

PETRIE'S LANDING TOWER 2 COMMUNIQUÉ

JULY 2026 EDITION

UPDATES FROM YOUR BOARD…

PETRIE'S LANDING DEVELOPMENT MEETING

In June, the Board championed a meeting with Councillor Matt Luloff, City Planning staff, representatives from Tower 100, and Brigil to discuss community concerns. When first envisioned, Petrie's Landing promised an integrated, pedestrian-friendly community. With Tower 400 now beginning occupancy, the Board stressed that important infrastructure — such as street lighting, sidewalks, and safe pedestrian routes — must keep pace with the growing number of residents.

The Board raised concerns about parking, security, accessibility, crosswalks, lighting (including street lights and light spillover from Tower 300's west-side pool area), garbage cleanup, and fire lane enforcement. All parties acknowledged the importance of maintaining respectful and harmonious living between condominium owners and rental residents as the community continues to grow.

The City was supportive of our concerns and Brigil has assigned a dedicated employee to work with Tower 200 and City staff on these issues. We are hopeful to see improvements over the coming months.

SUCCESS! BULK FILL VALVE REPLACEMENT INITIATIVE

The Board coordinated a voluntary bulk purchase and installation program to replace aging and defective toilet fill valves in participating units. The initiative proved to be a win-win for all involved. The condo benefited by helping reduce water wastage and the risk of water leaks, while participating owners benefited from a reduced group rate and the convenience of efficient, and professional service. The Board appreciates everyone who participated and helped make this initiative a success.

ELEVATOR CAB RENOVATION UPDATE

Looking ahead, work to refresh and revitalize the interior finishes of the elevator cabs is scheduled to begin in mid-September. As discussed at the information session held in February, the project will include replacing the existing wall panels with a more durable system, while retaining the current ceiling and handrails. Damaged floor tiles will also be replaced, and the ground floor elevator doors and frames will be refinished with a more scratch-resistant stainless steel finish.

This work will be funded through the Reserve Fund. One elevator will remain in operation at all times throughout the project. Further details will be shared as the schedule is finalized.

COMMITTEE REPORTS

Social Committee Update

The Social Committee kicked off summer by organizing a Pizza Meet & Greet for residents of Tower II. The weather could not have been better! A total of 74 residents registered to attend, with a few extra neighbours joining in as well, making it a wonderful community gathering. A chance to reconnect with familiar faces, meet new neighbours, and celebrate the start of summer together while giving us an opportunity to recognize the many volunteers whose time and effort help keep our condo community running smoothly throughout the year.

A special thank you to resident Justin Dupuis, a Tower II resident and owner of Jumbo Pizza in Rockland, for preparing and delivering the meal. We hope you can all take advantage of the $10 in-store coupon that was provided.

DID YOU KNOW? This event was funded through return deposits from wine, spirit, beer, and cooler bottles and cans — another volunteer initiative organized by the Social Committee that helps support community gatherings throughout the year.

If you have ideas for future social activities, please get in touch — we'd love to hear from you!

POOL SEASON IS IN FULL SWING

Summer has arrived, and our pool is on track for another great season. Whether you're enjoying a swim, relaxing on the deck with a book, taking in the beautiful view, or unwinding with an evening soak in the hot tub, we hope residents make the most of this popular shared amenity.

As July and August are our busiest months, please be mindful of a few important reminders:

- All residents and guests must sign in each visit, as City of Ottawa regulations limit capacity on the terrace and pool area to 36 people.
- Please follow the Pool Deck Regulations posted on the wall beside the terrace door.
- If you're moving the lounge chairs around the pool**,** please lift rather than drag them across the terrace. The noise travels directly to the apartments below. A little extra care goes a long way in keeping things neighbourly!
- The pool area opens at 9 a.m. daily and closes at 9:00 p.m. sharp. Please be off the deck, showered, dried, and ready for the door to be secured by 9:00 p.m. so our volunteers can return to enjoying their evening.

Wishing everyone a safe and enjoyable pool season!

VISITOR PARKING REMINDER

Changes to help address unauthorized parking in our parking lot, were introduced in May. New parking signage was installed and visitors to Tower II will now find registration information inside the building vestibule, at the intercom directory.

To help avoid confusion or inconvenience upon arrival, you are encouraged to share the parking registration instructions with guests, service providers, or contractors ahead of time. Visitors can even register in advance if more convenient.

As a reminder, all visitors' vehicles must be registered, as the visitor parking area is actively patrolled and vehicles not registered will be ticketed. To register, visitors need to provide their vehicle licence plate number, the address and unit they are visiting, and the expected duration of stay. Registered vehicles may park for a maximum of 3 nights within a 7-day period and no more than 10 days/nights per calendar month. One day is defined as 12:00 a.m. to 11:59 p.m. Visitors are responsible for updating their registration with Carleton Parking should they decide to extend their stay.

Helpful Tip: Print or save a copy of the Parking Registration Information to share with your visitors before they arrive.

NEIGHBOURS HELPING NEIGHBOURS UPDATE

Newer residents may not be aware of our *Neighbours Helping Neighbours* volunteer initiative. This resident-led volunteer group offer their time, practical skills, and experience to help fellow residents with everyday tasks and minor household issues. Support includes small repairs like changing furnace filters, light furniture moves, basic tech support, and other simple fixes around the home. Volunteers also assist with orientation for new residents who have questions about how things work in the condominium, offer rides to appointments and other small, practical support.

Neighbours Helping Neighbours is about making life a little easier by helping each other out. No charge. No hassle. Just good people helping good neighbours. The program reflects the kind of community Tower II strives to be — one where neighbours look out for one another.

If you need a hand with a small task or would like to learn more about the program, please contact Paul Begin at paulbegin@rogers.com. Residents interested in volunteering are always welcome to reach out as well.

For service or maintenance requests, contact:
Apollo Property Management
Phone: 613-225-7969 I 24h Emergency: 613-239-4805
Email: service@acicm.com

For condo information, owners may refer to our website at www.petrieslanding2.ca or contact the Board of Directors by email at ocscc1048board@gmail.com

CONDO LIFE AT OCSCC #1048

LOOKING FOR INFO? START HERE

Find governing documents, notices, and condo information on our website.

Check out our Welcome to Condo Living guide – the go-to resource for practical tips, key contacts, and helpful information Tower II residents.

BALCONY SAFETY REMINDER

A reminder to be mindful of your neighbours living below you —don't throw, sweep or allow dirt, dust, water, or debris to fall from your balcony. This is unsafe, can cause damage, and creates a nuisance for your neighbours below. It is strictly prohibited. Thanks for helping keep our building safe and enjoyable for everyone.

WET-DRY SHOP VACUUM

Did you know we have a heavy-duty wet-dry shop vacuum available for residents' use? All that is asked is it be returned clean & empty, ready for the next user. For more details, contact the board.

REMINDER: PERSONAL ITEMS IN COMMON AREAS

The condo Declaration does not permit storing or affixing personal items on common elements including parking spaces, hallways and exterior fixtures.

This includes lockboxes, door decorations, hallway carpets, carts, and other personal belongings. Please note that these items are not permitted and may be removed without notice.

COMMUNITY BILLBOARD

Live music close to home

Check out **Broadhead Brewing** for Friday night and Saturday afternoon sets, or **Stray Dog Brewing** for a great weekly lineup of local talent. Both are nearby in the Orléans Taylor Creek area. Summer schedules are available online.