



The Torontonionian  
**Tenants'**  
Association

November 2016

# Development Update

## Development is expected to start February 2017

I apologies that this newsletter is coming late but unfortunately life got in the way, but better late than never.

There are a few stages to the development project. The first stage is expected to take about three (3) months from the start date. This will be the underground work, Parking Garage, Pool Area and Visitor Parking. Then once the “shoring” (*process of supporting a building, vessel, structure, or trench with shores (props) when in danger of collapse or during repairs or alterations*) starts and the protecting walls go up the second stage will start which should last about 16 months. This is when the bulk of our compensation package will go into effect. This project is expected to take 2.5 years.

The pool, change rooms, sauna and visitor parking will be closed in February 2017(no exact date yet).

As is stated in our compensation package all “*regular pool users*” will be compensated for the loss of the pool. A regular pool user is defined as a

person who uses the pool **three (3) or more times a month for three months before construction**. They will track users by their fobs.

Therefore, if you have more than one fob in your household make sure to swipe them all at least once a week until the pool closes. **(START NOW)**

We will be meeting with Shiplake to go over the administration and fine details of the compensation package in the next few weeks. We will work out the dispensation schedule and tenant notification process. Once we have a schedule it will be shared with everyone. Keep an eye out on our website and Facebook as well as in the Tenants' Association bulletin board in the laundry room

I have included the compensation package below.

### **Compensation package:**

- 1) Priority listing on new apartment units in new buildings, at market value rent.**
- 2) Relocation program for residents with special needs, on a case-by-case basis**
  - One way move, within 45 Dunfield Avenue
  - Same rent as current unit with a new month to month lease
  - Same unit type, based on availability of units
  - Shiplake will cover cost of move by supplying Shiplake maintenance staff.
  - Should the previously occupied unit become available after the completion of construction, Shiplake will cover the move back to the previous unit **BUT**, if the unit has been renovated the tenant will have to sign a new lease and pay the new market rent.
- 3) \$200,000 rent abatement as presented in the housing issues report**
  - Units in lines 20 and 21 will get a rent reduction of \$ 100.00 for 16 months once construction has started.
  - Units in lines 18 and 19 will get a rent reduction of \$ 75.00 for 16 months once construction has started.
  - Units in lines 16 and 17 will get a rent reduction of \$ 50.00 for 16 months once construction has started.
  - We will keep a list of the affected units and should they become vacant during the first 16 months of construction, and we will keep track of the left over abatement. Once the 16 months are over, we will then redistribute the leftover amount as a onetime payment to the affected units.

For example, a unit on the 20 line gets \$ 100.00 per month rent abatement for 16 months

(\$ 1,600 for 16 months). If construction started in September and the tenant moves out in October, they would have used \$ 200.00 of the allotted \$ 1,600.00 rent abatement for their

unit. The remaining \$ 1,400.00 will be added to “the pot”. At the end of the 16 months we will take the amount that is in “the pot” and redistribute it to the affected units as a onetime payment. Therefore, we are accessing the full \$ 200,000.00 rent abatement.

**4) Shiplake will not charge on the AGI amount during the first 16 months of construction.**

- This will only apply to units and tenants listed in the AGI at the start of the construction.

**5) Shiplake will provide a \$ 200.00 onetime payout to every occupied unit at the start of construction so residents may purchase an air conditioning unit.**

- Shiplake will install the air-conditioning unit for any tenants that request help.
- Money can be used for whatever the tenant wishes if they do not need or choose not to purchase an air-conditioner.

**6) Shiplake will provide the cash value of the pool pass to each regular pool user for a 30-month value.**

- A regular pool user uses the pool three (3) or more times a month for three (3) months before construction starts.
- Users are tracked by fob use.
- If two people in the unit use the pool, then both will receive compensation.
- Amount will be equal to the membership cost at the community centre once construction starts.

**7) A pool pass to the community centre can be made available to any resident who may be interested at the beginning of construction.**

- Shiplake will inform all new/prospective tenants about the construction and loss of pool once buildings have been approved by the city.

**8) Costs associated with the new pool, in the new building, will not be subject to an AGI application.**

**Current Parking Garage Construction Project:**

Right now the garage is getting rehab This construction is not part of the development project. It is a project on its own. It's a 50 + year-old space that needs to be repaired and updated. As well by doing the work now they will not need to move 150 residential parking spots to a different parking structure. Once the work is complete in the garage the south end will be decommissioned and work associated with the development project will commence. There is no compensation offered for this project.

Please go to our website to see the most recent Tenants' Association meeting minutes. There is information there about ongoing tenant issues in the building.

Stay tuned for more newsletters once we have more information to share.

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