

FRED DOWLING CO-OPERATIVE

Office Update / February 28, 2022



CURRENT BOARD OF DIRECTORS

Ali Berkok – President
David Fielder – Vice President
Nicolas Petraglia – Treasurer
Wayne Sharpe – Secretary
Deana Vermeer - Director

VOLUNTEER OPPORTUNITIES

*Many hands make light
work!*

Notice Delivery

Can you help with distributing notices door to door? Let us know.

March is here, and Spring isn't far behind!

BOARD UPDATES

Directors

We are pleased to announce that the board appointed Deana Vermeer to director in February. Welcome aboard, Deana!

There is still room for two more directors. A full board better represents the membership, accomplishes more, and is generally more able from having more hands on deck. Being a board member can be a valuable volunteer experience, and a meaningful opportunity to learn, have a voice, contribute to, and help shape your community.

The board generally meets on the third Monday of every month, starting at 6:30 and up to 9:30 p.m. – sometimes less long. Curious members can sit in on the open (non-confidential) sessions of board meetings.

Organizational By-law

The board has passed the new Organizational By-law. The next step will be to hold a town hall soon for all members to review the document together, ask questions, and suggest any amendments. The board will then call a members' meeting to confirm the by-law. The meetings will most likely be held virtually.

CO-OP UPDATES & REMINDERS

Welcome Lydia, our new administrative assistant

We are delighted to have Lydia Perović join our small staff team, beginning February 28. Lydia brings a wealth of experience from working in a variety of fields, including a housing co-op and other non-profits. Lydia is also a writer. Please give her a warm welcome her to the Fred Dowling Co-op community. Lydia's direct email is office@freddowlingcoop.ca.

Housing Charges

Please be reminded that housing charge payments are due before noon on the first business day of the month. A late charge of \$25 applies to payments received after noon. An additional \$20 is applied when a payment is returned due to non-sufficient funds (\$45 altogether). If a household is late paying and/or it is the third time they have been late in a year, staff is required to give the member Notice to Appear at the next board meeting.

(Volunteering, continued
from page 1)

Snow Removal

A special thank you to volunteers, both new and long-term, for helping their neighbours with clearing sidewalks and paths around the property! Your efforts have made a big difference in during this tremendously snowy winter.

Membership Committee

Join our roster of membership applicant interviewers. You'd be paired with a seasoned volunteer. Interviews are intermittent and don't take long. This is a great way to meet your prospective new neighbours, explain how this co-op functions, and share what you value about the community.

early winter afternoon VI
by Justina Smith



(Housing Charges, cont'd)

If you have legitimate reasons of financial hardship and need more time, contact the office a few days in advance to see about arranging a payment agreement.

Please keep these procedures in mind to avoid late payment issues and stress. For more info, refer to the Occupancy By-law No. 18. As a reminder, there is a By-law Binder in the laundry room.

Applying for membership

If you know someone living outside the co-op who is interested in becoming a member, please suggest that they contact the office.

Emailing

office@freddowlingcoop.ca

is the best method. You can

also provide them with the newly developed "Applying for Membership" info sheet directly (attached). If your contact thinks the co-op could be a good fit for them, they can fill out the registration form linked in the document. The office will notify them directly when we are accepting applications, so you don't have to be an intermediary. Note that there will be a short time limit on when the office will accept applications.



Diversity, equity and inclusion: While the co-op already has a long list of prospective applicants, when the external waiting list are open again, we will be conducting outreach to many community organizations that serve equity-seeking groups.

A related resource that may be of help to your contacts is *Hand in Hand*, a co-operative guide for newcomers to Canada. There are two versions at different Canadian Language Benchmarks:

https://sask.coop/images/Hand_in_Hand_Flyer.pdf

Children of the household who are 16 or older and long-term guests can apply for internal membership at any time.

Website Coming Soon

Staff will be working with the co-op's IT consultant to build a website in coming months. We hope it will be a useful resource and communication tool for all members, and tie in materials members can easily assess, from a community calendar, the by-laws, to the work order form. Do you have suggestions on what you'd find helpful on the website? Let us know.

Appreciations to our volunteers for their preliminary work on this project.

SUBSIDY AVAILABLE

To qualify, your household's gross monthly income needs to be less than the following:

Bachelor:	\$2,720
1 Br-townhouse:	\$3,220
1 Br-six-plex:	\$3,348
2 Br:	\$4,338
3 Br:	\$4,894
3 Br-loft:	\$5,052
4 Br:	\$5,253

There is one spot available in Phase 1 and three at Phase 2.

