

September 23, 2022

To Residents of 255 Glenlake Avenue - South Side

Re: High Park Balcony Project Update

Dear Resident,

We are providing an update on the progress of the balcony waterproofing project.

NORTH FACING BALCONIES – Final Stages (Apartments ending in 04, 05, 06, 07, 08, 09, 10, 11)

The waterproofing membrane application has been delayed a few days by unfavourable weather conditions. Completion of the North elevation balconies however remains on track with balcony openings expected to be completed by Friday, September 30th.

Residents that currently have loaned equipment will have them picked up on Wednesday, September 28th. Please leave the air conditioner, oscillation fan and or air purifier outside your apartment entrance door by 9:00am for retrieval by the movers and or building staff.

Return of balcony furnishings held in the communal storage area is still expected to begin next week as planned. Our office will coordinate with residents directly. The return of items will take place over a series of days and may include transportation by swing stage and or through the interior of units.

SOUTH FACING BALCONIES (Apartments ending in 01, 02, 03, 12, 13, 14, 15) will begin on or slightly after Monday, October 3, 2022. This is a weather dependent project that is expected to be completed in December.

Mobilization to the South side of the building will signal the commencement of the project on the South elevation. Overhead protection and fencing will be erected, and the swing stages will be installed on each vertical drop. Residents are reminded to use caution when entering and exiting the building and obey all posted signs.

Balcony lockouts will start immediately including the ground floor after the mobilization is complete.

The anticipated date that this will begin is on or slightly before Wednesday, October 5th. All personal items must be removed from the balcony before this date.

The following stages will then commence on the full South side from the top of the building to the bottom for all vertical drops:

Waterproofing Steps- South Facing (Apartments ending in 01, 02, 03, 11, 12, 13, 14, 15)	Projected Number of Days – weather dependent
1. Balcony sealant removals	5 – 7 days
2. Grinding & Surface Preparation *dusty work period	10 – 15 days
3. Concrete repairs, if needed	5 – 10 days
4. Balcony Power washing	3 – 5 days
5. Railing base plate sealant application /Waterproofing membrane application *odour work period	10 – 15 days
6. Final Clean (Power washing)	3 – 5 days
7. Engineer Inspection & Balcony Reopening	2 – 5 days
8. Demobilize from 255 Glenlake entirely	2 – 3 days

Work will take place Monday to Friday from 8:00am to 5:00pm. Workers will arrive on site as early as 7:00am. Saturday work will only be considered if necessary and Minto will provide specific communications to residents.

For those still needing help with removing items from the balcony into the secured storage area only accessible to the Minto High Park team, please contact the Resident Service Centre to reserve your spot. We ask that residents only store larger items like furniture, chairs, carpets, etc. that will not be needed for the project duration. Furniture will be moved from units by helpers on **Wednesday, September 28th and Thursday, September 29th**.

During this project various construction noise such as scrapping, sanding with power drive equipment, cascading water, possibly some knocking, jackhammering, work men talking, and machinery of the swing stages will be heard. As always, we encourage residents to be aware of work taking place in and around their balcony and keep windows and window treatments closed where possible for privacy and to prevent odour, noise or dust migration.

We thank all residents for their continued patience and understanding as we complete this necessary project to maintain the structural integrity and safety of your building.

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

Karen Jones
Property Manager