



## THE METROPOLE

23 February 2023

### **Minutes of MTCC 1170 Meeting Number 230223R — Held on 23 February 2023**

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 1844h.

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

Resolution 230223R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 230223R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #230223R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 230223R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 230119R, 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) Chiller Maintenance Please refer to Section 11(a) of these Minutes.

(ii) Security Issues: Please refer to Section 11(b) of these Minutes.

(iii) EV-Charging: Please refer to Section 11(c) of these Minutes.

(iv) Dry Sprinkler Remediation: Please refer to Section 11(d) of these Minutes.

(v) Class 2 RFS: Please refer to Section 11(e) of these Minutes.

(vi) 69 Yonge Street: Please refer to Section 11(f) of these Minutes.

(vii) 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 230223R03: 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 February 2023, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2022 to 31 January 2023, and the Front Desk Security Report for the period 03 January 2023 to 03 February 2023.

Nives Malara/Sheila Sproule — Carried

07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes: None

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) Chiller's Maintenance — Additional Items:

Resolution 230223R04: Main Chiller's Age and Hours Overhaul

WHEREAS Management has received quotes for the main chiller's age and operating hours overhaul; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Ambient Mechanical](#) \$27,165.14 (+HST) to complete work described in their Quote # QUO-21482-T8P5; AND, FURTHER,

BE IT RESOLVED that that MTCC 1170 authorises paying [Ambient Mechanical](#) \$3,588.50 (+HST) to complete work described in their Quote # QUO-21673-V4R5; AND, FINALLY,

BE IT RESOLVED that payment for the above-noted Quote shall be from the Reserve Fund.  
Scott Froebe/James Louttit — Carried

(b) Security Issues:

Resolution 230223R05: Authorising a Security Assessment

WHEREAS recent issues in the GTHA suggest the desirability of re-assessing MTCC 1170's security measures and/or protocols; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [GV Group](#) \$1,762.80 (incl HST) to complete work described in their Quote # SA – Residential – MTCC1170; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted Quote shall be from the Operating Fund.  
Sheila Sproule/Nives Malara — Carried

(c) EV-Charging: *Keith Bricknell surrendered the Chair to James Louttit.*

Resolution 230223R06: Authorising an EV-Charging Notice to Owners

WHEREAS [Lash Condo Law](#) has provided an "Installation of Infrastructure to Support Electric Vehicle Charging Systems" notice ("notice"); THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises Management to issue the notice to all Owners on or immediately after 24 February 2023.  
Keith Bricknell/Scott Froebe — Carried

*Keith Bricknell resumed the Chair.*

(d) Dry Sprinkler Remediation:

Resolution 230223R07: Authorising Sprinkler System Remediation

WHEREAS Management has advised that sprinkler system remediation is necessary; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall pay [Regional Fire and Security Systems](#) \$40,867.02 (incl HST) to complete the remediation described in their Estimate #4396; AND, FURTHER,

BE IT RESOLVED that payment shall be from the Reserve Fund  
Scott Froebe/James Louttit — Carried

(e) Class 2 RFS:

Resolution 230223R08: Authorising a Class Two Reserve Fund Study

WHEREAS Management has advised that MTCC 1170 must conduct a Reserve Fund Study (“RFS”) in 2023; THEREFORE,

BE IT RESOLVED that MTCC 1170 shall pay [Building Sciences](#) \$4,300.00 (+HST) to conduct a RFS subject to terms described in Quote #P06973; AND, FURTHER,

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

Sheila Sproule/Nives Malara — Carried

(f) 69 Yonge Street:

Resolution 230223R09: Receiving a Corporate Officer’s Report

WHEREAS the President of the Board has provided a report and recommendations (“report”) on the proposed redevelopment at 69 Yonge Street; THEREFORE,

BE IT RESOLVED that MTCC 1170 receives the report as information, authorises its attachment to the Minutes of Meeting #230223R, and authorises its dissemination to Toronto Centre’s Councillor and/or to any and all City of Toronto departments relevant to the report’s contents.