Contact the office for more information.

COVID-19 RESOURCES

Telehealth Ontario

Call if you develop symptoms.

1-866-797-0000

Toronto Public Health Hotline

8:30 a.m. – 8 p.m.

Call if you have questions about COVID-19.

416-338-7600

TTY: 416-392-0658

PublicHealth@toronto.ca

Reopening Guide for Toronto Residents

<https://www.toronto.ca/home/covid-19/covid-19-financial-social-support-for-people/covid-19-guide-for-toronto-residents/>

Parking

There have been increasing reports of drivers parking in other people's spots in both Phase 1 and 2. This has been frustrating and causing an inconvenience for people paying for parking and the co-op to start losing parking revenue. No one should be "borrowing" a parking space, even if it appears to be vacant, regardless of the time of day. Per the Parking By-law, unpermitted vehicles may be tagged and/or towed at the owner's expense.

If you notice parking issues, please let the office know. If you need visitor parking for your guests (\$10 per night), contact the office or board members. We recommend booking parking through the office early.

Thanks to everyone for their co-operation with this matter.

Dryer vent cleaning

Further to our September item recommending that members with dryers clean their dryer vents at least once a year (or every six if you use your dryer a lot), the co-op has procured a bulk quote for members. Revolutionary Building Solutions Inc. (RBS) charges \$150 plus HST per typical residential basement dryer exhaust cleaning. If five or more households sign up, RBS can go as low as \$75-80 per unit. If you and your neighbours are interested, to set this up or get more information, have one person represent your group to call Tony at 905-995-3183 or email rbltdgsolutions@hotmail.com.



As a reminder, dryer lint is highly combustible and affects your machine's performance and life.

COMMUNITY RESOURCES

FLOC Update

The next meeting of the Frankel Lambert Community Working Group is on Tuesday, March 29th, 7-8:30 pm. It is not too late to join the working group. We went over the terms of reference at the first meeting and will be electing our 2 co-chairs from the community at the next meeting.

People who wish to join should send an email to lauralyn.johnston@toronto.ca

In other news, FLOC has raised enough money for the cost of incorporating. This is thanks to the raffle proceeds and donations from Christie Gardens, Fred Dowling Co-op, Arauco Co-op and Constance Hamilton Co-op. It is very heartening to see this degree of collaboration in the community.

MORE CONTACT INFO

General inquiries

Emailing

office@freddowlingcoop.ca

remains the most efficient way to reach the office.

To reach the Board of Directors, email your letter to the office or drop it off in the office mailbox. It will be included in the next board meeting package. Staff will confirm receipt. If you have a concern for the board to review first, note it on the sealed envelope.

Fred Dowling Co-operative Inc.

95 Wychcrest Avenue,
Toronto, ON, M6G 3X8
416-534-2216

office@freddowlingcoop.ca

Want to change how you receive these newsletters? Contact the office.



CHF Canada launches Aging in Place Exchange Network

Join this new online discussion platform to share initiatives, knowledge, practices and experiences of aging in place among housing co-op members from regions across Canada:

<https://agingtogethernetwork.com/>



Directory of Services for Seniors & Caregivers

This directory is designed to help individuals who do not have access to internet. If you have internet, always check toronto.ca/seniors and 211central.ca for up-to-date information. Anyone can go to a library branch for free internet and to get help using it: https://211central.ca/wp-content/uploads/2021/11/Directory-of-Services-for-Seniors-and-Caregivers_WEB-Oct-2021-1.pdf

You can also call 211 directly for general community, health, and social services; and 311 for all City services. There is a 311 Toronto app now too.

CONTACT US

Maintenance requests: Submit online at <https://tinyurl.com/FD-Work-Order> (the most direct way). If you are having trouble with the form but have internet access, please email the general office account instead of Mary. The pink hard-copy forms are available in the laundry room and at the office door (put in mailbox). Please be reminded that as a policy, our maintenance workers cannot do personal favours or take on private jobs for members outside of their work hours. For any questions about contracted work, please contact the office.

After hours maintenance emergencies: Our On Call volunteers are Wayne Sharpe – 416-533-0858 (leave a voicemail message) & Derek McCabe – 647-838-2480 (interim). Please only contact a volunteer for a maintenance emergency after hours or on weekends or holidays that requires immediate attention, such as:

- **Plumbing issues** such as an overflowing toilet, a plumbing leak causing water to rush, or a sewage problem. Shut off water if needed.
- **Fire or death at the co-op:** call 911 first, then let On Call know.

