

TTA Executive Meeting with Shiplake Minutes

Wednesday, June 20, 2018

In Shiplake office, B1

Present: Elizabeth Ball, Ali Khoja, Anne Hayes, Jim McCarthy, Kathleen Armstrong

Ali says the structure of Shiplake corporation has changed. So the name is consistently Shiplake Properties now, no longer Greenwin. Owners are the Latner family, not the Greens. The City in particular is slow to update the name from Greenwin.

1. Outstanding issues from Feb. 15 Meeting

1) Request for **the Capital Plan and the City's initial inspection report (RentSafe TO).**

Ali provided a copy of the Inspection Report and a chance to review the criteria used by the City. The Capital Plan will be made available to the TTA Executive in mid July.

Ali says Shiplake plans to renovate the elevators, replace the tile flooring, in the near future. Also, there is a problem of water pooling on the roof.

Jim asks if new tenants are being advised of all the new construction projects going on, full disclosure, when they are moving in. Ali says yes.

2) **Newsletter:** Ali says the first issue of the newsletter Shiplake will produce will likely be available in July. Elizabeth has created several drafts.

3) **Emergency power for the elevators:** Ali says this is not possible in older building like this one. However, emergency lights are on every second stairwell. There is no emergency power generator for the firefighters; they must use the stairs. Shiplake has improved the communications system – intercom – and has a script for concierge on duty to follow in event of a fire alarm. Only the Fire Department can order evacuation, not management.

Ali notes that Shiplake ran a mock evacuation for residents of The Dunfield. Shiplake might create a plan for 45 Dunfield as well.

2. **Balcony repairs:** The 2nd-floor balconies are supposed to be finished now.

The units at the south end of the building – 21, 20, 19 lines – will now be done next spring. Platforms are not permitted at that end of the building until the Lillian Park work below them has reached a certain stage.

Gaps between the panels on finished balconies. Shiplake will have this repaired.

Gaps between slab and panel. The Building Code permits 4 inches and the finished balconies have passed inspection. The previous railings were recessed; new railings give tenants a few more inches of space. Tenants are very concerned about this gap: so far 2 cats have fallen through and died. A small child could easily break a limb or an adult an ankle in the open space.

Ali says Shiplake tried the white metal guards even though they are not being installed in most buildings renovating their balconies now. Some were installed and attached to the slabs, and fell off when the bolts and screws would not hold. To install them throughout the building would take 3 months. Each unit would have the balcony closed again for 3 full weeks while panels are removed and guards attached to the panels to fill the gaps.

Royal Guard is the company that carried out the installations. Based on these tenants' concerns, Ali says he will have the guards put back and others installed in all balconies.

3. Lillian Park project: For after-hours construction noise unrelated to pouring concrete, Ali notes that Jeremiah Stinson, Senior Project Manager, Deltera, is the person to call – but not available beyond regular construction hours. Exec members are to phone Ali on his mobile phone when this work goes on and he will deal with it.

The \$200,000 fund being disbursed to south-unit residents still has \$67,000 in it. Rebates will continue until the fund is depleted.

4. Geothermal System: Announcement on June of installation of a geothermal system for the 2 new towers:

Jim notes this was not included in the S. 37 Agreement with the City. Anne reports that many tenants are very upset at announcement.

Ali states that Shiplake will not apply for an AGI based on the geothermal system installation.

Shiplake is open to calling a meeting – they are due to hold a quarterly meeting anyway – and invite an engineer to explain the installation and construction.

The amount of noise the project will generate is supposedly equivalent to the sound of “a passing city bus,” caused by a generator running the drill.

Ali and Elizabeth say that the boring machines will create “multiple holes” of about 4 inches across. These are necessary for the construction of the system only; they will be covered up and part of the green space again afterwards.

5. Flooding after heavy rain for many apartments: Anne observes that more than 25 units were affected by the flood after heavy rain from the east. Ali says the caulking & waterproofing of the exterior walls is finished so Shiplake is looking into why the flooding has happened. Shiplake has hired another engineering firm for another opinion of the cause(s). Elizabeth explains that, to repair leaks on the SE corner of the building, contractors must work on platforms. Until Lillian Park construction progresses to a specific point, the repairs cannot be carried out.

