



June 1, 2022

255 Glenlake Avenue

Re: Balcony Waterproofing Project

Dear Resident,

Further to our capital notice distributed in November 2021, we are announcing the commencement of the balcony waterproofing project at your building this year. All units are included in this project. The work performed will ensure the structural component / surface of the balcony is protected from moisture damage in future as well as address the deteriorated balcony finish. The concrete walls will not be painted as part of this scope of work.

The project will begin on or after **Monday, June 20, 2022** and is expected to be complete in November 2022. This is a weather dependent project that will be done in two (2) phases approximately 12 weeks in duration each.

Phase 1 - All North Facing Units (Apartments 04, 05, 06, 07, 08, 09, 10, 11)

Phase 2 - All South Facing Units (Apartments 01, 02, 03, 12, 13, 14, 15)

The contractor will gain access to the balconies from swing stages and all access to balconies will be blocked. Work will proceed from the top of the building to the bottom. No entry into units will be needed. Opening of balconies will be done once all steps of the waterproofing process is complete. For resident privacy, we recommend window treatments be left in the closed position during work hours and bedroom windows remain closed to minimize dust migration.

Site Conditions

Residents will notice hoarding and or scaffolding around the building. We ask that you adhere to and monitor safety signage in place. There will also be a designated area within the hoarding for construction debris and material.

Hours of Operation

Working hours are 8:00 a.m. to 6:00 p.m., Monday to Friday. Crew members may arrive on-site as early as 7:00am. Noisy work is only permitted from 9:00 a.m. to 5:00 p.m. There will be no Saturday work unless previously communicated to residents.

Preparation

Residents will be required to remove ALL personal items from the balcony including any temporary flooring put in place before the start date of their respective phase. Be advised that a very limited number of storage spaces available for resident use on a first come, first serve basis.

How does this affect me?

Workers will be on the balcony at different intervals that cannot be predicted based on the nature of this project. Noise, dust and odours are by-products of this work.

Residents who are at home during the work day will be able to hear crew members speaking as they will be directly outside unit windows.

If you have any questions or concerns, do not hesitate to contact us at HPVatyourservice@minto.com or by telephone at 416-763-5691.

Sincerely,
Minto Apartment Limited Partnership
on behalf of the Registered Owners

Karen Jones
Property Manager