To avoid being locked out, consider giving a copy of your key to a nearby trusted friend or family member.

If the issue can wait till maintenance services resume at 8 a.m. the next business day, kindly send a work order instead.

FRED DOWLING CO-OPERATIVE INC.

A NON-PROFIT HOUSING CO-OPERATIVE

95 WYCHCREST AVENUE
TORONTO, ONTARIO M6G 3X8
PHONE: 416-534-2216
E-MAIL: office@freddowlingcoop.ca

Applying for membership

Thank you for your interest in becoming part of our community. We have offered affordable housing in the Frankel-Lambert neighbourhood of Toronto since 1980. Our five low-rise buildings are near Christie and Dupont Streets and provide us with 72 units in stacked townhouses and six-plexes. Our neighbourhood has a mix of privately owned homes and social housing, including TCHC and three other co-ops to the north.

For more information about co-op housing, including how it differs from regular rental housing, visit the Co-operative Housing Federation of Toronto's website: <https://co-ophousingtoronto.coop/our-sector/what-is-a-coop/>

Our waiting lists are currently closed.

This information is being provided to prospective applicants like you to give you an understanding of our co-op and our application process so you can decide whether Fred Dowling may be a good fit for you. If you are interested, register to be notified directly when the waiting list opens: <https://tinyurl.com/FD-WtgList-Notify>

About our application process:

- Applications are only available when the waiting list is open.
- Applications are for “market units” only. Members are only eligible for subsidy after one year's occupancy. Availability of subsidy is not guaranteed.
- Each household member who is 16 or older needs to apply for membership status.
- To avoid delays, review the checklist on page 2 to ensure that you submit a full application package, including the supporting documents and fee. Your application will not be processed until it is complete.
- Once all information is received, co-op staff will conduct a credit check and a landlord check. If the results are positive, we will contact you to arrange an interview with the co-op's Membership Selection Committee. After the interview, the committee will make a recommendation to the Board of Directors. If the board approves your membership application, you will be placed on the waiting list and contacted when a unit becomes available.

Other information

About our units:

Unit Type	Number of Units	Monthly Housing Charges	Minimum Household Size
Bachelor	4	\$816	1 person
1 Bedroom	28	\$966-\$1,004	1 person
2 Bedroom	14	\$1,301	2 people
3 Bedroom	22	\$1,468-\$1,516	3 people
4 Bedroom	4	\$1,576	4 people

These monthly housing charges apply from August 1, 2021 to July 31, 2022.

The bachelor and one-bedroom units are apartments and the two- to four-bedroom units are townhouses. All our units have stairs and we do not have elevators.

Each unit comes with a fridge, stove, rental gas water heater, and gas furnace. Members are responsible for hydro (lights and appliances), gas (heat and water heater rental). Cable and internet are not included.

We have a coin laundry room on site available to all members. There is outdoor parking currently available at \$45 per month.

Moving in:

If you accept a unit, you will need to provide a deposit equal to 40% of the current monthly housing charge to hold the unit.

This deposit will be applied towards the Member Deposit, which is equal to one month's housing charges plus 40%. The Member Deposit is returned after move-out and any deductions.

The following charges are due before you move in:

- The remainder of the Member Deposit
- The first month's housing charge
- A one-time Membership Fee of \$10 per member

Application Checklist

Before you send us your application, please check that all information is complete and attached:

A fully completed application

including all requested landlord information. Every applicant must sign on the last page. Incomplete applications will not be processed.

Proof of income for each applicant

This can be a letter of employment on company letterhead stating how long you have been employed and how much you earn, or two months of recent and consecutive computerized pay stubs.

If you are receiving government assistance, please submit your EI, OW or ODSP statement, including your drug card if applicable, or a pension statement letter from Service Canada.

If you are self-employed, please provide your most recent statement of business or professional activities from your TI General Income Tax Return.

Copy of proof of residency status in Canada for each applicant

For example, passport, citizenship card, or permanent resident card.

Photo ID for each applicant if your proof of residency does not include your photo

For example, driver's license or Ontario Photo Card.

Application fee of \$30 per applicant

Cheque only – we do not accept cash. These funds are non-refundable.

If your payment is returned by our bank due to non-sufficient funds, you will need to provide certified funds (certified cheque, bank draft or money order) with an NSF fee of \$45 for your application to still be considered.

Mail or drop off your application to:

Fred Dowling Co-operative Inc.
95 Wychcrest Avenue
Toronto, ON M6G 3X8