



# THE METROPOLE

20 June 2024

## **Minutes of MTCC 1170 Meeting Number 240620R — Held on 20 June 2024**

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

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 1840h.

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

Resolution 240620R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 240620R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) Assignment of Corporate Officers' Duties until AGM 2025

Surname	Given Name	Position
Bricknell	Keith	President
de Montigny	Marc	Corporate Secretary
Froebe	Scott	General Manager
Louttit	James	Vice President
Malara	Nives	Treasurer

(b) *Pro Tempore* Reassignments: Unnecessary for Meeting #240620R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 240620R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 240523R, as presented.

Marc de Montigny/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) Response to Crane Incident: Please refer to Section 11(a) of these Minutes.

(ii) Townhouses' Security Enhancements: Please refer to Section 11(b) 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 240620R03: 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 June 2024, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2023 to 30 April 2024, and the Front Desk Security Report for the period 05 May 2024 to 04 June 2024.  
Nives Malara/Marc de Montigny — 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) Response to Crane Incident: Directors affirmed their emailed consent to Management's response, thanked Management and the Board President for their roles in formulating the response, and authorised attachment of the response to the Minutes of Meeting #240620R.
- (b) Townhouses' Security Enhancements: (*Keith Bricknell surrendered the Chair to James Louttit.*)  
Resolution 240620R04: Authorising Townhouses' Security-Enhancements  
WHEREAS external circumstances, beyond MTCC 1170's control, necessitate townhouses' security-enhancements to their exclusive-use common elements; THEREFORE,  
BE IT RESOLVED that MTCC 1170 shall engage [Hi-Lon Glass Services Ltd](#) to provide the following security-enhancements to exclusive-use common elements, for amounts indicated hereunder...  
01 eight (8) front doors facing Victoria Street — \$32 504.00 +HST;  
02 eight (8) side-light glass replacements — \$17 536.00 + HST; AND,  
03 eight (8) armour-film for principal windows and door side-lights — \$13 440.00 = HST; AND, FURTHER,  
BE IT RESOLVED that payment for the above-noted security-enhancements shall be from the Reserve Fund  
Keith Bricknell/Scott Froebe — Carried
- (c) EV-Charging: (*Keith Bricknell resumed the Chair.*)  
Resolution 240620R05: Approving the EV-Charging Policy  
WHEREAS Management has provided the EV-Charging Policy; THEREFORE,  
BE IT RESOLVED that MTCC 1170's Directors approve the EV-Charging Policy and authorise its attachment to the Minutes of Meeting #240620R.  
James Louttit/Scott Froebe — Carried
- 12 Perusal File of Correspondence Received as Information: Received by e-mail.
- 13 Date of the Next Meeting(s):
- (a) Special Meeting: TBA

(b) Regular Meeting #240718R: 1830h on Thursday 18 July 2024.

14 Motion for Adjournment

Resolution 240620R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 240620R at 1854h on Thursday 20 June 2024.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Marc de Montigny”

President: Keith Bricknell

Secretary: Marc de Montigny

Adopted at Meeting #240718R



## THE METROPOLE

11 June 2024

John Elvidge — City Clerk  
Toronto City Hall 13th fl. W  
100 Queen St W  
Toronto ON M5H 2N2

Dear John Elvidge

*Re* ROC Corporation's and 8 Colborne Street's Failure to Comply with Terms and Conditions Prescribed in the Enclosed "Temporary Street Occupation Permit"

From early morning on 08 June 2024 until late afternoon that day, a 250-tonne mobile crane prevented MTCC 1170's residents from entering and/or departing from their two parking garages, and/or from using MTCC 1170's loading dock (all accessible only via Colborne Street).

As for authorisations, Toronto Transportation Services issued the above-noted Permit on 04 June 2024. However, neither ROC Corporation nor 8 Colborne Street used the four days' lead-time to provide oral and/or written notice to 7 King Street East (MTCC 1170). We believe that the failure to provide notice violated Chapter 743's general expectations for issuance of notice to properties that "...Temporary Street Occupation..." might affect.

As for explicit requirements, Chapter 743-18(C) says...

*A permit issued under this Section shall not authorize the temporary occupation of any portion of the street beyond the limits of the subject property's frontage on the street, unless the adjoining property owner consents, in writing, to the General Manager issuing a permit for the temporary occupation of the street adjoining their property and the adjoining property owner waives all claims against the City for any losses and damages that may arise or result directly or indirectly from this temporary occupation.*

Neither the crane-company's owner nor the crane-company's client sought MTCC 1170's written permission for the crane's inexcusably inconvenient and unduly long placement. Nor did MTCC 1170 provide written permission for the crane's placement. Thus, that placement does seem to contravene Chapter 743-18(C).

