

MINTO HIGH PARK BALCONY PROJECT FAQs



255 Glenlake Avenue Balcony Waterproofing Project – August 2022

Below are some FAQs about the upcoming project:

1. *Why do you need to waterproof the balconies?*

Simply put, it's necessary to protect and extend the life of the balconies and minimize potential structural damage.

2. *What does the waterproofing process entail?*

Waterproofing Steps- North Facing (Apartments ending in 04, 05, 06, 07, 08, 09, 10, 11)	Projected Number of Days – weather dependent
1. Mobilization	5 – 7 days
2. Balcony Lock-outs	1 – 3 days
3. Balcony sealant removals	5 – 7 days
4. Grinding & Surface Preparation	10 – 15 days
5. Balcony Power washing	5 – 10 days
6. Waterproofing membrane application/Railing base plate sealant application	10 – 15 days
7. Final Clean (Power washing)	2 – 5 days
8. Engineer Inspection & Balcony Reopening	2 – 5 days
9. Swing stage / Overhead protection relocation to South Side	5 – 7 days

3. *What are the hours the work will be conducted?*

Monday to Friday the crew will arrive on site as early as 7am, but noisy construction work will only be conducted from 9am to 5pm. Saturday work will only be considered if absolutely necessary and Minto Apartments will provide specific communication to residents.

4. *Will there be noise?*

Yes, there will be various construction noises at different intervals and durations, such as scraping, sanding with power driven equipment, possibly some knocking, workmen talking, and machinery of the swing stages.

Sanding products will be used to remove the existing layer, this will be persistent in the first several weeks. Imagine the sound of removing the top layer from hardwood floors.

