important Parkade Security Reminder
- Lobby & Corridor Renovation Concept
- Building Reminders & Project Updates
- Inner-City Condo Fee Comparison

Fitness Club Reopening Schedule

As of July 1st, Alberta Health Services regulations will be lifted, allowing us to meet their requirements for reopening of our facilities.

The **gymnasium will be opening Thursday, July 1st at 9:00 am, followed by the racquet courts on Monday, July 5th at 9:00 am**. While the Alberta Government has removed all applicable restrictions for our facilities, we urge residents to be courteous when using common amenities, and utilize the cleaning wipes by the gym entrance doors to clean any touch-points they use prior-to and after each personal use.

Please stay tuned for an upcoming announcement regarding the reopening of the locker-rooms, dry saunas, steam saunas, pool, and hot tub. One of the interior walls in the pool area has failed due to moisture damage and needs to be repaired. Additionally, the original shower facility water supply rough-ins have failed, which required removal of a number of tile walls to access and replace these plumbing components.

Repairs must be completed prior to Alberta Health Services certifying these areas for reopen. Work has already begun to get this work completed as quickly as possible.

Keeping our Community Safe

We are very fortunate to live in one of the most secure buildings in the Downtown area. While we do have full-time security personnel on-site, it is up to each of us to ensure we are doing our part to keep Westmount Place safe. I have been in regular communication with the Calgary Police Service and the Presidents of surrounding buildings regarding auto break-ins and trespassing incidents in our immediate vicinity, which are escalating in frequency.

Per the sign mounted inside our parkade entrance, **please ensure you always stop at the base of the ramp when entering, and wait there until the door closes to deter criminals from trespassing into our building**. Should an individual on bike or foot follow your car in, per the sign, please call the Front Desk at 403.269.5151 immediately to advise them of this, so they may follow through with this potential intrusion.

Thousands of dollars of damages and theft can occur to your and your neighbour's automobiles within minutes should we not strive to do better at doing our individual part to keep our building secure.

LOBBY & CORRIDOR RENOVATION: CONCEPT DESIGN

Westmount Place

a new look

Looking ahead in our multi-year spending plan in the Capital Replacement fund, after vetting a number of architectural and interior design firms, we engaged McKinley Studios to provide a design vision for our future common area renovations at Westmount Place.

We are establishing plans to move forward within our Spending Plan on this Capital Replacement project.

Prior to any new build-out, we are ensuring any mechanical issues are addressed before renovations begin. As many are aware, the Lobby ceiling has remained down as we work to correct a number of mechanical heating, cooling, and air issues that we identified have existed in this area since the building's original design and construction.

You will note in the renderings we requested the existing lobby floor remain as rendered, as we plan to keep the tile until the end of its estimated lifespan in 2030.

These renderings showcase the vision of what some of our common areas may look like ahead. You can look forward to additional updates as plans are finalized and various project phases are initiated.



APPROACH | VESTIBULE



CONCIERGE | LOBBY



SEATING AREA | LOBBY

Special thanks to all those who were involved getting this exciting project to the start-line for this high impact undertaking.



TO ELEVATORS | LOBBY



MAIN FLOOR ELEVATOR LOBBY



TYPICAL RESIDENTIAL CORRIDOR

PLUMBING USE REMINDER

Please remember to **never dispose of cleaning wipes, cleaning cloths, cooking grease, personal hygiene products, or paper towels down your toilets or drains**; costly plumbing issues will result that **now fall under suite owner liability**.

Additionally, as of 2019 Westmount Place has required all toilet supply line connections to have metal nuts, **no plastic plumbing nuts are permitted in the building due to their tendency to be over-torqued and fail**.

COURTEOUS COMMUNITY RECYCLING REMINDER

Over usage charges result when our recycling bin is overloaded beyond the top of the container, which has become a frequent issue. The Board has looked at other potential solutions, but we cannot fit a larger bin into our loading dock, nor can we arrange additional pick-up service for weekends, when most of the overloading occurs prior to our Monday morning pickup.

It is regularly observed that users are not compacting their boxes prior to placing them in the bin, doing so will assist with this issue.

If you bring your recycling to the bin and it is already full, you must take it back to your suite and wait until the bin has been emptied. Due to repeated misuse, the Corporation will begin charging back fees to users who overfill the bin, which have recently been ranging from $90 to $150 per misuse fine.

NOXIOUS ODOURS BYLAW & RULE REMINDER

We would like to remind all residents that odours resulting from in-suite activities must not cause a nuisance or unreasonably interfere with the enjoyment of other unit occupants in Westmount Place. This includes, but is not limited to odours and smoke originating from cigarette use, cannabis use, and cooking.

Residential units must not prop open their main unit door to air their suites for the following reasons:

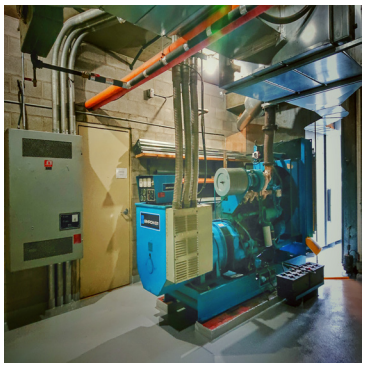
I. The corridor pressurization system which delivers fresh, filtered air and limits odour transmission between units is an essential component of our smoke protection system in the event of a fire; and

II. It is classified as a fire door, and must not be propped open per the National Fire Code - Alberta Edition, as doing so accelerates fire, heat, and smoke to travel throughout a floor, and could interfere with the safe pressurization of our emergency evacuation stairwells.