Sheila Sproule/Nives Malara — 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) Special Meeting: TBA

(b) Regular Meeting #230323R: 1830h on Thursday 23 March 2023.

14 Motion for Adjournment

Resolution 230223R10: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 230223R at 1855h on Thursday 23 February 2023.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Sheila Sproule”

President: Keith Bricknell

Secretary: Sheila Sproule



## THE METROPOLE

### NOTICE OF CHANGE TO COMMON ELEMENTS

(Pursuant to subsection 24.3 of General, O. Reg 48/01 of the Condominium Act, 1998)

**TO:** Owners of Metropolitan Toronto Condominium Corporation N° 1170  
**FROM:** Board of Directors  
**DATE:** 24 February 2023

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**RE: Initial Installation of Infrastructure to Support Electric Vehicle Charging Systems**

The Corporation would like to make an addition, alteration, or improvement to the common elements of the Corporation, as outlined below, and this shall serve as notice of such change in accordance with subsection 24.3(4) of O. Reg 48/01 made under the *Condominium Act, 1998*.

The purpose of the change is to improve the electrical infrastructure to allow an initial installation capable of energizing up to thirty (30) Electric Vehicle Charging Stations in the underground parking garages and up to thirty (30) Electric Vehicle Charging Stations in the above-ground parking garages, in a power-share mode with a ratio of 3:1 in each of the above-noted parking garages.

The change consists of the installation of the following and its ancillary equipment/services:

- ❖ Switchgear;
- ❖ Electrical panel;
- ❖ Communication signal for electric vehicle charging stations;
- ❖ Power & Communication Expansion Boxes & Sleeves;
- ❖ Coring and scanning; and,
- ❖ Safety bollards; (collectively, the “Installation”).

The estimated cost to the Corporation in carrying out the proposed Installation is no less than \$86,851.80, but no more than 10% of MTCC 1170's annual budget. The Corporation proposes to pay for this cost through its surplus in the operating fund, but intends to recover these costs over time on a pro-rated basis from owners who wish to install electric vehicle charging stations in their parking spaces.

In the reasonable opinion of the board of directors, the owners would not regard the proposed Installation as causing a material reduction or elimination of their use or enjoyment of the units they own or the common elements or assets of the Corporation.

The Corporation intends to proceed with the Installation following the expiry of 60 days after this notice.

Owners who wish to install an electric vehicle charging station in their parking unit may contact property management for further information, as this process is governed by the *Condominium Act, 1998*.

[Notice approved by MTCC 1170's Board Resolution #230223R06]



## THE METROPOLE

23 February 2023

To: Directors and Management — MTCC 1170  
From: Board President — MTCC 1170  
Re: Recommendations Regarding the [69 Yonge St Development](#)

69 Yonge Street and 7 King Street East are in the City of Toronto's Financial District, an irregularly-shaped area stretching from Queen Street south to Queens Quay and (for MTCC 1170's purposes, at least) from University Avenue to Church Street ([map enclosed](#)). [Chapter Two of Toronto's Official Plan describes the policies that the city envisions for the Financial District](#). An excerpt (this response's second enclosure) summarises those policies. The proposed redevelopment of 69 Yonge Street seems consistent with the City's policies.