MINTO HIGH PARK BALCONY PROJECT FAQs

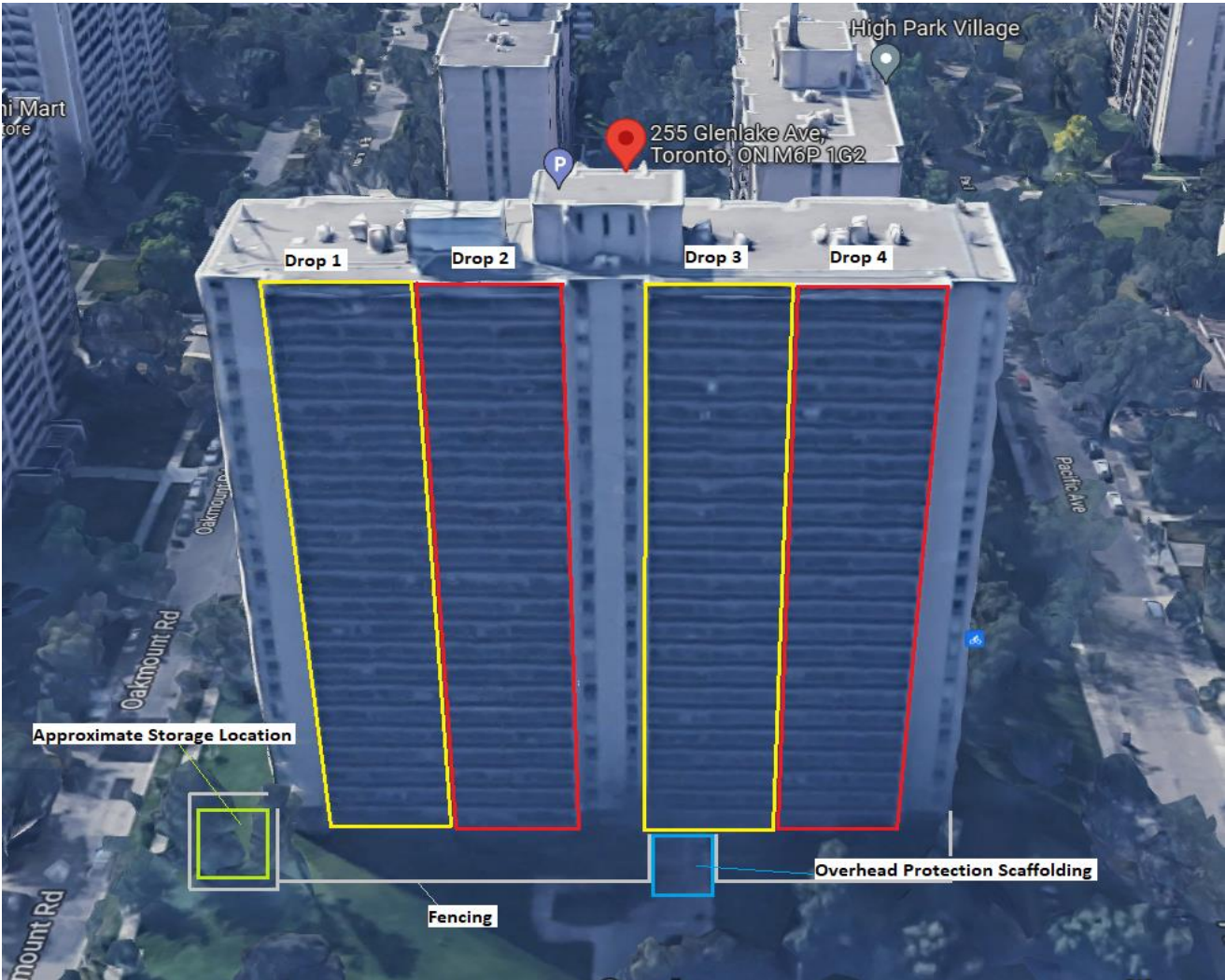


5. Where will the swing stages be placed?

The building has been divided into 4 drops. Each drop services two (2) apartment balcony line.

Drop 1	Apartments ending in 10, 11
Drop 2	Apartments ending in 08, 09
Drop 3	Apartments ending in 06, 07
Drop 4	Apartments ending in 04, 05

A swing stage will be set up in front of each drop as shown on the below diagram:



MINTO HIGH PARK BALCONY PROJECT FAQs



6. Why do I have to remove all my personal items, can't the construction workers just move them or work around them?

No, the entire balcony needs to be cleared so the construction crew can work from the swing stage(s) to remove the current top surface using sanding equipment and then apply the new water proofing. Power washing each balcony will also be necessary as part of this work.

7. Will we be compensated for the lost use of our balconies?

No, the Residential Tenancies Act requires that building owners and/or landlords' complete reasonable preventive maintenance and repairs to their buildings/property and as such does not entitle the tenants to compensation for temporary loss of use while work is underway.

8. What will happen to the stuff on my balcony? Where am I supposed to put it?

If you don't have sufficient space in your suite, Minto Apartments has arranged a secured storage area only accessible to Minto High Park team. We've scheduled three (3) specific dates when a time can be booked for helpers to remove items from your balcony and place it in storage. We ask that residents only store larger items like furniture, chairs, carpets, etc. that they will not require access to during the project.

9. Why can't I have my own storage locker for the items on my balcony?

Unfortunately, individual lockers are not available at this time.

10. I work from home and this is going to be very disruptive. What are you going to do about it?

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.
- Quiet Suites, also equipped with WIFI
- All building lobbies are equipped with WIFI and air conditioned

11. 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. Oscillating fans 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. Minto Apartments will closely monitor outdoor temperatures and work with the contractor on scheduling during extreme heat conditions.

12. Is there a smell to the water proofing compound?

There will be some odour, but keeping your doors, windows tightly closed and the air conditioner off should minimize it. The solvent will be used exclusively outside with plenty of circulating fresh air.

The specified products are commonly used on balconies and in underground parking garages. While our vendor has occasionally received complaints regarding odour during application, it is typically only during the application of the sealant and most likely when applied in enclosed space.

13. Will there be dust?

Yes, however to mitigate dust after the balconies are ground, the contractor will pressure wash the balconies. This is done before sealant and membrane application. The contractor has advised against taping windows because the adhesives can be difficult to remove after the tape has been baked on by the sun.

Minto Apartments has N95 masks available for resident use. These will be available at the Town Hall Meeting being held on July 13, 2022 at 2pm. As well, residents can contact the Resident Service Centre at 416-763-5691 to request these.

14. Will our exterior windows be washed?

Yes. All accessible and inaccessible windows for the FULL building including the balcony glass panels will be cleaned once the work on both North and South facing units are done.