



## The Shores: The Place to Live in Oakville *Halton Standard Condominium Corporation No. 612*

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*HSCC 612, better known as The Shores condominium, is an imposing building standing on the North shore of Lake Ontario, overlooking the historic Bronte Harbour. The building itself is not as tall as many downtown Toronto high-rises. In fact, at 10 stories of residential units plus an additional 2 floors of amenities, it is barely considered a high-rise by Toronto standards. Here in Oakville however, and specifically in the quaint Village of Bronte, it is the largest structure for some distance.*

In addition to the 205 residential suites, the building, aptly shaped like an ocean liner, also houses 9 commercial units along Bronte Road. As well, a separate building, connected through the underground garage, is home to nine 4-storey townhouse units.

Like any luxury cruise-liner, The

*A winter-time view from the 11th floor deck.*

COVER

*The Shores, Oakville*

COVER INSET

*A shot of the library where residents can curl up with a good book.*



Shores offers many amenities to be enjoyed by the residents. From the roof-top swimming pool and hot tub, to the wine tasting room and three party rooms, owners are treated to comforts of exceptional quality. The building also boasts a theatre/multi-media room, billiards room and the crowning glory of this pet-friendly building, the dog spa. The guest suite is spacious and the library is elegantly decorated.

Designed by Brian Gluckstein, the common areas all reflect a nautical theme. This is in keeping with the spectacular view from either the 12th floor glassed-in fitness room or the 11th floor outdoor terrace complete with a gas barbecue and fireplace, which provides a panoramic picture of Lake Ontario.

Luxury usually comes with a price, and purchasers of

units at The Shores learned early on that they were not to escape this reality. Registered in April 2013, the project was unique in that the builder chose to construct the condominium on a plot of land that had previously been home to three small wooden buildings, now considered to be heritage homes. Once known as the Glendella House, the post office-turned art gallery and the local police station, the agreement was made between the Town of Oakville's Heritage Committee and the developer to restore these heritage homes in keeping with their historic meaning to the community. Specific requirements had to be met in order for the condominium to be built and before it could be registered.

During occupancy, which was for some purchasers almost

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a full year, many of the owners of The Shores banded together to form and support a Pre-Registration Action Committee (PRAC), which worked together and on behalf of all purchasers in an effort to work through the bureaucracy and assist the builder and Town to come to an agreement that would allow registration of the corporation sooner rather than later.

Eventually, the Town approved the builder's substantial completion of the heritage homes, registration occurred and the Turnover Meeting was held on July 9th, 2013. A three-member Board was elected and they quickly adopted a vision for The Shores: to make it *the* place to live in Oakville. The process of achieving this goal involves three components: maintaining the physical upkeep of the property, providing regular communication to all owners and residents and

creating a solid community atmosphere for all residents and guests. For a new Board with varying degrees of experience in a condominium setting, this would seem to be a daunting task. However, each of the Board members at this corporation have strong business backgrounds and life experience which are of great benefit. Coupled with the assistance and support of professional management, the Board is well on its way to achieving its goal.

Currently, the Performance Audit and first Reserve Fund Study are being prepared. The Board and management

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^ Buffet meal at the Christmas party.

are rapidly learning about the unique challenges facing a “cruise ship” with a roof top pool and patio, multiple open terraces directly over living space and commercial units housing doctors’ offices, an art gallery, spa and bakery. New challenges must now be faced by the Board members as they work with Tarion and the builder to prioritize and address physical building issues. However, once summer returns, the challenges may be alleviated somewhat by the opportunity to relax by the pool with friends and neighbours while enjoying the view out over the harbour.

Communication has been a focus from the days of PRAC and continues to be improved. Quarterly newsletters include messages from the manager and each Board member in their roles

as President, Secretary and Treasurer. In addition, a suggestion box has been installed in the mailroom to provide residents with the opportunity to provide feedback to the Board and ideas for improvements in any area they wish. Notice boards in the mailroom, beside each elevator and near the 11th floor amenities and outdoor decks, provide residents with information about upcoming activities, events and building maintenance projects. As well, mass e-mail and voicemail communication tools are used to reach as many owners as possible at one time, for some of the more urgent messages.

A sense of community is vital to the health of any condominium, and The Shores is no exception. Recently created social committees have organized euchre and bridge clubs, movie nights, fitness classes and dining out get-togethers. A Christmas party and a New Year’s Eve celebration in the party rooms were well attended, and the view from the 11th and 12th floor common areas make them perfect



*Residents don't have to go to the movies;  
the movies come to them! >*

locations at which to gather to watch fireworks on July 1st.

Although many of the residents of The Shores are retired, a mixture of young and old, single people and couples, children and pets enjoy sharing life at The Shores, soon to be, if not already, THE place to live in Oakville. ■

*Sally-Anne Dooman is a property manager with FirstService Residential Ontario. A former Legal Assistant and Business Manager, Sally has been managing condominiums since 2004. Since obtaining her R.C.M. designation in 2007, Sally has continued her education in this rapidly-evolving industry by attending and participating in various CCI/ACMO conferences, seminars and educational sessions, and maintaining her membership in both organizations.*



∨ *A beautifully decorated wine tasting room.*