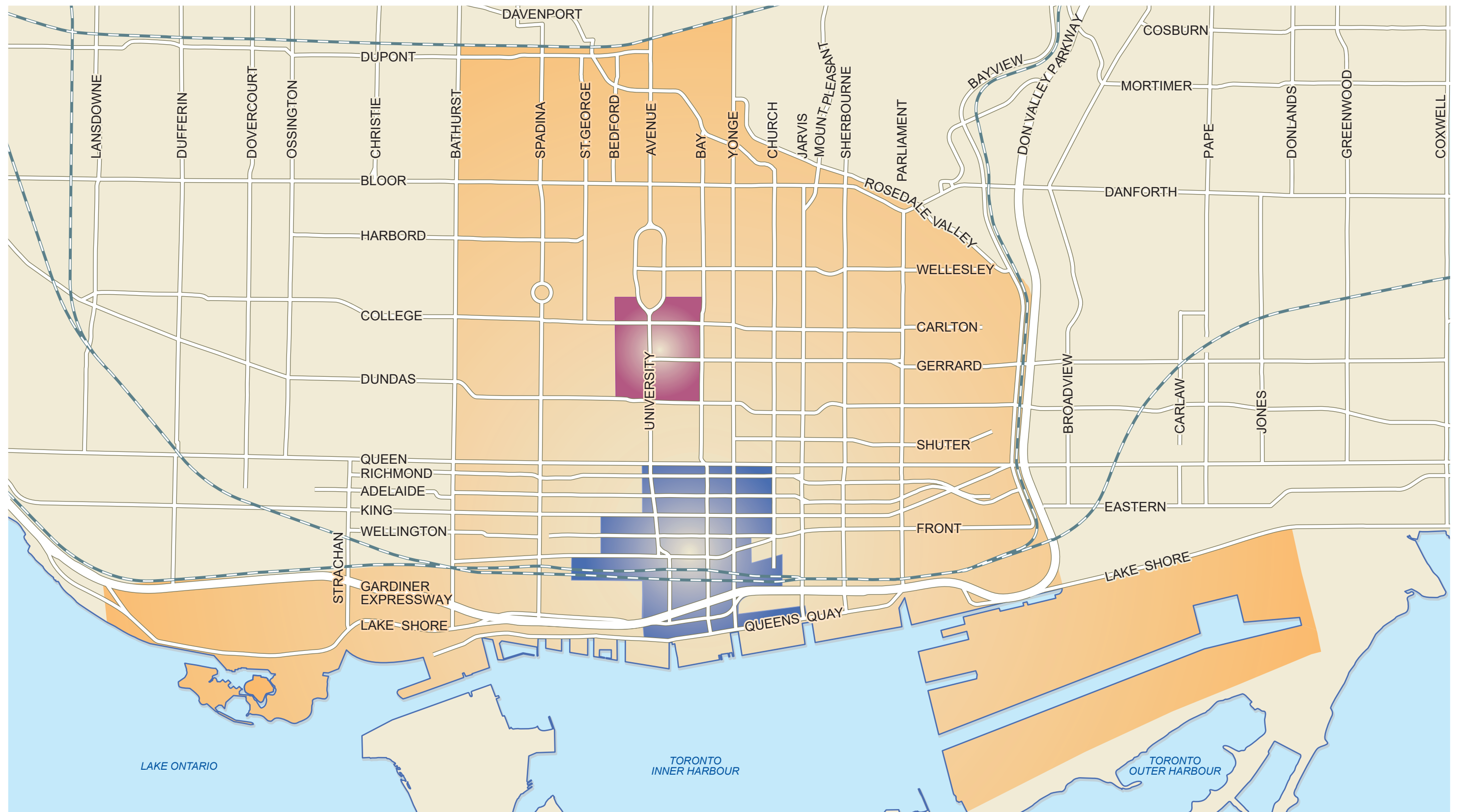
Implementation of the Official Plan must safeguard existing buildings when new developments occur. For 7 King St E (MTCC 1170), safeguarding must include at least the following items.