MTCC 1170 notes that Chapter 743-51(A) says that "Any person who contravenes any provision of this chapter is guilty of an offence or is liable to an administrative penalty." Chapter 743-51(C) says, "Every person convicted of an offence under this chapter, other than an administrative penalty under §§ 743-8D(4) or 743-29I(5), is liable to a fine as provided for in the Provincial Offences Act." Thus, MTCC 1170 asks the City to impose whichever of those two penalties it deems most appropriate on ROC Corporation and/or 8 Colborne Street.

Thank you for your attention to this request — a request that reflects the emailed consent of MTCC 1170's governing board.

Your sincerely  
MTCC 1170

Nancy Bijelic RCM — Property Manager



<b>Phone:</b>	(416) 392-6593
<b>Fax:</b>	(416) 392-7465
<b>24 Hours Dispatch:</b>	(416) 392-5556
<b>48 Hour Fax Notification:</b>	
SOP Office, Metro Hall, 17th Floor	
<b>Permit No:</b>	<b>987101001</b>
<b>HUB CA PM Hoist Ton-1Lane</b>	\$1,283.02
<b>HUB CA PM Hoist Ton-full lane clos</b>	\$1,156.75
<b>Lost Parking Meter Fees</b>	\$270.00

## TEMPORARY STREET OCCUPATION PERMIT HOISTING

This is issued for the locations specified and subject to the Applicant complying with all of the relevant laws, By-laws and the Terms and Conditions set below and on the reverse, and shall be subject to cancellation at any time without notice.

<b>APPLICANT:</b> ROC Corp 250 Royal Oak Rd Cambridge, Ontario N3E 0A4	<b>CONTACT:</b> Rosa Alonso Phone: (519) 650-6715
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<b>LOCATION:</b> 8 COLBORNE ST at YONGE ST to SCOTT ST	<b>City Ward:</b> 13 <b>District:</b> Toronto a York
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**PURPOSE:** Hoisting -- Full road closure of Colborne St from Yonge St to Scott St in order to facilitate 250 tonne mobile crane for hoisting heating equipment

### TIME PERIOD:

<b>From:</b> June 8, 2024	<b>To:</b> 7:00 am	<b>To:</b> June 8, 2024	<b>To:</b> 5:00 pm
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### Standard Conditions

The applicant shall, at their expense, comply with the conditions described in Appendix A of Chapter 743 ("Use of Streets and Sidewalks") of the Toronto Municipal Code. A copy of these conditions can be found at [http://www.toronto.ca/legdocs/municode/1184\\_743.pdf](http://www.toronto.ca/legdocs/municode/1184_743.pdf)

### SPECIAL CONDITIONS:

- 1.0 Reviewed by Julia Carew, Work Zone Coordinator.
- 2.0 Proper traffic control set-up and signage required as per the Ontario Traffic Manual, Book 7: Temporary Conditions and Book 18 Cycling Facilities, submitted/discussed Traffic Management Plan. All occupation of any public highway must also be compliant with the Occupational Health and Safety Act, AODA, City of Toronto Guiding Principles for Cycling Safety in Work Zones, the City of Toronto specification TS1.003.0
- 3.0 Applicant is responsible to submit a RoDARS notification directly to the Toronto Traffic Management Centre at <https://rodars.transnomis.com/> and area Traffic Work Zone Co-ordinator a minimum of 48 hours prior to work.
- 4.0 Applicant must maintain local accesses to all affected properties safely at all times.
- 5.0 This permit does not include the parking of personal/transportation vehicles. All parking must be in a legal spot.
- 6.0 Applicant must notify residence associations and nearby businesses ahead of closure.
- 7.0 One (1) police officer required for vehicular and pedestrian traffic control.
- 8.0 One (1) certified traffic control persons required.

The Applicant, (and where applicable, all heirs, executors, administrators, successors and assigns), agrees to indemnify and save harmless the City of Toronto, and any other corporations, boards, commissions or entities having utilities or services in the vicinity of any work undertaken pursuant to this permit which as a result of such work suffers any loss, costs, damages, claims for lien, charges or expenses, (except such that are attributable to the negligence of the City, its servants, agents or contractors other than in granting this permit as requested). This indemnity shall survive the expiry of this permit. The permanent repairs carried out by the City shall be paid by the Applicant.

