



THE METROPOLE

20 January 2022

Minutes of MTCC 1170 Meeting Number 220120R — Held on 20 January 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 1810h.

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

Resolution 220120R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220120R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #220120R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 220120R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 211216R, 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) Boiler #2's Repairs: Please refer to Section 11(a) of these Minutes.

(ii) Parking Garages' Drainpipes: Please refer to Section 11(b) of these Minutes.

(iii) Commercial Unit's Door-Treatment: Please refer to Section 11(d) 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 220120R03: 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 January 2022 and the Front Desk Security Report for the period 04 December 2021 to 03 January 2022.

Sheila Sproule/Nives Malara — Carried

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

- (a) Elevators' Refurbishment: The Board agreed to defer refurbishing Elevator #1 (T1) until, at very least, Ontario's government clarifies its position on COVID-restrictions — especially regarding appropriate distancing in confined spaces such as elevators' cabs.

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) Boiler #2:

Resolution 220120R04: Boiler #2's Repairs

WHEREAS Management has reported that repairs are necessary to Boiler #2; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Ambient Mechanical to complete repairs that Quote #QUO-17834-K2L6 describes:

- 01 replace [top end refractory](#) and metal header on Boiler #2 for \$4,053.08 (+HST); AND, FURTHER,

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

(b) Garages' Drainpipes: Engineering information about PVC piping suitable for replacing cast iron piping failed to arrive in time for Meeting #220120R. Management will advise the Board when the information becomes available and seek the Board's directions.

(c) Receiving Committees' Reports:

Resolution 220120R05: Receiving Reports as Information

WHEREAS MTCC 1170 has received two reports during Meeting 220120R; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 responds as follows to the above-noted items.

01 MTCC 1170 Staff Fund Committee: MTCC 1170 accepts the Staff Fund Committee's written report as information. The Board of Directors thanks residents for their continuing support of the Staff Fund, and the Fund's Chairperson for her facilitation thereof.

02 Toronto Fire Department Toy Drive: MTCC 1170 accepts the Vice President's oral report as information. The Board of Directors thanks residents for their continuing support of the TFD Toy Drive and the Vice President for his facilitation thereof.

Sheila Sproule/Nives Malara — Carried

(d) Commercial Unit's Recent Door-Treatment: Having considered, *inter alia*, MTCC 1170's By-Law Number 6 and Sections 11(d), 14(c), and 17 of MTCC 1170's Declaration, the Board issued directions to Management regarding the aforementioned commercial unit's door-treatment.

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 #220217R: 1800h on Thursday 17 February 2022.

14 Motion for Adjournment

Resolution 220120R06: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220120R at 1817h on Thursday 20 January 2022.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Adopted at Meeting #220217R



THE METROPOLE

17 February 2022

Minutes of MTCC 1170 Meeting Number 220217R — Held on 17 February 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 1812h.

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

Resolution 220217R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220217R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #220217R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 220217R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220120R, 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) Parking Garages' Drainpipes: Please refer to Section 07 (b) of these Minutes.

(ii) Insurance Premium: Please refer to Section 11(a) of these Minutes.

(iii) Fire System Remediation: Please refer to Section 11(b) of these Minutes.

(iv) Sprinkler Room Heater: Please refer to Section 11(c) of these Minutes.

(v) Load Evaluation Report: Please refer to Section 11(d) of these Minutes.

(vi) Automated Door's(s') Drive Motor: Please refer to Section 11(e) 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 220217R03: 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 2022 and the Front Desk Security Report for the period 04 January 2022 to 03 February 2022.

Nives Malara/Sheila Sproule — Carried

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

(a) Elevators' Refurbishment: The Board agreed to defer discussion of refurbishing Elevator #1 (T1) until it assesses the re-opening protocols that Ontario *actually* adopts on 15 March 2022.

(b) Garages' Drainpipes:

Keith Bricknell surrendered the Chair to James Louttit.

Resolution 220217R04: Replacing Garages' Drainpipes

WHEREAS Management has reported that age-related and/or road-salt related deterioration necessitates replacing portions of the garages' cast iron drainpipes; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Jermark Plumbing to complete the following repairs:

01 replace the deteriorated drainpipes with XFR plastic drainpipes for \$12,500.00 (+HST); AND, FURTHER,

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

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

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) Valuation Report:

Resolution 220217R05: Receiving an Insurance Valuation Report as Information

WHEREAS [Afirm](#) has provided its valuation report ("Report"), pursuant to Resolution 211216R05; THEREFORE,

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

BE IT RESOLVED that MTCC 1170 authorises payment of the additional *pro rata* premium necessary for increasing MTCC 1170's valuation and coverage *from* \$143,157,300.00 *to* \$143,643,194.00.

