



YOUR SOURCE FOR INFORMATION

# 265 Balliol Street

[www.235balliol.ca](http://www.235balliol.ca)



JANUARY 17, 2022

## **NEWSLETTER #1**

Welcome to the first edition of the 265 Balliol Street newsletter. We have started this newsletter to keep you informed with onsite activity and upcoming milestones. The newsletter will be available at the new tower's website address [https://www.235balliol.ca/](https://www.235balliol.ca) or available for the taking in the building's lobby.

Although there is no physical activity at the moment, we do plan to commence this exciting new rental development project, 235 Balliol St. in April 2022. Resident vehicles that are affected by the new development will be required to relocate their vehicles to 221 Balliol St. Demolition of existing townhouses along with general site preparation (removal of several existing trees) will occur shortly thereafter.

**On or about January 31, 2022,** during permitted construction hours for interior projects, the renovations to your building will commence. The construction of the new laundry room within the area of the existing

lobby lounge plus the new amenity room within the location of the existing rental and superintendent offices. The existing laundry room will remain accessible and in operation until completion of the new facility. It is expected that these renovations will take approximately four months.

While we recognize that the upcoming changes will be somewhat disruptive; we assure you, the final outcome will be improvements that you will be able to enjoy for years to come. As with any construction project there will be dust and noise. If construction noise bothers you please see Edgar and Barbara Fifield, your building superintendents. They will have noise cancelling headphones for your usage.

We are also, at this time, pleased to announce that in the next few weeks, Laura Loga will be joining the Balliol team as Community Manager. Once she has joined and become accustomed to her new position, please visit and introduce yourselves.

Laura will have copies of the design plans of the new improved spaces as well as the new rental development project, 235 Balliol St.

And if looking for something to do this weekend – try out this yummy coconut macaroon recipe.

### ***Easy Peasy - Coconut Macaroon Recipe.***



#### **What you need:**

- 1 pkg. (14 oz.) coconut flakes (5 & 1/3 cups)
- 2/3 cup sugar
- 6 tbsp. flour
- ¼ tsp. salt
- 4 egg whites
- 1 tsp. almond extract or vanilla extract

**Instructions:**

- HEAT oven to 325°F.
- COMBINE coconut, sugar, flour and salt in large bowl. Stir in egg whites and extract until blended.
- DROP coconut mixture into 36 mounds, 2 inches apart, onto greased and lightly floured baking sheets, using about 1 Tbsp. coconut mixture for each.

- BAKE 20 min. or until edges are golden brown. Immediately remove from baking sheets to wire racks; cool completely.

***Makes 36 servings. Store in tightly covered container at room temperature up to 1 week.***

## TOURIST IN YOUR OWN CITY

January 2022 - Winter Wonderland

While COVID-19 has impacted the ability to do many things, the City of Toronto still offers many exciting places to visit – link to the City’s website is below. A few things that are possible and enjoyable as winter excursions would be to take a walk through the many parks situated throughout the City or a visit to Casa Loma or the Distillery District – so many choices.

[Things To Do in Toronto | Attractions & Sports Events \(destinationtoronto.com\)](https://www.destinationtoronto.com)

## FUN FACTS

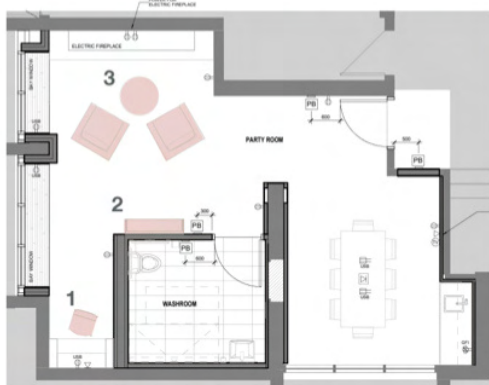
"E" is the most common letter and appears in 11 percent of all English words.

# 265 BALLIOL STREET RENOVATION LAUNDRY & LOUNGE

## Ground Floor Laundry Room Render



## Ground Floor Lounge Furniture Plan



Furniture Areas in Scope



1. Ikea - Odger Swivel Chair



2. Structube - Ross



3. EQ3 - Sage Round Coffee Table in Oak



Lounge Chair Structube - Cati Chair

# 235 BALLIOL STREET

