

TTA and Shiplake Meeting Minutes

May 9, 2024

List of Discussion Points with Shiplake

1. As per City Planner's email, Lillian Parks Rooftop patio should be made available to Torontonians tenants.

Andrea was provided with a copy of the email sent by the City Planner.

2. Laundry Room

- Completion date for Phase 2?

Expected to be completed at the end of May with a planned opening date of June 3rd.

- How often is the laundry room cleaned?

Scheduled twice a day.

- Will the Laundry Room generate a new AGI?

Shiplake is waiting for the final costs to determine if there will be an AGI.

Special Note: Additional power is required to support the upgrade to the laundry room. A power outage is scheduled May 22nd starting at 10am.

COMPLETED

3. 45 Dunfield noise issues in garbage area?

- What day(s) are the garbage trucks scheduled to empty garbage bins? **Monday and Thursday for garbage and Tuesday and Friday for recycling.**

- Are all bins stored at the back of 45 Dunfield for all four buildings? **Yes.**

- How are the bins from Lillian Park moved to garbage area? **Andrea to provide additional information.**

4. Elevator renovations

- When does Phase 1 begin?

First two elevators expected to start 2025-2026 and last two elevators 2026-2027.

- When will the emergency generator for a single elevator be installed? **Due to start 2024-2025.**

5. When will the front lawn/green area renovations start?

Proposed start date of May 27th. Estimated time to complete is 16 weeks. Access to the front door may occasionally be unavailable.

6. Do we have an emergency defibrillator and where is it stored? **No**

7. This year's balcony etiquette email/letter to tenants should include not feeding/encouraging pigeons. **This was not included in Shiplake notice.**
8. Security concerns regarding underground parking and the lack of 24/7 concierge at 45 Dunfield. How is this being addressed.

VP Protection patrols three times between 12 and 6am. Andrea to provide the number for VP Protections voicemail. It should only be used for emergencies such as floods, etc. 911 should be used for all other emergencies.

9. Why is the guest suite at Torontonion being eliminated? Does this mean there is now one guest suite available for all three buildings?
Shiplake determined there were not enough bookings last year to justify keeping. In addition, the suite no longer represents Shiplake's brand.