



## THE METROPOLE

28 March 2022

### Minutes of MTCC 1170 Meeting Number 220328R — Held on 28 March 2022

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

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 1836h.

02 Waiver of Notice, and/or Adoption of Agenda and Additions:

Resolution 220328R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220328R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #220328R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 220328R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220217R, as presented.

Sheila Sproule/Nives Malara — 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) COVID Mandates and Elevator Refurbishment: Please refer to Sections 07 (a) and (b) of these Minutes.

(ii) Parking Garage Floor Drain and Remediation: Please refer to Section 11(a) of these Minutes.

(iii) EV Charging Report: Please refer to Section 11(b) of these Minutes.

(iv) Full and Final Mutual Release: Please refer to Section 11(c) of these Minutes.

(v) Replacing a Gas Valve: Please refer to Section 11(d) of these Minutes.

(vi) Pressurisation Vent's Damper: Please refer to Section 11(e) of these Minutes.

(vii) Fancoil Drainpans: Please refer to Section 11(g) of these Minutes.

(viii) 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 220328R03: 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 March 2022 and the Front Desk Security Report for the period 04 February 2022 to 04 March 2022.  
Sheila Sproule/Nives Malara — Carried

07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:

- (a) Elevators' Refurbishment: Given Ontario's cessation of sundry COVID mandates, Management advised the Board that refurbishment of the last tower elevator (T1) could begin as early as mid-June 2022.
- (b) COVID Mandates: Directors asked the President to prepare an advisory newsletter that could suggest best practices for residents to follow in the nominally less restrictive environment that now exists in Ontario.

08 Correspondence Requiring Action and/or Response: None

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

- (a) Parking Garage Floor Drain and Remediation:

Resolution 220328R04: Replacing a Floor Drain and Effecting Repairs

WHEREAS Management has reported that a floor drain has failed, and that its failure has necessitated remediation in adjoining areas; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Kuch Contracting Inc \$4,600.00 (+HST) to complete work described in their Estimate #401; AND, FURTHER,

BE IT RESOLVED that payment for this replacement shall be from the Reserve Fund.

James Louttit/Scott Froebe — Carried

Keith Bricknell surrendered the Chair to James Louttit.

- (b) EV Charging Report:

Resolution 220328R05: Receiving an EV Capacity Report as Information

WHEREAS Building Sciences Inc has provided its stamped Load Capacity Report and Recommendations (dated 26 February 2022) for Project #03136 ("Report"); THEREFORE,

BE IT RESOLVED that MTCC 1170 receives the Report as information; AND FURTHER,

BE IT RESOLVED that MTCC 1170 directs Management to take the following steps towards providing EV charging in MTCC 1170:

01 continue working with Building Sciences Inc on issues relating to installation and logistics; AND,

02 continue working with Corporate Legal Counsel on issues relating, *inter alia*, to [the Condominium Authority of Ontario's expectations regarding the installation of EV charging facilities](#).

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

- (c) Full and Final Mutual Release:

Resolution 220328R06: Reaffirming a Full and Final Mutual Release

WHEREAS MTCC 1170's solicitors have recommended acceptance of a full and final mutual release ("Release") related to damage that occurred when a motor vehicle damaged a small portion of MTCC 1170's decorative masonry; THEREFORE,

BE IT RESOLVED that MTCC 1170's Board of Directors reaffirms its emailed acceptance of the Release and its permission for Management and/or a Corporate Officer to sign the Release on MTCC 1170's behalf.

Nives Malara/Sheila Sproule — Carried

(d) Replacing a Gas Valve:

Resolution 220328R07: Replacing a Boiler's Gas Valve

WHEREAS Management has reported that a boiler's gas valve has failed; THEREFORE, BE IT RESOLVED that MTCC 1170 authorises paying Ambient Mechanical Ltd \$3,167.02 (+HST) to complete work described in their Quote #QUO-18445-B4M6; AND, FURTHER,

BE IT RESOLVED that payment for this replacement shall be from the Reserve Fund.

Scott Froebe/James Louttit — Carried

(e) Pressurisation Vent's Damper:

Resolution 220328R08: Replacing a Pressurisation Vent's Damper Actuator

WHEREAS Management and Security have reported odour-infiltration in the stairwell behind the Security Desk; THEREFORE, BE IT RESOLVED that MTCC 1170 authorises paying Ambient Mechanical Ltd \$2,395.00 (+HST) to replace the damper actuator that controls airflow in and/or for the affected area; AND, FURTHER,

BE IT RESOLVED that payment for this replacement shall be from the Reserve Fund.

