Westmount Place

President's Update

On behalf of the Board of Directors



Winter 2022
Issued Saturday, November 26, 2022

What's in this update?

- Fitness Club Pool Reopening
- Important Parkade Security Reminder
- Lobby & Corridor Renovation Update
- Building Reminders
- Community News & Proposals

Fitness Club Pool Reopening

The restoration project of our pool facilities, as well as both men's and women's shower/sauna areas in the locker rooms is in the final process of Alberta Health Service's certification for reopening. The spectrum of work required continued to grow upon initiation of demolition for the originally identified areas of remediation which included replacing the failed shower rough-ins in both men's and women's facilities. Upon the discovery of a large quantity of compromised wall studs that had fully rusted out, and additional problem areas of compromised drywall, failed mechanical components and piping, we are very excited to see an imminent reopening.

Upon reopening, locker rooms and pool room will operate at their regular full-time operation hours, with facilities closed for a period daily for cleaning and chemical balancing/testing weekdays and weekend/holidays. **We are waiting on one failed part/component essential to pass the AHS certification; you may expect to see a notice out next week with a specific opening date announcement.** The Board is working with our designers to update the plants, planters, and lounge furnishings in this area arriving in the coming months.






Keeping Our Community Safe

Many of our neighbouring condominium buildings continue to see frequent break-ins, trespassers, and illegal drug use in their parking garages. **Please ensure that every time you enter the parkade, you come to a complete stop at the bottom of the ramp until the parkade door closes to ensure that no individuals walk down the ramp following you into our secured parking area.** Should this occur, per the large sign posted on P1 at the parkade entrance, please call building security at 403.269.5151 to advise of any potential intrusion so they may investigate.

Tens of thousands of dollars of damages can occur in minutes to your and your neighbours property, in less time than our security or the Calgary Police Service can respond to a complaint. It is essential we all follow the Building Rules to ensure Westmount Place maintains at the level of security we all desire.

BUILDING OPERATOR TRANSITION

Early July our building operator, Abbas Maintenance advised the Board they would be ceasing majority operations of their company effective immediately, which left our building operating under a skeleton crew of their remaining staff.

The Board began sourcing, screening, and interviewing a total of five local companies for the replacement of this contract; three with core janitorial competencies, and two with core mechanical competencies. With recognition of the continued desire for pro-active, quality maintenance programming geared towards the extended life of our mechanical equipment and reduction of costly insurance incidents both on the claim and resulting deductible/ premium fronts, we narrowed the search to two highly qualified mechanical companies.

In August, Fountainhead Mechanical was awarded the new building operator contract for regular, weekend and emergency after-hours operations. The contact e-mail for building operations remains the same. As a general reminder, **for any abnormality or concern of emergency involving, but not limited to sewer water, domestic water issues, heating water, or cooling water that you may identify in your suite or throughout the building, please CALL the security desk immediately for them to log and dispatch the correct vendors accordingly**.

LOBBY & CORRIDOR RENOVATION PROJECT UPDATE

Chisholm Mechanical has been working on the redesign and build-out of the new fresh air supply, air conditioning, and pressurization systems on the Main floor. Priority has been requested for the vent installation in the Lobby ceiling space, so we can begin to move forward with the renovation plans beginning with a new concierge desk, lighting, and rebuild of the ceiling area.

The wainscoting in the Residential Corridors has been completed from floors 10 through 27, and will continue to progress down the building to floor 5 in the coming month. As a reminder, **no personal belongings are to be stored or installed in the common property hallways. These items hinder emergency evacuation creating a tripping hazard, and include items such as bicycles, scooters, carts, and wheelchairs**. Such items will be removed by the Building Operator and a storage removal fee will charged to retrieve any personal property improperly placed or stored in building common areas.

Any damages to walls caused by unauthorized placed items such as art will be charged back to the suite of origin. Once the doors have been restored and refinished with the new door hardware, any damages caused by the suite of origin will be charged back to that owner, from items such as wreath hooks, as example. Should

BEFORE AND AFTER IMAGES





any resident wish to display such items on their door, they are more than welcome to do so with an over-the-door style hanger that does not fasten to nor damage the door veneer finishing itself.

The new residential suite lock hardware has been delivered on-site, which will enable us to begin the door refinishing project for the Residential Corridor Renovation. We plan to initiate this next phase of the renovations once the wainscoting work has been completed in December and some work on the main floors has been completed. **You can expect to see a notice relevant to your floor outlining further process and timing details closer to initiation date once the schedule has been established with all vendors.**

PLUMBING PROJECT & PROPER USE REMINDER

As a preventative maintenance measure designed to minimize high-cost insurance incidents, damage, and the resulting following years of unmanageable insurance premiums and deductibles, we are continuing the horizontal sewer stack replacement throughout the building. Plumbing resources were redirected to focus on the heating stack issue this past fall, but will continue with labour/parts availability ahead.