Nives Malara/Sheila Sproule — Carried

(b) Fire System Remediation:

Resolution 220217R06: Authorising Fire System Remediation

WHEREAS Regional Fire and Security Systems ("Regional") has delivered its Annual Fire Inspection Record ("Record"); THEREFORE,

BE IT RESOLVED that MTCC 1170 received Regional's Record as information; AND, FURTHER,

BE IT RESOLVED authorises the following payments from the Reserve Fund, reflecting Regional's Estimate #3851:

01 General Deficiencies — \$4,863.52 (Incl HST);

02 Lighting Deficiencies — \$186.45 (Incl HST);

03 Fire Extinguisher Deficiencies — \$8,678.40 (Incl HST);

04 Commercial Units' Fire Extinguishers (reimbursed by those commercial units): \$372.90 (Incl HST); AND,

05 Sprinkler Deficiencies: \$7,249.52 (Incl HST).

James Louttit/Scott Froebe — Carried

(c) Sprinkler Room Heater:

Resolution 220217R07: Replacing Sprinkler Room's Heater

WHEREAS Management has reported that the heater in the sprinkler system's booster pump room requires replacement; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Ambient Mechanical \$4,181.98 (+HST) to complete work described in Ambient Mechanical's Quote #QUO-17996-G2C6; AND, FURTHER,

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

(d) Load Evaluation Report:

Resolution 220217R08: Receiving a Load Analysis Report as Information

WHEREAS [ElectroGeneSys](#) has provided its preliminary electrical load evaluation report ("Report"); THEREFORE,

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

BE IT RESOLVED that MTCC 1170 directs Management to refer the Report to Building Sciences for further evaluation and advice.
Sheila Sproule/Nives Malara — Carried

(e) Automated Door's(s') Drive-Motor:

Resolution 220217R09: Replacing an Automated Door's(s') Drive-Motor

WHEREAS Management has reported that an automated King Street door's drive-motor requires replacement; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Hi-Lon Glass \$3,830.70 (Incl HST) to complete replacement-work described Quote #NO094168; AND, FURTHER,

BE IT RESOLVED that payment for this replacement shall be from the Reserve Fund.
James Louttit/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 #220328R: 1800h on Monday 28 March 2022.

- 14 Motion for Adjournment

Resolution 220217R10: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220217R at 1822h on Thursday 17 February 2022.
Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sheila Sproule"

Secretary: Sheila Sproule



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 Climantics 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

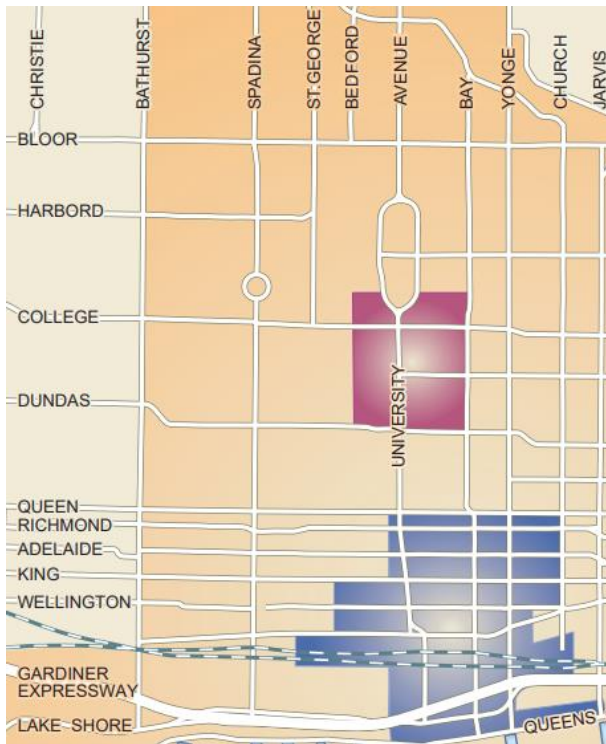


THE METROPOLE

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.



