



minto Apartments

November 11, 2022

MINTO HIGH PARK BALCONY PROJECT UPDATE 4
255 GLENLAKE AVENUE

Dear Resident,

Further to our October 19, 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) _

We are in the final stages of the project. The favourable weather has moved the project ahead in record time. Waterproofing membrane application is in progress and almost complete. It is anticipated that Phase 2 will be finished on or about Friday, November 25, 2022, unless otherwise communicated, weather permitting. See projected schedule below with outlined steps taking place in tangent.

Waterproofing Steps- South Facing (Apartments ending in 01, 02, 03, 12, 13, 14, 15)	Projected Number of Days – weather dependent
1. Waterproofing membrane application	5 days
2. Final inspection with professional engineer	1 – 3 days

3. Deficiency rectification	3 – 5 days
4. Balcony lock-out removals	1 – 3 days
5. Demobilization from site	1 – 5 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 available 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 and or P1-509/510 bike area.

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.*** For safety reasons, residents will not be able to access the balcony until project end. Window washing of the accessible living room windows and interior side of balcony panel is expected to take place the week of November 21st. Notice will be given with the schedule prior to its undertaking.

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.

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

The ground floor unit not worked on during the initial north elevation phase is nearing completion. Residents with balconies adjacent to this unit will have the patio area cleaned and furniture held in storage returned on or before December 9th. Our office will be reaching out to coordinate over the next few weeks.

On or slightly after, **Monday, November 14, 2022**, window washing the living room windows – exterior side only and balcony glass panel – interior side only will begin. Entry to your unit will be supervised by a security guard. Residents are not required to be home however, are asked to maintain physical distancing during the service should they be present at the time of attendance. It is expected that the washers will need approximately 10-15 minutes in each unit. We anticipate at minimum 5 floors being completed each day.

Please consider this letter formal twenty-four (24) hour notice that entry to your home will be taken for the purpose of window washing as per the schedule below. Please ensure that any secondary locks are left unlocked and that every precaution is taken to safeguard your pets if you will be away.

Monday, November 14, 2022
between the hours of 9am – 5pm
All North elevation units on floors 24, 23, 22, 21, 20, 19
Tuesday, November 15, 2022

between the hours of 9am – 5pm
All North elevation units on floors 19 (not completed on November 14 th), 18, 17, 16, 15, 14, 12
Wednesday, November 16, 2022 between the hours of 9am – 5pm
All North elevation units on floors 12 (not completed on November 15 th), 11, 10, 9, 8, 7, 6
Thursday, November 17, 2022 between the hours of 9am – 5pm
All North elevation units on floors 6 (not completed on November 16 th), 5, 4, 3, 2, Ground
Friday, November 18, 2022 between the hours of 9am – 5pm
Missed units – Not completed on November 14 th through to November 17 th

Once the above cleaning is done, washing of inaccessible windows for the full building will take place. A general notice will be sent to all residents before this cleaning starts.

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

