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Keys to Success: Members tell all

Appointing
an Administrator

Amazing
before & after
transformations

Managing Older Condos

Before *After*

SHOWPIECE COMMON ELEMENTS

By Dianne Werbicki, BA

WHETHER YOUR condominium is older or newer, retrofits and refreshes will certainly improve the appeal of your common elements for both prospective unit owners and current residents. Thanks to Anita Wiklém of Wiklém Design for these stylish and functional make-overs.

410 Queens Quay by Georgia of Jorjas Photography as well as Craig Page of Page Studios
326 Major Mackenzie by Jorjas Photography



Before 1



< **410 QUEENS QUAY ^**
ROOFTOP TERRACE

The challenge for this Queens Quay rooftop patio that overlooks the Toronto Islands is strong winds, relentless summer sun and harsh winter snow. The board struggled to find furniture that could handle year-round elements and replace the existing concrete furniture that was uninviting, generic and downright hard. (Before 1)

A compromise was made on soft seating that could be brought in during inclement weather, but whose structure would remain anchored.

For the sitting area, furniture that resembles wicker but is really weather-resistant plastic/over an aluminum frame was used. It is unaffected by water or sun. Still, the furniture needed to be weighted down and custom molds for each piece were made (a concrete company created a mold to weigh down the furniture so that it didn't change the visual but added weight. The increased load added to the roof was approved by engineers and needed to be transported up elevators). (After 1)

There was no real relaxation area

(Before 2) so anchored chaises that match the lounge were used. (After 2)

In the adjoining dining area, heavy metal pieces whose backs and chairs are perforated for air flow-through but won't sail over the balcony were installed. (Main image) Originally, tables had glass but this was not practical, so decorative concrete slabs were created that added extra weight and a nice finish in coloured concrete. (Shown on cover)

Weather-resistant fabric and upholstered cushions that the concierge sets out each day add colour and life to the space.

Result: The deck used to make the entire building look much older than it was. Residents now agree the rooftop is more functional and fits the rest of the building. The comfortable dining area has increased use of the amenity rooftop with parties and BBQs.





Before 1

**< MACKENZIE SQUARE,
COMMON ELEMENT LOBBY
BUILT IN 1989**

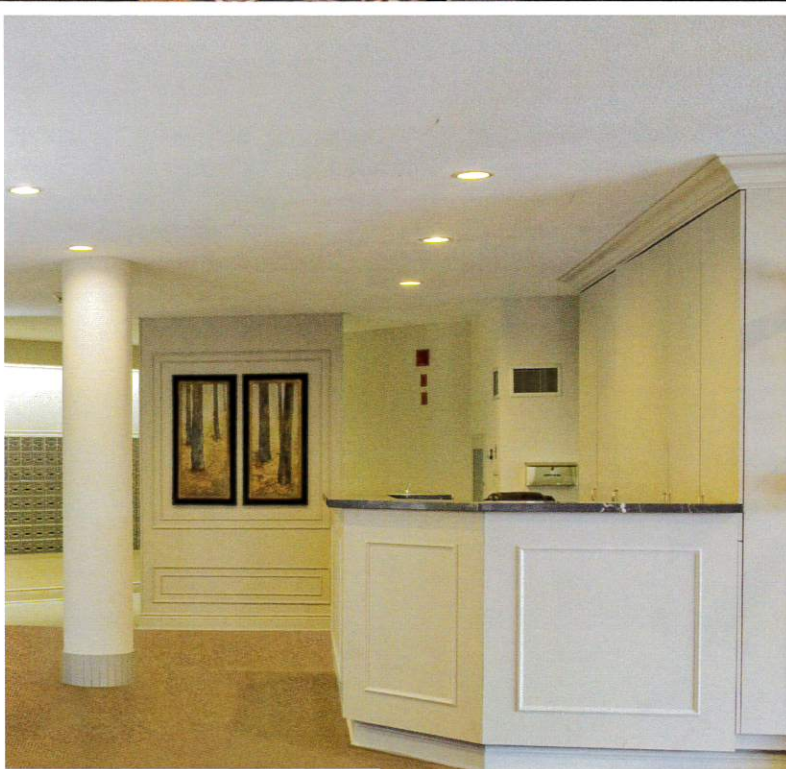
Before work on the lobby retrofit began the condo experienced a fire on the first floor. As a result the lobby turned into lobby/main floor renovation. The two mid-rises of this condo corporation share the lobby. Smoke damage was dealt with first after which general contractors could begin.

With a tight budget and no money for floor replacement, there was a need to stretch the corporation's funds. A dual phase approach was the result.

Phase 1 – Address the lobby and two main floor corridors, handle damaged area at the same time.

Phase 2 – Both towers from 2nd floor up including key recreation areas allowing the reserve fund to be built up again.

