



October 19, 2022

MINTO HIGH PARK BALCONY PROJECT UPDATE 3

255 GLENLAKE AVENUE

Dear Resident,

Further to our September 30, 2022 notice we are providing an update on the balcony waterproofing project.

SOUTH FACING BALCONIES (Apartments ending in 01, 02, 03, 12, 13, 14, 15) _

Grinding, and surface preparation of the balcony is nearing completion. Concrete repairs identified by the engineer during inspection is anticipated to begin, weather permitting next week. Jackhammering will take place during the concrete repair phase along with additional grinding after concrete repairs are done. For units not requiring concrete repairs, pressure washing, soffit painting, and cant bead & railing baseplate sealant application will move ahead. See projected schedule below.

Waterproofing Steps- South Facing (Apartments ending in 01, 02, 03, 12, 13, 14, 15)	Projected Number of Days – weather dependent
1. Grinding & Surface Preparation *dusty work period	3 – 5 days
2. Concrete repairs, if needed	5 – 10 days
3. Balcony pressure washing	5 – 10 days
4. Soffit painting, Cant bead & railing baseplate sealant application	5 – 10 days

Residents are reminded to use caution when entering and exiting the building from the south side. Please obey all posted signs. Bike racks remain accessible for residents via the erected pathway throughout this phase. Additional racks are located inside the parking garage near the main garbage area of 66 Oakmount Road.

Noisy 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. ***This is a weather dependent project that is expected to be completed in December.*** For safety reasons, residents will not be able to access the balcony until project end.

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

We wish to extend our sincerest apology for the jackhammering that happened earlier today. A ground floor unit not worked on during the north elevation phase because of a differing scope of work was started. Periodic jackhammering, grinding and surface preparation along with waterproofing

membrane are scheduled to take place over the next 10- 15 business days, weather permitting.

We also acknowledge resident concerns with the temporary generator in use. We are working with the contractor to enclose the generator to dampen the sounds. The generator will be used daily after 8:00am until project completion.

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 and or dust migration.

Disposable ear plugs are available upon request. The use of a quiet space or Business Centre can be arranged by contacting the Resident Service Centre at 416-763-5691.

Window washing for the full building will take place at the end of the project unless otherwise communicated.

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

