



THE METROPOLE

18 November 2021

Minutes of MTCC 1170 Meeting Number 211118R — Held on 18 November 2021

Present: Board — Keith Bricknell, Scott Froebe, James Louttit, and Sheila Sproule; and, PropertyWright Management: Nancy Bijelic (all by Microsoft Teams).

Regrets: Nives Malara

- 01 Call to Order: Keith Bricknell called the meeting to order at 1814h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 211118R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 211118R, as presented.
Scott Froebe/James Louttit — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #211118R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 211118R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 211021R, as presented.
Sheila Sproule/Scott Froebe — Carried
- 05 Administrative and Security Reports:
(a) Where applicable, Corporate Officers responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.
(i) Repairs to Exclusive-Use Common Elements: Please refer to Section 07(b) of these Minutes.
(ii) Commercial Units' Sub-metering: Please refer to Section 11(a) of these Minutes.
(iii) EV-Charging: Please refer to Section 11(b) of these Minutes.
(iv) Sundry Reports: Directors commented briefly on the Administrative, and/or Security Reports encompassed in Section 06 of these Minutes.
- 06 Motion to Receive Administrative and Security Reports as Information:
Resolution 211118R03: Receiving Administrative and Security Reports as Information
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall receive, as information, the MTCC 1170 Management Office's Administrative Report for November 2021, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2020 to 30 September 2021, and the Front Desk Security Report for the period 05 October 2021 to 04 November 2021.
Sheila Sproule/James Louttit — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:

(a) Elevators' Refurbishment: Directors reaffirmed their prior emailed authorisation of the newsletter describing Elevator T2's refurbishment and thanked the President for preparing the newsletter. Directors then requested the newsletter's attachment to the Minutes for Regular Meeting #211118R.

(b) Repairs to Exclusive-Use Common Elements:

Resolution 211118R04: Repairs to Exclusive-Use Common Elements

WHEREAS Management has reported that repairs are necessary to a few units' exclusive-use common elements; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Kuch Contracting \$20,566.00 (incl HST) to complete repairs described in Kuch's Estimate #339; AND, FURTHER,

BE IT RESOLVED that payment for this replacement shall be from the Reserve Fund.
Scott Froebe/Sheila Sproule — Carried

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

Keith Bricknell surrendered the Chair to James Louttit.

(a) Meter-Replacements:

Resolution 211118R05: Providing for Time-of-Use Billing

WHEREAS Toronto Hydro will be imposing [time-of-use billing](#) on, *inter alia*, MTCC 1170's sub-metered (*ie*, "back-charged" commercial units ("the commercial units")); AND,

WHEREAS the commercial units' existing sub-meters are incapable of differentiating and reporting time-of-use electricity-consumption (especially the "On-Peak" rates); AND,

WHEREAS the commercial units' individual sub-meters (for their respective water-use) are 24+ years old and require replacement to ensure calibration and accuracy; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall employ Priority Submetering Services to complete the following installations for its sub-metered commercial units...

01 as *per* Quotation #2021060401, install electrical metering and appurtenant equipment for \$9,605.00 (+HST); AND,

02 as *per* Quotation #3794717000008771074, install water metering and appurtenant equipment for \$12,071.94 (incl HST); AND, FURTHER,

BE IT RESOLVED that payment for the aforementioned installations shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

(b) EV-Charging:

Resolution 211118R06: Receiving an Engineer's Preliminary Report

WHEREAS MTCC 1170 has received Building Sciences' emailed preliminary report and recommendations for providing electric vehicle charging (EV-charging); THEREFORE,

BE IT RESOLVED that MTCC 1170 receives the emailed preliminary report as information;
AND, FURTHER,

BE IT RESOLVED that MTCC 1170 instructs Management as follows...

01 consult with Corporate Legal Counsel regarding steps necessary for compliance with, *inter alia*, Sections 24.3 to 24.6 of *Ontario Regulation 48/01* (a Regulation under the *Condominium Act, 1998*); AND,

02 continue working with Buildings Sciences to assess over-all electrical capacity and to assess proposals and/or scope of work from contractors that Building Sciences has already deemed qualified to install EV-charging infrastructure.