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



THE METROPOLE

21 April 2022

Minutes of MTCC 1170 Meeting Number 220421R — Held on 21 April 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 1810h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 220421R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220421R, as presented.
Scott Froebe/James Louttit — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #220421R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 220421R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220328R, 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) Defibrillator Replacements: Please refer to Section 11(a) of these Minutes.
(iii) Loading Dock's Door: Please refer to Section 11(b) of these Minutes.
(iv) Southern Exterior Doors: Please refer to Section 11(c) of these Minutes.
(v) AGM 2022: Please refer to Section 11(d) of these Minutes.
(vi) 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 220421R03: 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 April 2022, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2021 to 31 December 2021, and the Front Desk Security Report for the period 05 March 2022 to 03 April 2022.
Nives Malara/Sheila Sproule — Carried

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

- (a) Elevators' Refurbishment: Management advised the Board that refurbishment of the last tower elevator (T1) would begin on 01 July 2022, with an *estimated* duration of nine weeks.
- (b) COVID Mandates: Directors thanked the President for complying with their prior request to prepare a "post-mandate" newsletter and authorised the newsletter's attachments to the Minutes of Meeting #220421R.

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) Defibrillator Replacement:

Resolution 220421R04: Replacing Defibrillators

WHEREAS Management has reported that the defibrillators' batteries are no longer available and that the defibrillators must, therefore, be replaced; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Vita First Aid](#) \$5,685.00 (net price, post-buyback +HST) to supply and install three (3) "[Zoll AED 3](#)" defibrillators; AND, FURTHER,

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

(b) Loading Dock's Door:

Resolution 220421R05: Replacing the Loading Dock's Door

WHEREAS Management has reported that the loading dock's door has failed; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Candoor Overhead Doors Ltd](#) \$39,775.00 (+HST) to supply and install a [TNR "Direct Drive Springless"](#) loading dock door; AND, FURTHER,

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

(c) Southern Exterior Doors:

Resolution 220421R06: Replacing the Exterior Steel Doors

WHEREAS Management has reported that three exterior steel doors on the south side of the building have suffered considerable irreparable rust-damage; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying Hi-Lon Glass Services Ltd \$7,208.79 (incl HST) to complete work described in their Quote #NO094236; AND, FURTHER,

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

(d) AGM 2022:

Resolution 220421R07: Motion for an AGM and AGM Package

BE IT RESOLVED the Board of Directors of MTCC 1170 agrees to and/or authorises the following:

- (a) MTCC 1170's AGM (hereinafter, "AGM 2022") shall commence at 7:30pm on Monday 30 May 2022 (with registration beginning one-half hour earlier);
- (b) MTCC 1170 shall employ [CondoVoter](#) to solicit votes, distribute documents, act as scrutineer, and, by all other means necessary, facilitate AGM 2022 as a "virtual" AGM for \$1,960.00 (+HST);
- (c) AGM 2022's information package to owners shall include, *inter alia*, the following items:
 - (i) an information-letter, agenda, proxy-form, and instructions, in the same general format that MTCC 1170 used for AGM 2021, but amended, as might be necessary, to reflect the *Condominium Act's* requirements;
 - (ii) a President's Report, in the same general format that MTCC 1170 used for AGM 2021; AND,
 - (iii) any other items and/or procedures that the Management Office deems necessary for facilitating the conduct of AGM 2022.

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: At the Board President's call (with Directors' unanimous agreement during Meeting #220421R) in late April 2022 or early May 2022.
 - (b) Regular Meeting #220519R: 1800h on Thursday 19 May 2022.
- 14 Motion for Adjournment
Resolution 220421R08: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220421R at 1819h on Thursday 21 April 2022.
Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sheila Sproule"

Secretary: Sheila Sproule



THE METROPOLE

30 March 2022

COVID Precautions in the Common Elements

First, some clarification is necessary. [Yes, the Province of Ontario has substantially relaxed COVID-related precautions](#). However, that relaxation is not universal. For example, on 21 March 2022, the Condominium Authority of Ontario provided the following disclaimer:

“Please note that condominium corporations may implement safety measures in addition to those required by the Government of Ontario to meet the health and safety goals specific to their condominium corporation. Considering this, each condominium corporation should assess their situations carefully and continue to implement the safety measures that are right for them.”

Nonetheless, to comply with the letter and spirit of the Province of Ontario’s policies, your Board has asked Management to amend protocols as follows...