Rules are in place permitting the Corporation to fine any occupant $100 per smoke violation and $50 per cooking odour violation. Should the Fire Department be dispatched due to a false alarm, fee charge backs may also apply.

MECHANICAL ROOM PROJECT UPDATE

This past Spring, the Board approved a project covering all Mechanical Room floors with protective, industrial coating to protect our floor slabs from future chemical and water penetration, and improve waterproofing and flow patterns to emergency floor drains in the event of leaks or equipment failure. We wanted to share the completion of this back-of-house project, which most of our owners never get to see.

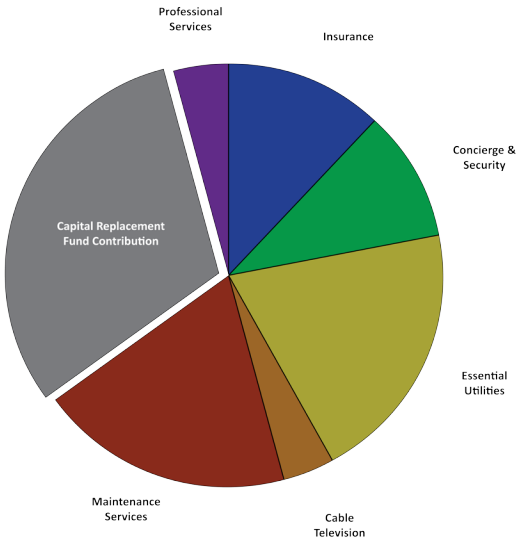





RECAP ON OUR 2021 CORPORATION BUDGET

The entire Board of Directors of Westmount Place has been dedicated to ensure the investments we make throughout the building by way of regular maintenance, repairs, and capital improvements are fairly priced through vendor bidding processes, and are quality components that will better perform throughout their lifespan.

To recap the approved 2021 Budget breakdown for the Corporation, the adjacent chart showcases our planned spending distribution for the remainder of the year.



HOW DO OUR CONDOMINIUM FEES COMPARE?

Our building was built as a luxury tower when it opened its doors in 1983. Very few condominium buildings in Calgary offer residents such spacious suites, with one-bedrooms ranging between 1,068 to 1,381 square feet, two bedrooms between 1,582 and 2,533 square feet, and our largest suites reaching over 4,400 square feet. The 127 residences at Westmount Place offer single-family sized home living, in the heart of Downtown Calgary.

As with all Condominiums, our building's contributions and expenses are calculated on 10,000 unit factors. Your unit size determines your share of common service and utility, maintenance and repair expenses in the building, and replacement savings which are detailed annually in our Budget Presentations. Our Board of Directors has worked hard to keep us on budget and carefully manage our project expenditures through due-diligence and a hands-on approach to all important decisions of our building's maintenance as she approaches her fortieth year.

As you can see from the chart adjacent, Westmount Place's condominium fees are very competitive when looking at large suite, inner-city high-rise towers. The average condo fee of buildings surveyed is $0.87 per square foot, with few offering the number of amenities of which our building provides.

This is a very high-level comparison which does not dive in to all of the many specifics such as, but not limited to: special assessment history, common area/titled parking weighting, private suite utility service, or consideration of Guest Suites which are typically charged out at an additional per-night cost, when utilized.

The lifestyle offered at Westmount Place compared to other condominium complexes that have little-to-no amenities, and whose one-bedroom units start at 400 square feet simply put, is really no comparison at all...

	Year Constructed	Condominium Fee PSF	Concierge / Security	Fitness Club	Swimming Pool	Hot Tub	Racket Sport	Steam Sauna	Dry Sauna	Games Room	Resident's Lounge	Resident's Boardroom	Car Wash
Churchill Estates	2007	$1.17	•								•		•
The River	2015	$1.04	•	•						•	•	•	•
Eau Claire Estates	1981	$1.02	•	•	•	•		•	•	•	•		•
Princeton Hall	2002	$0.91	•	•				•	•		•		•
The Estate	1980	$0.89	•	•	•	•							
LaCaille Parke Place	2003	$0.89	•										•
Prince's Crossing	1981	$0.88		•									
Waterfront	2011	$0.84	•	•		•		•		•	•		•
The Grandview	2000	$0.82	•							•	•		•
Westmount Place	1983	$0.81	•	•	•	•	•	•	•	•	•		
Riverstone	1982	$0.79	•	•	•	•	•	•	•	•	•	•	•
Point on the Bow	1999	$0.79	•	•	•	•				•	•		•
Le Germaine	2009	$0.79	•	•				•	•				•
Roxboro House	1977	$0.73	•	•	•	•		•	•	•	•		
Emerald Stone	2004	$0.73	•	•						•	•		

DISCLAIMER: The information contained herein is not from official Corporation registrars, but attained from MLS listing data; the accuracy of which cannot be guaranteed. Errors and Omissions are excepted. Suite square footage calculations can vary with Corporation Bylaw conditions, real estate industry measurement methodology, and government regulation.

Data updated: June 27, 2021



PROPERTY MANAGEMENT CONTACT

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ON-SITE MAINTENANCE CONTACT

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BUILDING EMERGENCY CONTACT

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