



NEIGHBOURS

MetCap Living Residents' Newsletter | Spring 2004

This Building is Their Home

Duska and Danilo Zivkovic are the Building Managers at 3315 Fieldgate at Pacific Way in Mississauga.

Duska and Danilo have been Building Managers at Pacific Way since December 2002. Duska and Danilo came to Canada from Yugoslavia about four years ago and spent several years with another management company before joining MetCap Living.

Duska likes making residents feel at home and part of their community. Danilo has had an artistic streak in him since his youth. Combining these two interests, Duska and Danilo encourage children in their community to create artwork which they display in the lobby at 3315 Fieldgate. "At Christmas time there were more than 20 works of art plus the Christmas tree and decorations" states Duska. With spring in the air Duska is now promoting children's art with a spring theme. "This building is their home – they should feel at home" notes Duska. Congratulations to Duska and Danilo on being a great example of how the MetCap Living team strives to be 'Downright Neighbourly'!



Top left: Haniya Inam, age 4.5,
 Bottom left: Abdullaha Tariq, age 17 months and his mom
 Naghmana Tariq
 Bottom right: Humza Tariq, age 5 with ??????

Get Your Green Thumb Going!

With the warmer weather arriving many of you will soon be thinking about flowers on your balconies. If you are thinking about a garden on your balcony, here are a few tips to consider:

- determine your microclimate (is your balcony a sunny or shady area, is it a windy area or fairly calm winds, etc.) – once you know the microclimate you can find plants that match those conditions
- please make sure to face your hanging planters inwards so you can see them and not hanging outward and creating a safety hazard for people down below
- think three dimensional! – rather just placing a pot or two on your balcony floor, you can add height to your garden by using planter boxes that hook over the balcony railing or by using a mix of tall and short pots – this approach will make for a great view from the balcony and from inside your suite looking out!
- don't use heavy containers and don't secure items into concrete floors or into railings with screws or bolts

Multi-Family Sale of Bricks and Mortar Now Complete

On March 15, 2004 EL-AD Canada Group completed its purchase of MetCap Living's multi-family assets. With the purchase of MetCap Living's 7,815 suites, EL-AD now has over 19,000 suites across Canada. EL-AD is a growth-oriented enterprise that invests in high quality residential and commercial real estate in key Canadian markets. EL-AD currently holds assets primarily in greater Montreal, Toronto and Ottawa. "We are pleased to add these well-located, strategic assets to our existing portfolio of residential and commercial real estate properties" said Udi Erez, President of EL-AD Canada.

Through this new arrangement, MetCap Living will remain the manager of the 7,815 suites that were formerly held in its ownership. Through the later part of March steps were taken to organize accounting for the new management structure to report details to EL-AD. As part of the sale many front line staff have become employees of EL-AD while at the same time continuing to report to MetCap Living. MetCap Living continues to have responsibility for the hiring, evaluation and job performance of these positions. For our residents, it is business as usual across the MetCap Living portfolio.

A Little Older and Wiser

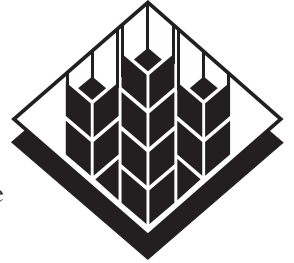
The Belmar is a 69 suite, 6 storey apartment community located at 2265 Victoria Park Avenue, in the Victoria Park and York Mills Rd. area of Scarborough. Some of the residents of The Belmar are longstanding members of the community who moved in when shag carpets and big muscle cars were on the scene. Jannie Crowder is one of those long-term residents. Jannie moved into The Belmar in 1974. We asked her what has attracted her to staying in the area. "Everything is close by – shopping, schools, doctors – it's all right here" says Jannie. Another example is Neville Francis who moved into The Belmar in 1976. "It's convenient – I'm comfortable – it's a good location" expressed Neville. We tip our MetCap Living hats to Jannie and Neville for recognizing and sticking with a good thing!

Being Downright Neighbourly

Grant McAughtrie and Sean Cassidy, Building Managers at 15 Dundonald Street, organized their second annual Christmas Party / Chum City Children's Wish Toy Drive. About 70 residents participated, resulting in 4 big bags of toys for kids in need.

Also at Christmas, MetCap Living operated a Daily Bread Food Bank Drive at all Toronto area buildings.

Through the combined efforts and contributions of MetCap Living residents and staff, a total of 1,548 pounds of food was delivered to the Daily Bread Food Bank. To learn more about the efforts of the food bank throughout the year, visit www.dailybread.ca.



Thanks for the Update!

We recently ran a competition at 125 Banburgh Circle where residents were asked to complete a Resident Information Update. The winners were Yunfeng Huo, Luis Araiza Chavez, Linda Whittaker, Yolito Pakingam and Toni Lam. Congratulations to all of you!

Customer Service

The Customer Service line (1-877-METCAP-1) is now serving all MetCap Living managed multi-family communities (about 6,835 suites) in the Toronto area. If you have comments or issues please call the Customer Service line.

Who is George Henry?

Last issue of Neighbours asked who was George Henry. The correct answer is George Henry is a former Premier of Ontario. The winner of this trivia contest was Isabel Treggia who received a \$200 cheque. Congratulations Isabel!

How Did Dufferin Street Get Its Name?

- (a) In 1876 the street was named after the Governor General of the day, Frederick Temple Blackwood (1826–1902), who was also known as Lord Dufferin.
- (b) The street was originally surveyed by Lord John Graves Simcoe, who was the first Lieutenant-Governor of Upper Canada (now Ontario) and was originally from Dufferin, England.
- (c) The street was originally a dirt lane to a Scottish family farm. The family's name was Duffer. Over time the name became Dufferin.
- (d) In the early 1800s, when Toronto was still known as York, the rural township west of the city was known as Dufferin. Present day Dufferin Street runs north-south in the middle of the old Township of Dufferin.

How Did Dufferin Street Get Its Name?

MetCap Living manages a 214 suite building, at 200 Dufferin Street, west of downtown Toronto in an historic part of the city that is experiencing a revival as hi-tech and film production companies move into the neighbourhood. Do you know how Dufferin Street got its name? Listed below are possible answers. Check the answer you believe is correct, clip the coupon and then submit it to your Building Manager. One winner will be randomly selected among the coupons submitted with correct answers. The winner will receive a prize with a value of \$200.

Please fill in the following to be considered for the prize:

Your Name: _____

Home Phone Number: _____

Home Address: _____



management inc.

Downright Neighbourly!

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