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

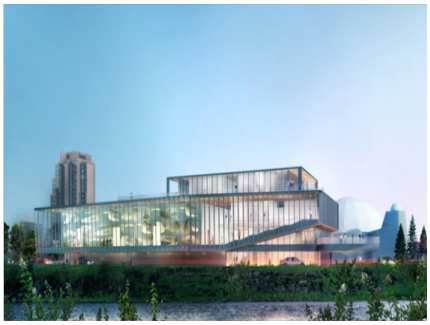
COMMUNITY NEWS & PROPOSALS



Cambrooks College Site | The building to our Northeast that has been occupied by Cambrooks College for many years at 1105-7 Avenue Southwest has been released to a new tenant a few months back. According to the Brokers managing this account at CB Richard Ellis, the new tenants are residents of our Downtown West district and are expanding their existing community daycare business in the area to this new, larger location.



Canadian Pacific Railway Underpass at 11 Street Southwest | Over the past year, the City of Calgary has run consultation processes regarding the last at-grade crossing over the Downtown Core's rail tracks at 11th Street Southwest. The City planners have submitted two options for Council's consideration; one with no automobile traffic strictly servicing cycling/scooting/walking with community active space, and another with a balance of those things with added automobile lanes. Council will be reviewing these plans and voting on the direction of this project during their current sitting.



Contemporary Calgary | In 2019, Contemporary Calgary in partnership with the Government of Canada announced a three-phase project at the site of the old Centennial Planetarium. The North Gallery Renovation was completed in spring 2020, with fundraising now occurring for the Planetarium Transformation and New Class A Addition spaces. A rendering of the current vision of the final phases upon securing the additional estimated $90MM required from private sector donors, the Government of Alberta, and the Federal Government for full completion.



Kerby Centre | An announcement was recently made re-branding their facility as Unison at Kerby Centre. In addition to the regular programming offered to Calgary's 55+ community, the Centre has a number of new initiates including live piano entertainment at their lunch cafe Friday's 11AM to 1PM. For further details on menus and events, please visit their website at www.KerbyCentre.com.



One Properties 9th Avenue Proposal | The southwest portion of the Metro Ford site was purchased as number of years ago, and a proposal is in place for 816 residential suites between two towers, along with 110,000 feet of retail podium space. Pre-Pandemic, the developer released their intent for ground breaking in 2023, but no further updates have been provided since on the project status. As we are all aware due to road closures, the City is currently proceeding with infrastructure work adjacent to this proposed development location.



University of Calgary Public Art Installation | This summer, meetings were held between Westmount Place, the University of Calgary School of Architecture who led this initiative, and a number of City of Calgary departments including Bylaws/Public Safety, Building/Planning/ Business, Transportation, Parks/Recreation, and Social Programs/Services representing the funding and planning side of the Stephen Avenue Revitalization Project. The City committed to the addition of flower planters that were installed in June, the redesign of the access railing that was identified to create a blind spot for cyclists and drivers which was completed in July, and identified some additional traffic safety improvements which have yet to be initiated.

A number of residents in our building have voiced concern regarding this installation that was done without consultation of our building or businesses on commercial floors. A petition will be available to sign at our upcoming AGM on December 5th for those who wish their concern to be submitted to our City Councilor, Terry Wong and other key stakeholders.



West Village Towers | Two of our neighbouring West Village Towers have began occupancy of their luxury apartments this month. Currently they are leasing their unfurnished units starting at $1,950 for 640 sq.ft. one bedrooms, and $2,285 for 975 sq.ft. two bedrooms, with parking an addition $175 per month, per stall. The addition of these 475 new premium residential units will adding a level of vibrancy and pedestrian traffic to the areas directly surrounding Westmount Place not previously seen. The City of Calgary current has a Development Permit application under review for a liquor store in the East Tower, with no other retailer applications showing at this time. The developer does intend to complete the third tower of this $350MM development, but does not have an estimated time frame for its groundbreaking or are publicly releasing any specifics on other retail tenants at this time.



Westmount Place | As we approach Westmount Place's 40th year after the building opening in 1983, this photograph was sourced of our building location just prior to excavation and construction in spring 1979, showcasing how Westmount Place anchored the community transition from single family homes to what is known today at Calgary's Downtown West district, the city's most densified residential community.

Additionally included is an advertisement from our building pre-sale published in the Calgary Herald and National Post during the initial construction period.

DISCLAIMER: The information contained herein is not from official Corporation registrars, but attained from numerous public sources, the accuracy of which cannot be guaranteed. Errors and Omissions are expected.





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BUILDING EMERGENCY CONTACT

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