Sheila Sproule/Scott Froebe — Carried

12 Perusal File of Correspondence Received as Information: Received by e-mail from the Management Office, and/or available in a folder during the Board Meeting.

13 Date of the Next Meeting(s):

(a) Regular Meeting #211216R: 1800h on Thursday 16 December 2021.

14 Motion for Adjournment

Resolution 211118R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 211118R at 1824h on Thursday 18 November 2021.

Scott Froebe/James Louttit — Carried

President: Keith Bricknell

Secretary: Sheila Sproule

Unofficial — Pending Adoption



The Metropole

Elevator Newsletter — 18 November 2021

On 12 November 2021, an electrical fault damaged Elevator #2's (T2's) DC generator and triggered a fire alarm. Given current supply-chain issues, delivery of replacement parts would take two to three weeks. Alternatively, our refurbishment contractor already has all components necessary for T2's refurbishment "on-site". Additionally, the contractor has predicted that T2's refurbishment could be complete as early as 23 December 2021. ***This will require work from ≈0600h to ≈2200h daily, with noisy work limited to ≈0800h to ≈2000h daily.***

That aside, your Board and Management are ambivalent about restarting refurbishment. Toronto's "[COVID-19 Guidance: Commercial & Residential Buildings](#)" (10 November 2021) specifies two metres' physical distancing on elevators. That expectation, and legal advice, led your Board and Management to suspend refurbishment and ensure three elevators' usual and/or nominal availability.

However, the current scenario justifies varying from the City's guidelines. Repairs to T2's elderly DC generator might not be complete until 10 December 2021. Proposed refurbishment ***could*** be complete as early as 23 December 2021. A mere 13-day difference justifies ***cautiously*** varying from the physical distancing guidelines. ***That said, all such variance requires all residents' fullest cooperation in continuing to wear facemasks whenever they are anywhere in our common elements.***

While we're on the topic, it's possible that we all need to remember why we are refurbishing our elevators rather than buying new. Consider the following excerpt from a 28 August 2020 newsletter...

"MTCC 1170 had two choices for its tower elevators: pay ***at least*** \$1.75 million to one of the 'big four' elevator companies for complete replacement or pay \$580,000 for a comprehensive refurbishment. Cost, and safeguarding the Reserve Fund, were not the sole issues. [In Volume One, Pages 577-578 and 603 of her 2018 Report](#), Ontario's Auditor-General commented on the 'big four' ele-

vator companies, 'However, we found that the TSSA lacks strong enough enforcement powers to deal with the large elevator maintenance companies that for years have not maintained most of Ontario's operating elevators in accordance with safety laws.' The A-G also notes (Page 606), '...on four occasions, the TSSA...prosecuted the same large maintenance company for repeatedly failing to maintain elevators in safe operating condition. The...company was found guilty and fined over \$1 million for various non-compliances, including failing to complete required maintenance work and safety tests.' On Page 606, the A-G also goes on to say, 'The study also found that some owners find it cost-prohibitive to litigate large maintenance companies that do not perform required maintenance and safety tests on time, and that it is not easy to switch to a different maintenance company due to ironclad contracts, many of which require the use of proprietary technology'

"With that in mind, MTCC 1170 instructed [Solucore](#), its engineering consultant, to ensure that refurbishment entailed the use of 'generic' components that any competent 'after-market' maintenance company could service — thus vastly enlarging the competitive pool of service-providers. As for the speed and inconvenience of the current refurbishment, a full-scale replacement would have been even worse."

When T2's refurbishment is complete, it and T3 will be on the new central control system. Until refurbished, T1 will remain on the old system. Thus, minor glitches will still be possible until T1's refurbishment is complete — sometime in 2022.

As the process continues, your Board will provide additional updates/explanations. In the meantime, please feel free to contact Management, and please accept our reiterated thanks for being patient!

The Board of Directors
MTCC 1170