NOTE: This permit authorizes occupation only during the times and at the location specified herein. Any change or extension of time or any change of location must be the subject of a new application to the General Manager of Transportation Services.

For: General Manager of  
Transportation Services

*Karen Liang*

Issued by: Karen Liang

Date Issued: Jun 04, 2024

Applicant or Signing Officer: \_\_\_\_\_

Date Printed: \_\_\_\_\_



# Electric Vehicle Charging Station Guide for Residents



## Introduction:

As the demand for Electric Vehicles (EVs) continues to rise, the Board of Directors and the management have installed Electric Vehicle Infrastructure to cater to this growing need. To help residents in getting Electric Vehicle Charging Stations installed in their parking spaces, we have prepared this comprehensive guide.

## Requesting a Proposal:

For unit owners interested in obtaining a proposal for the installation of an Electric Vehicle Charging Station, please fill out the [Online Request Form](#). Signature Electric, our trusted provider, will then assign a team member to gather all

necessary information and prepare the proposal. Rest assured, this preliminary step is at no cost to you, and you are under no obligation to complete the installation.

## Installation Cost:

The cost to install an Electric Vehicle (EV) Charging Station in your parking space depends on two main factors: the distance from the nearest dedicated Electrical Panel for EV infrastructure and the complexity of the installation process. Parking spaces vary in proximity to this electrical panel, affecting the overall installation cost.

The Electric Vehicle Charging Station and the installation cost typically range from \$2,250 to \$6,500, plus applicable taxes. Additionally, if the installation requires upgrading wires and conduits to address a 3% voltage drop, this will also affect the total cost.

## Important Notes:

- The applicant must be a registered unit owner, and their name must match the registered unit owner on file.
- Tenants interested in an Electric Vehicle Charging Station ***must*** contact their landlords to start the request.
- Please provide ***exact details*** about your Parking Space and Parking Level.

## Steps to Installation:

**Step 1: Installation Application** — Once the proposal is accepted, Signature Electric will prepare an application for your installation, along with all supportive documents such as work descriptions, specifications, and installation drawings as per [Section 24.2 of Ontario Regulation 48/01](#) and [Canadian Authority of Ontario \(CAO\) Guidelines](#). Review the application carefully to ensure that all the information is correct and sign it. Submit the signed application to the property manager for the Board of Directors to review your application.

**Step 2: Legal Process** — After receiving your application, the Board of Directors will review it and provide their decision. Once approved, the property management office will engage a lawyer to prepare an agreement and register the Electric Vehicle Charging Station on your property title. Please note that the legal costs associated with this process (approximately \$1,000.00) are your responsibility.

**Step 3: Agreement Execution:** Once the agreement is prepared and signed by both parties, the property manager will then inform Signature Electric to schedule the installation of your Electric Vehicle Charging Station accordingly.

**Step 4: Payment — Management will collect the payment for:**

- Electric Vehicle Charging Station and Installation
- Legal Cost
- Infrastructure Recovery Cost

**Step 5: Installation —** Before installation, it is essential for Signature Electric to know the exact location on the wall where the Electric Vehicle Charging Station's placement will occur. To help you, Signature Electric will provide you with the instructions so you can mark the desired location on the wall. This ensures best placement of the charging station as per your requirements. Upon successful installation, Signature Electric will provide you with the ESA Certificate of Acceptance to ensure that the installation follows safety standards and regulations.

**Step 6: Activation**

- **Option One.** After the installation and inspection are completed, the electrician will test and commission the Charging Station, ensuring it is properly connected to Cloud Services. SWTCH Energy, your service provider, will receive notification. SWTCH Energy will then guide you through the steps to open an account and activate your Charging Station.
- **Option Two.** After the satisfactory installation and inspection, the electrician will test and commission the Charging Station, ensuring its proper connection to Cloud Services, but will leave the Charging Station in a "Non-Active" state. This allows you to avoid monthly service fees until you are ready to use the charging station. When you decide to activate the charging station, you can contact Signature Electric, and they will help you with the activation process.

By following these steps, you can easily have an Electric Vehicle Charging Station installed in your parking space, contributing to the sustainability efforts of our community. Should you have any questions or need further assistance, feel free to reach out to [Signature Electric](#) at 416-490-8093.

Thank you for your commitment to a greener future!