Challenges: Many issues presented in this renovation that included a concierge desk, resident mail area and glazing issues.



Before & After 3

The main seating area was dated with sparse furniture, low lighting and small plants. (Before 1) Bright new seating and painted wainscoting were tied together with crown moulding and millwork, use of artwork and colour. (After 1 main image)

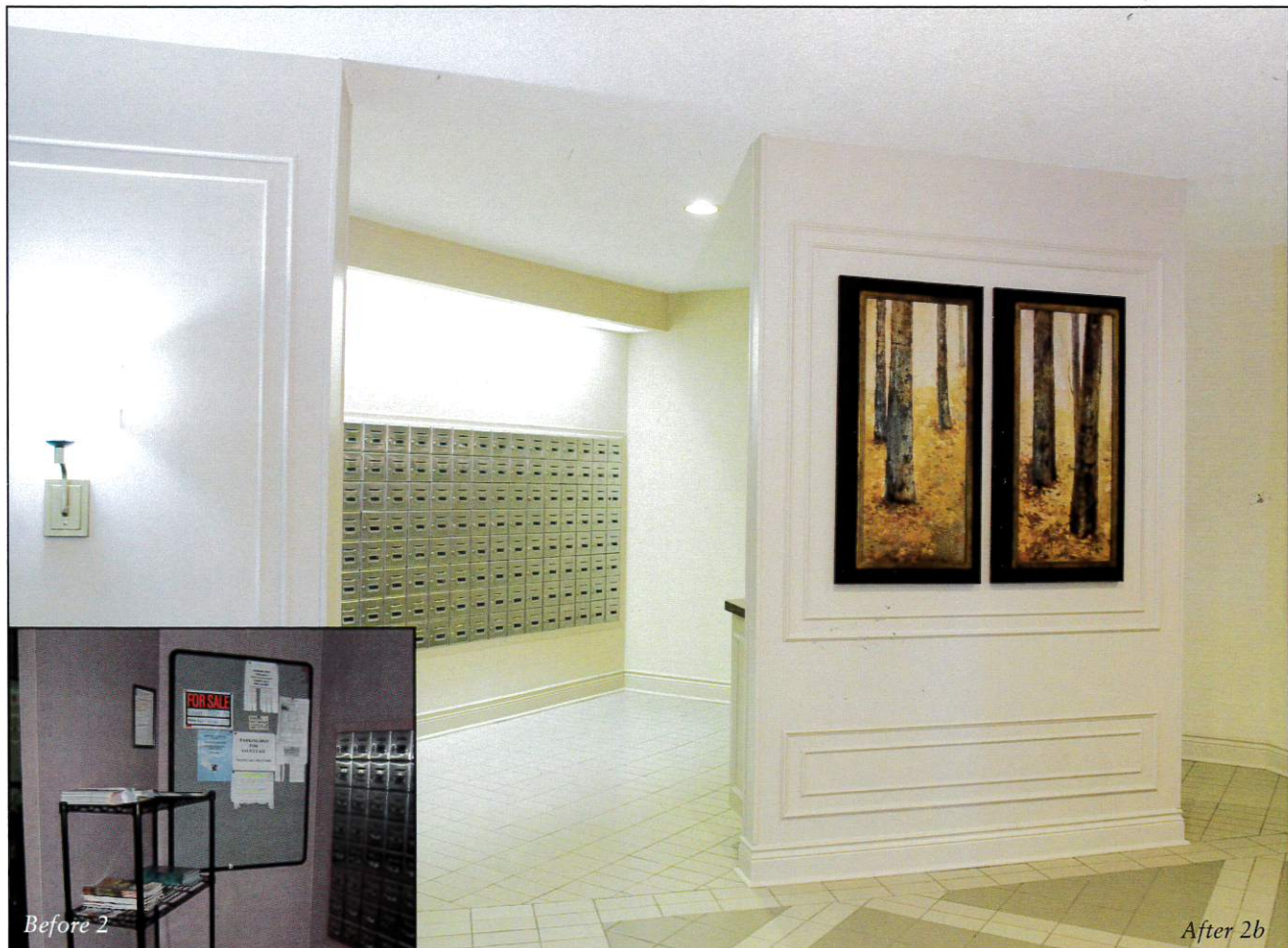
The glassed in pool area looked like a recreation room. (Before 2) The area was covered with drywall. A privacy wall at back was added to camouflage the unit owners' mail area. Behind the wall a recycling station, bulletin board and storage for magazines. The walk-around divider (sectional) made the space accessible for unit owners. (After 2a, After 2b)

- Concierge desk. (Before 3) Laminate facing and natural marble stone on top of desk. New moulding detail on drywall created a custom niche for artwork. (After 3)

Results: Units after renovation are now valued 25-30% more than before.



After 2a



Before 2

After 2b