- 01 Protecting MTCC 1170's Foundation: Before beginning construction, 88 Scott Street's developer paid for a pre-construction survey of MTCC 1170 and provided MTCC 1170 with a copy thereof. On completion, the developer paid for a post-construction survey of MTCC 1170 and provided MTCC 1170 with a copy thereof. MTCC 1170 urges The City of Toronto to require 69 Yonge Street's developer to pay for and provide similar surveys to MTCC 1170. 69 Yonge's developers propose adding six storeys to the existing structure. These additional storeys will surely require an additional set of support-piles. Their installation could jeopardise MTCC 1170's foundation and/or street-level commercial units.
- 02 Protecting MTCC 1170's Yonge Street and Colborne Street Easement: MTCC 1170 has a T-shaped easement. Its east-west "leg" opens onto Yonge Street; its north-south "leg" onto Colborne Street. MTCC 1170 asks the City of Toronto to guarantee non-interference with this easement and/or financial compensation to MTCC 1170 should interference be necessary.
- 03 Protecting MTCC 1170's Outdoor Recreational Facilities — Fifth Floor Terrace and Penthouse Terrace: MTCC 1170 asks the City of Toronto to require 69 Yonge Street's developer to prevent construction-related detritus from compromising MTCC 1170's residents' enjoyment of their outdoor terraces.
- 04 Protecting Ingress/Egress to/from MTCC 1170's Parking Garages and Loading Dock: Accessibility was too-often problematical during construction of 8 Colborne Street and 88 Scott Street. For 69 Yonge Street, MTCC 1170 expects that the City of Toronto will have learnt from these two previous developments and will ensure greater accessibility than was available during the two previous developments.

Respectfully Submitted  
Keith Bricknell  
Board President — MTCC 1170

Cc Minutes of Meeting #230223R  
[Toronto Centre Councillor](#)  
Encl/2

[Notice approved by MTCC 1170's Board Resolution #230223R09]





## Policies

1. The *Downtown Toronto Urban Growth Centre* will be planned to optimize the public investment in higher order transit within the *Centre* and thus should exceed the minimum combined gross density target of 400 residents and jobs per hectare set out in the Growth Plan for the Greater Golden Horseshoe, 2019. Map 6 shows the boundaries of the *Downtown Toronto Urban Growth Centre*, the *Financial District* and the *Health Sciences District*. Map 6A shows the *Downtown Plan* and the *Central Waterfront Secondary Plan* boundaries.
2. *Downtown* will continue to be shaped as the largest economic node in the city and the region by accommodating development that:
  - a) builds on the strength of *Downtown* as the premier employment, institutional, retail, arts and culture, and entertainment centre in the Greater Golden Horseshoe;
  - b) advances economic competitiveness and helps to attract provincially, nationally and internationally significant investment and employment uses;
  - c) provides a full range of housing opportunities for *Downtown* workers and reduces the demand for in-bound commuting;
  - d) focuses on the *Financial District* as the prime location for the development of prestige commercial office buildings;
  - e) focuses on the *Health Sciences District* as the prime location for the expansion of healthcare facilities and related research, education and commercial functions;
  - f) supports expansion of institutions including post-secondary education, governmental and health; and
  - g) fosters growth of creative industries and the culture sector centred on the King-Spadina and King-Parliament Secondary Plan Areas.
3. Investment in *Downtown* on the part of the City, other levels of government and public/private partnerships will be sought to:
  - a) maintain, improve and expand the public realm, including linkages between *Downtown* streets, parks, publicly accessible spaces, ravines and the water's edge;
  - b) expand active transportation and transit infrastructure;
  - c) promote an environment of creativity and innovation for arts and culture;
  - d) support and enhance Priority Retail Streets and specialty retail and entertainment districts found *Downtown* as important regional and tourist destinations;
  - e) maintain high-quality and resilient business infrastructure *Downtown* including a stable and secure hydro-electric grid, communications networks, district heating and cooling distribution systems, and water, wastewater and stormwater management infrastructure; and
  - f) create and advance research and business development alliances among the health, education, biotechnology and biomedical sectors *Downtown*.

To: Directors and Management — MTCC 1170  
From: Board President — MTCC 1170  
Re: Recommendations Regarding the [69 Yonge St  
Development](#)  
Appendix #2