6. Tenants' issues:

1. 04/06 bathroom vents:

Anne notes that this problem has been going on for 6 months now. Ali and Elizabeth say a new fan for the roof has been ordered. Problem is in finding one that fits, etc. as this particular model is no longer available new. Necessary to retrofit a new one.

2. *Window cleaning of waterproofing grout:*

Ali says this cleaning will be done in this July .

3. *Parking: back and front – still blocking access & at top of exit from garage:*

Ali notes that this problem has eased greatly in the back now that the hallways are finished and balconies nearly finished for now; fewer contractors. However, the 2 contractor parking spots will disappear when geothermal project starts, leaving just the 2 disability parking spots.

Visitors to The Dunfield next door continue to park on the exit ramp from the garage. Ali says tenants from 45 Dunfield often parked in the Dunfield Parking and guests to the Dunfield must use the ramp when their visitor parking is full. A valet at The Dunfield can move the cars from the ramp as they keep the keys if guests must use the ramp.

4. *Laundry room cleaning around machines and dryer vents:*

This was done on June 14. A full deep clean will be done in the near future. Anne asked if the lint collectors could be removed and cleaned thoroughly and the dryer ducts vacuumed out: fire hazard. Sparkle contractors say management must request that this be done; not done automatically. Apparently this has been requested many times with no action from Sparkle.

5. *Garbage: Noise and smell:* Ali will look into why The Dunfield's bins are put out up to 24 hours before pick-up and why The Dunfield receives deliveries at night.

6. *Contractors smoking on balconies:* Elizabeth says this matter has been addressed.

7. Compensation: Anne confirmed with Ali that Shiplake is offering none to tenants. Jim told Ali and Elizabeth that the TTA now has a paralegal and is preparing a case for the Landlord & Tenant Board.

Other business:

1. Tiles in elevators: Ali informs that the 4 elevators' tile flooring will be replaced. And also the tiles on B1 and B2 will be replaced with the same tiles used in front of the elevators on each floor.
2. Hallway renovations: Ali says these are finished except for some minor repairs or deficiencies that will be addressed: cleaning of carpet glue on tiles in front of elevators, remaining dust and dirt on wall tiles and other surfaces, glueing down carpeting, vacuuming, etc. Stronger light bulbs put into all unit front-door light fixtures now.

Anne asks what is to be done to the wooden thresholds of the apartments. Shiplake looked into sanding and re-varnishing the wooden thresholds and were quoted \$60,000 to do the work. They are now looking at other options.
3. Short-term rentals: On the Internet, Unit 1019 is booked through to the end of 2018, for \$119/night. Ali says it is part of Olivia's Housing and that mostly corporate clients are making the bookings. The new City by-law is currently being appealed to the Ontario Municipal Board (hearing date: August 30, 2018). Shiplake will abide by any relevant by-laws once the appeals have been settled.
4. Installation of window air conditioners: Anne asked whether Shiplake would arrange for these to be installed. Ali says not this year. And if tenant installs without Zibby or Marco, then the job must be inspected to ensure it has been done properly.
5. The hardhat notice in elevators and around building: Anne and Kath pointed out how offensive it is to tenants without explanation. Apparently one or 2 tenants on south end of building threw glass beer bottles at or over the heads of workers in the Lillian Park site. Request for clearer notice about this.
6. The annual Shiplake barbecue: Will be held in front of building on July 4 for residents only. Tickets being issued this year.
7. Mail to be returned: A box will be put on concierge's desk for this since the hallway alcoves with shelves have been removed.
8. Previews of units in the new towers: 45 Dunfield residents will have 4 to 6 months' advance opportunity to view a model suite being prepared on the ground floor of 45 Dunfield and the chance to apply for one 2 months in advance of their being made available to the general public. Floor plans will be available as well.
9. Rent for units at 45 Dunfield: Ali observed that some 1-bedroom units are now renting for \$1,800 and 2-bedroom units for more than \$2,000/month.
10. Required City inspection of 45 Dunfield: Ali says the building passed, with some odd scores. E.g., lobby windows were marked down because they have no security locks, ignoring the fact that they don't even open! Ali has given inspection report to Jim. Even landlords attending a seminar on the inspection didn't understand the grading. Inspectors will re-review the buildings to try to remedy the situation and scores.

11. Landscaping and clean-up of back: Ali says this will be done after the balcony and other construction work, to repair damage from contractors' vehicles parked there.