

Tuesday, September 25, 2018

Media Room, 6:30 p.m.

Shiplake Quarterly Meeting re: construction at Lillian Park

Present: Elizabeth Ball, David McKinney (Deltera Construction), Jennifer Bernstein (Director of Construction), Kurt Lowe (Director of Apartments), + 27 tenants

Kurt Lowe introduced. Has worked at The Dunfield Retirement Residence as general manager for 9 years. Eventually his office will be in this building; for now he moves around the Shiplake properties.

Jennifer Bernstein is Director of Construction.

David McKinney reports that

- Construction of the E. tower (Lillian) is up to 23rd floor with 4 more to go plus PH and mechanics levels. Tentatively to be finished November 2017.
- West tower (Dunfield) is at 17th floor with 10 more floors to go plus PH and mechanics levels. To be completed December 2018. The pool is being built now: called “the lilypad.”
- Concrete work is to be finished by spring 2019. The precast is ongoing and deliveries of windows has begun. The East tower (Dunfield) will be first after the precast is completed, about end of October 2018.
- Tower cranes will be installed after the formwork is done. Precast panels are being installed now. The precast is to be completed by March or April 2019.
- Completion date for the amenity space [pool, “the lily-pad”] are still uncertain. The business centre is still “on target.”
- First scheduled occupancy is still set for September 2019, with tenants of 45 Dunfield having first option to see the new units and sign up.

Jennifer Bernstein: Refers to “Shiplake and Collecdev” [Maurice’s company]

- Importance of green development, smaller carbon footprint, etc.
- Heat exchange system. It eliminates some of the major mechanical equipment needed otherwise for a conventionally heated building, using natural gas. As much as 70 percent of the “carbon footprint” will be reduced. This is a closed-loop recirculating system that uses just water from 850 feet deep in the earth. Requires drilling 140 holes, which will continue until January. Very precise drilling so requires a lot of time for each hole. Approx. one month to drill 30 holes. This decision depends on how the drilling can be done on Lillian side: running into structural problems with the parking levels below ground.
- Shiplake is trying to avoid drilling on the Dunfield side completely but this might not be possible. Perhaps 30 holes will have to be bored there. Concern expressed about the trees in front of building: these will be preserved, surrounded by City’s protective fencing, but the smaller trees will be removed.

- The Dunfield Retirement Residence will also be hooked into the geothermal system via a very advanced mechanical drill that bores sideways as far as one km.

Questions and answers --

- *Question* as to why no notices were sent out in advance of the one 2 weeks before drilling began. Jennifer agrees that Shiplake decided to go for the geothermal installation after the S.37 Agreement and construction of the 2 towers had begun. Discussion with tenants about lack of communication from Shiplake, the latter saying repeatedly that they had no details to share with tenants in advance.
- *Question* about earplugs. Elizabeth says construction-grade earmuffs are available from the concierge on request!
- Concerns about the early start times of construction on weekday mornings, before 7 a.m., sometimes deliveries as early as 6 a.m. David McKinney answers that they have instructed crews and subcontractors not to deliver or start work until 7 a.m. If deliveries come before that time, the drivers are directed to sit on Mt. Pleasant or Yonge Street until 7 a.m. Tenants stress that this is not happening.
- *Question* about what has happened with Rogers cable as several tenants' Rogers cables were cut, severing TV, Internet, and phone this summer. One tenants' cable lay outside the construction site but 3 other tenants who lost their Rogers service as well had their cables within the fence so Rogers could not repair them as could not reach them. Elizabeth says the Rogers repairman had thrown the cable over the balcony and "we had to reroute the cable." She will look into this problem.
- *Question* about when the amenities will be finished and open for use.
- Jennifer says the daycare, business centre, and pool will be ready for use on receipt of the City's occupancy permit, aiming for September 2019. She reminds that the construction schedule depends on many factors, including weather.
- *Question* about creating an indoor route from this building to the pool rather than going through our P1 (B) level garage. David says the new towers are one floor lower than ours. So pool building will be on Lillian Park's ground level, which is 45 Dunfield's P1 level. No way around this. Similarly, our P2 level will be Lillian Park's P1 level with another level beneath that. Both LP's garages and ours will be completely connected.
- *Question* about noise from the concrete floating after hours. Similar work on new buildings under construction along Yonge Street do not seem to have this. David McKinney points out that concrete pours must be done quickly and continuously for structural reasons. Deltera does not want to pour and float after hours either as the company must pay the workers overtime.
- *Question* about the geothermal installation and the structural integrity of this building. Jennifer refers to the "bore field." She notes that the installation means greater stability of the ground, not less. Precondition surveys have been conducted to assess the impact on this building: all has been fine.

- *Question* about security in the 3 buildings altogether, especially with alleyways and closeness of the buildings. Jennifer expresses surprise at this, noting that of all the new construction around the city of towers, Lillian Park has great space between the structures. Notes there will be plenty of lighting in the common areas, including throughout the garages.
- *Question* about possible panic stations as many tenants here are single women: Elizabeth answers that there will be lots of security cameras throughout the 3 buildings' common areas with a 24-hour concierge on duty in the 2 new towers. They will have cameras for 45 Dunfield as well though this building will not have concierge all the time. The cameras will show very high resolution images.
- *Question* of when we tenants can have meeting with Shiplake about the other projects going on around 45 Dunfield. We were promised this months ago. Elizabeth says she will set this up.
- *Question* about when the leasing office will be open for prospective tenants at new towers. Not ready yet: tenants at 45 Dunfield will have priority, first notice.
- *Question* about the size of the units compared to those at 45 Dunfield: range from 400 sq. ft. for bachelor to 500 sq. ft. and 600 sq. ft. up to 3 bedrooms of 1,100 sq. ft.
- *Question* about cameras we used to have in our lobby connected to Rogers cable in units. Elizabeth says Craig is still trying to find the break in the line. Bell customers in this building will not have this lobby-watch channel.
- *Question* about the level of security that is and will be in this building: Elizabeth says not decided yet.
- *Question* about whether the bright lights on at night in the towers can be dimmed: very bright coming in the windows of our units, say on 15th floor. David says the lights must be on for the patrolling security guard there.
- *Question* about the 24-hour security guard in this building. Elizabeth says he has a smartphone and scans little orange dots installed in various common areas around the building to show he has checked those areas. Another tenant notes that the guard has told her that this is all he does, nothing else.
- *Question* about recent intruder on floor in this building, about to try a unit door. Has Craig finished his investigation of who this might be? Elizabeth will look into it. [Graeme's and Kath's apartments on 28th floor in the morning of August 20.]