- ❖ Proof of Vaccination-Status: No longer necessary
- ❖ Mask Mandate: Facemasks are no longer obligatory in MTCC 1170’s Common Elements.
- ❖ Exercise Facilities: Pre-bookings, pre-clearances, and capacity-limits have ceased. Nonetheless, as an abundance of caution, the “cardio” and “resistance-training” facilities will continue to be separate.

The point, though, is that mere legislation cannot abolish either epidemics or pandemics. A more reliable perspective continues to be available at [Ontario’s Science Table](#) (one of many equally reliable medical and/or scientific sources). Another indicator of COVID’s actual and/or potential prevalence is the [City of Toronto’s wastewater surveillance](#). Since evidence of COVID is present in excreta, this, too, is a reliable predictor.

SOURCE IS WEARING	RECEIVER IS WEARING				
	Nothing	Cloth FC	Surgical Mask	N95 FFR (10%)	N95 FFR (1%)
Nothing	15 MIN	20 MIN	30 MIN	2.5 HR	25 HR
Cloth FC	20 MIN	27 MIN	40 MIN	3.3 HR	33 HR
Surgical Mask	30 MIN	40 MIN	60 MIN	5 HR	50 HR
N95 FFR (10%)	2.5 HR	3.3 HR	5 HR	25 HR	250 HR
N95 FFR (1%)	25 HR	33 HR	50 HR	250 HR	2,500 HR

After considering sources of *reliable* medical and/or epidemiological evidence, your Board and Management *very* strongly recommend that all staff, residents, and invitees should continue with physical distancing and N95 (or certified equivalent) facemasks. This advice reflects the following realities...

- ❖ COVID’s Continuing Mutation in Under-vaccinated Areas: [Research in a British medical publication, The Lancet](#), indicates that COVID mortality-rates might be 300% of reported estimates. Viruses do what they want to do. Mutating and jumping international borders is how they persist. How else did COVID’s mutations (Delta, Omicron, etc) appear? This reality continues to be worrisome.
- ❖ Transmissibility: [The American Conference of Governmental Industrial Hygienists](#) quantifies it in a graphic titled “Time to Infectious Dose for Someone Not Infected with COVID-19” (above). Given what the world-renowned [Mayo Clinic](#) and [Johns Hopkins Medical Faculty](#) have said about “long COVID”, and given the evidence about transmissibility, facemasks are surely a prudent choice.

Thank you for your attention to this newsletter. Please direct questions to the Management Office.

The Board of Directors — MTCC 1170



THE METROPOLE

05 May 2022

Minutes of MTCC 1170 Meeting Number 220505S — Held on 05 May 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 1800h.

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

Resolution 220421R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220505S, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #220505S.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 220421R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220421R, as presented.

Sheila Sproule/Nives Malara — Carried

05 New and/or Brought-Forward Business:

(a) Adopting an Auditor's Report:

WHEREAS the Board of Directors of MTCC 1170 has received MTCC 1170's audited statements from Rapkin Wein LLP, for the fiscal year beginning 01 December 2020 and ending 30 November 2021; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the above-noted audited statements as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 agrees that the above-noted audited statements fairly and truly represent MTCC 1170's financial operations during the fiscal year in question.

Nives Malara/Sheila Sproule — Carried

14 Motion for Adjournment

Resolution 220421R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220505S at 1810h on Thursday 05 May 2022.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Sheila Sproule”

President: Keith Bricknell

Secretary: Sheila Sproule



THE METROPOLE

19 May 2022

Minutes of MTCC 1170 Meeting Number 220519R — Held on 19 May 2022

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 1815h.
- 02 Waiver of Notice, and/or Adoption of Agenda and Additions:
Resolution 220519R01: Adoption of the Agenda
BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220519R, as presented.
Scott Froebe/James Louttit — Carried
- 03 Assignment of Duties:
(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #220519R.
- 04 Review and Adoption of Previous Meetings' Minutes:
Resolution 220519R02: Adoption of Minutes
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220505S, as presented.
Sheila Sproule/James Louttit — 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) EV-Charging Documents: Please refer to Section 11(a) of these Minutes.
(ii) Replacement of Cast Iron Pipe: Please refer to Sections 11 (b) of these Minutes.
(iii) Seasonal MUA Filters: Please refer to Section 11(c) of these Minutes.
(iv) Seasonal Horticulture: Please refer to Section 11(d) of these Minutes.
(v) 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 220519R03: 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 May 2022 and the Front Desk Security Report for the period 04 April 2022 to 03 May 2022.
Sheila Sproule/James Louttit — Carried
- 07 Unfinished and/or Tabled Business Arising from Previous Meetings' Minutes:
(a) Elevators' Refurbishment: Directors reaffirmed their agreement with Management's advisory letter (11 May 2022) regarding elevator-bookings during tower elevator #1's (T1's) refurbishment. Directors also agreed to append a copy of the letter to the Minutes for Regular Meeting #220519R.

