

# MINTO HIGH PARK

## ADDITIONAL BALCONY PROJECT FAQs

### 255 Glenlake Avenue Balcony Waterproofing Project – August 2022

**Below are some additional FAQs about the upcoming project:**

**1. *When will the project start?***

The project is scheduled to begin on Tuesday, August 2<sup>nd</sup>. The first week will be focused on mobilizing to the site and setting up overhead protection and fencing on the North side of the building. Balcony lock-outs will begin the following Monday.

**2. *What are the hours the work will be conducted? \*Revised***

Monday to Friday the crew will arrive on site as early as 7am, but noisy construction work will only be conducted from \*8am to 5pm. Saturday work will only be considered if absolutely necessary and Minto will provide specific communication to residents.

**3. *Is help still available for moving my stuff?***

Yes, helpers are still available to remove items from your balcony into the secured storage area only accessible to the Minto High Park team. The movers are available on August 3<sup>rd</sup> and August 4<sup>th</sup>. If you have not already done so, please contact the Resident Services Centre to reserve your spot. We ask that residents only store larger items like furniture, chairs, carpets, etc. that they will not require access to during the project.

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### ***4. I work from home; this is going to be very disruptive. What are you going to do about it?***

Possibly, there may be some degree of disruption with noise or other inconveniences, but we are trying to mitigate them through planning the most efficient and safe work schedule for our contractor. In addition, we have the following available on a *first come, first serve basis*;

- Temporary business centre suite equipped with WIFI.
- Air conditioned Quiet suites, also equipped with WIFI
- All building lobbies are equipped with WIFI and air conditioned

Please reach out to the Resident Service Centre should accommodation in the Business Centre suite or Quiet suite be needed. We are currently booking use of the space on a week by week basis.

### ***5. Will there be noise?***

Yes, there will be various construction noises, such as scrapping, sanding with power driven equipment, washing, possibly some knocking, work men talking, and machinery of the swing stages.

Minto has disposable ear plugs available for resident use. These will be available upon request from the Resident Service Centre at 416-763-5691 at 111 Pacific Avenue.

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### 6. *What about the dust? \*Updated Information based on In person Town Hall Meeting*

#### To mitigate dust the contractor will:

- Use dust collection shrouds on the grinder equipment
- Use Shop vacuums to control dust in tight corners where the grinder cannot reach
  - Grinders, dust shrouds and vacuums will be cleaned at the end of every day
- Apply tape to all operable windows and door perimeters.
  - **Note:** Tape will be removed only after grinding is completed
- Sweep balconies that have had grinding performed on the same day the grinding occurred to minimize wind travel
- Pressure wash all balconies (top to bottom) upon completion of grinding for the **entire** apartment line (e.g. pressure wash all apartments ending in 10 on the same day)
  - **Note:** Water and dust may cascade from balcony to balcony. Every effort to contain these by-products to the balcony being worked on will be taken.

Minto has N95 masks available for resident use. These will be available upon request from the Resident Service Centre at 416-763-5691 at 111 Pacific Avenue.

### 7. *Can I use my air conditioner?*

We recommend window air conditioners not be used while work is underway to prevent dust from entering and spreading into your suite and damage to your A/C. To protect the window air conditioner unit left in place, the contractor prior to grinding your balcony, will place a covering over it. The covering will be removed once grinding on your balcony is completed. This typically happens on the same day, weather permitting.

Portable air conditioners also known as stand-up air conditioners do not need to be removed because they exhaust outside. Please ensure the seal plate is properly installed to prevent dust migration when in use.

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## **8. I need more air flow. What are you going to do about it?**

Oscillating fans and stand-up air conditioners will be made available temporarily for those residents who need them, and as previously mentioned, all building lobbies are air conditioned and can act as cooling zones too.

## **9. Will I be able to open my window treatments?**

Yes, at your discretion. We do however recommend window coverings be left in the down position during the day to stop direct light from entering through the window and help control the climate in your apartment while providing privacy.

## **10. Will South Facing units be completed in 2022?**

**Only** if the North Facing schedule is maintained and weather permits. Apartments ending in 02, 03, 12, and 13 will be worked on starting as early as October 2022. Notice to residents will be shared in advance of the project relocating to the South Side. Swing stages will be placed on Drop 5 (Apartments ending in 02, 03) and Drop 9 (Apartments ending in 12, 13) **only** as per the image below. **Drops 6, 7 & 8 will be done in a future year.**