James Louttit/Scott Froebe — Carried

(f) Reaffirming Permission for a Newsletter:

Resolution 220328R09: Reaffirming Permission for a Newsletter

WHEREAS Resolution #210722R09 and its Appendices established criteria and processes by which MTCC 1170's Board could inform Owners and/or Residents about proposed developments near MTCC 1170; THEREFORE,

BE IT RESOLVED that MTCC 1170's Board of Directors reaffirms its emailed permission to broadcast a development-related newsletter dated 20 March 2022, thanks the President for preparing the newsletter, and authorises the newsletter's attachment to the Minutes of Meeting #230328R.

Sheila Sproule/Nives Malara — Carried

(g) Fancoil Drainpans:

Resolution 220328R10: Mitigating Fancoil Drainpans' Overflows

WHEREAS Management and Building Sciences have recommended a process for mitigating fancoil drainpans' overflows; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Climanetics Inc \$8,900.00 (+HST) to complete preventive maintenance described in their quote #220328; AND, FURTHER,

BE IT RESOLVED that payment for this replacement shall be from the Reserve Fund.

Scott Froebe/James Louttit — 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 #220421R: 1800h on Thursday 21 April 2022.

14 Motion for Adjournment

Resolution 220328R11: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220328R at 1845h on Monday 28 March 2022.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Adopted at Meeting #220421R

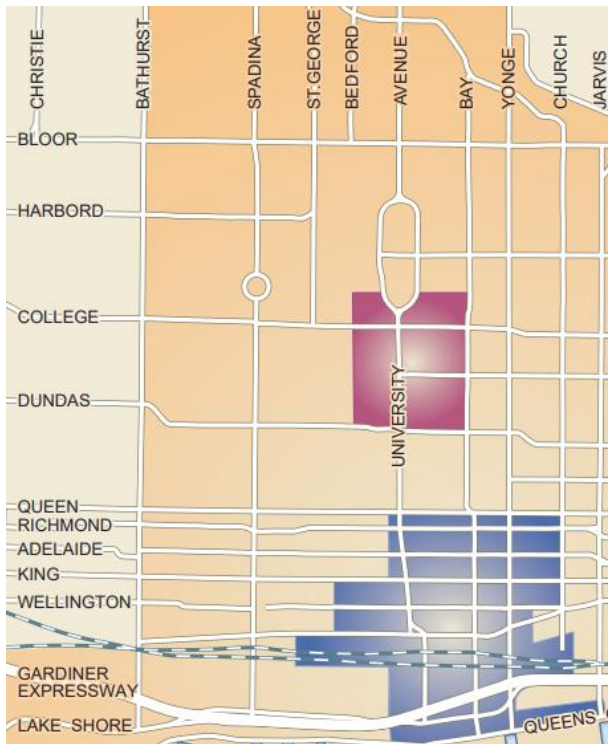


## THE METROPOLE

20 March 2022

### Proposed Development at 49-51 Yonge Street

On 17 March 2022, MTCC 1170's Management Office emailed MTCC 1170's owners and/or residents a copy of the City of Toronto's invitation to participate in a virtual Community Consultation Meeting about the above-noted proposed development. Management's provision of that information reflected your Board's Resolution #210722R09 in the [Minutes for Regular Meeting #210722R](#), and in the appendices thereof. MTCC 1170's Board Meeting Minutes are available in easily searchable format at [www.mtcc1170.com](http://www.mtcc1170.com).



The City of Toronto's invitation includes hyperlinks for the proposal *per se*, and for joining the meeting on 23 March 2022. However, the <https://www.toronto.ca/49YongeSt> might appear somewhat opaque. To add clarity, owners and/or residents can also access hyperlinks provided below.

First, what planning zone does MTCC 1170 occupy? This can be somewhat confusing, because we are in the [St Lawrence Neighbourhood BIA](#), and we also belong to the [St Lawrence Neighbourhood Association](#). However, the City of Toronto subsumes our location in its "[Downtown Plan](#)". More specifically, MTCC 1170 falls within the [Downtown Plan](#)'s "[Financial District](#)"; that is, in the map's "blue" area. Inclusion in the Financial District *can* mean that the St Lawrence neighbourhood's heritage-oriented (and sometimes merely aspirational) height-restrictions sometimes fail to constrain new developments (eg, 88 Scott St).

Second, what did the City of Toronto's staff say about 49-51 Yonge Street? Their "[Report for Action](#)" dated 31 January 2021 includes the following concerns (see page 9 of 20 therein)...

- "The proposed height and massing, including overall density, setbacks and stepbacks, are not appropriate for the site and represent overdevelopment of the land; and,
- "The proposed building does not comply with a number of the City's tall building performance standards including tower floor plate dimensions, tower setbacks and separation distances."

As Board Resolution #210722R09 makes clear, provision of this additional information comprises only your Board's deemed duty to inform owners and/or residents. Note, also, that the Community Consultation Meeting on 23 March 2022 is only one step in a protracted process. The next probable step would be an as-yet-undetermined meeting of the [Toronto and East York Community Council](#).

Thank you for your attention to this additional information about the Community Consultative process.

The Board of Directors  
MTCC 1170