08 Correspondence Requiring Action and/or Response: Directors thanked the President for preparing a response to a townhouse Owner's inquiries and asked Management to ensure that the Owner receives that Board-approved response.

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) EV Charging Documents:

Resolution 220519R04: Receiving Authorising Templates for EV-Charging

WHEREAS MTCC 1170 acknowledges receipt of "Electric Vehicle Charging Station Policy", "Appendix 'A' to EV Policy", and "Electric Vehicle Charging Station Agreement" from [Lash Condo Law](#); AND,

Whereas [Lash Condo Law](#) has recommended further input from, inter alia, engineers and electrical contractors, so it can make the aforementioned documents specific to MTCC 1170's needs; THEREFORE,

BE IT RESOLVED MTCC 1170 directs Management to secure the aforementioned input and report to the Board upon completion of the task.

Keith Bricknell/Scott Froebe — Carried

(b) Replacing Cast Iron Drainpipes:

Resolution 220519R05: Authorising Drainpipe Replacements

WHEREAS Management has advised that further replacement of cracked cast iron drainpipes is necessary in the garage, in the loading dock, and behind the garbage bin.; AND,

Whereas engineer-approved XFR plastic pipe is a significantly more durable replacement; THEREFORE,

BE IT RESOLVED MTCC 1170 authorises paying [Jermark Plumbing and Mechanical Services Limited](#) \$6,800.00 (+HST) to supply the components and complete the work described in their quote dated 26 April 2022; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted incremental service shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

(c) Seasonal MUA Filters' Replacement-Frequency:

Resolution 220519R06: Authorising Semi-Monthly MUA Filter Replacement

WHEREAS during spring, summer, and early autumn, airborne dust and/or allergens are at their peak; AND,

Whereas MTCC 1170 wishes to safeguard the corridor pressurisation system's air-quality; THEREFORE,

BE IT RESOLVED MTCC 1170 authorises paying an additional \$3,902.80 (+HST) to Ambient Mechanical to increase the MUAs' filter-replacement from monthly to semi-monthly from 01 June 2022 to 30 September 2022 (inclusive of both dates), and to perform additional work in their Quote #QUO-18952-R8W8; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted incremental service shall be from the Operating Fund.

Scott Froebe/James Louttit — Carried

(d) Seasonal Horticulture:

Resolution 220519R07: Contract for Annual Vegetation & Enhancements

WHEREAS MTCC 1170's outdoor plants, shrubs, and/or trees are Common Elements (as described in the Declaration and/or as part of long-established aesthetic expectations); THEREFORE,

BE IT RESOLVED that MTCC 1170 shall employ Fedak Landscaping to provide services described in their quotes #M1170-22 and M1170-04, and summarised below:

- (a) \$4,550.00 (+ HST) for summer maintenance from 15 April 2022 until 14 November 2022 (inclusive of both dates);
- (b) \$3,250.00 (+ HST) for watering from 15 April 2022 until 14 November 2022 (inclusive of both dates); AND,
- (c) \$3,450.00 (+ HST) for supplying and planting annual plants on the roof's terrace, the 5th floor's terrace, and the Victoria Street town-houses' planters; AND,

BE IT RESOLVED that payment for the foregoing shall be from the Operating Fund.

Sheila Sproule/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) Special Meeting: TBA

(b) Regular Meeting #220623R: 1800h on Thursday 23 June 2022.

14 Motion for Adjournment

Resolution 220519R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220519R at 1822h on Thursday 19 May 2022.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Nives Malara”

for Secretary: Sheila Sproule



THE METROPOLE

May 11th, 2022

Elevator Car #1 - Modernization Update

Dear Residents,

As the Minutes of Board Meeting #220421R have already indicated modernization of the remaining tower elevator (Car #1) will begin on the first workday after Canada Day; namely, July 4th, 2022. (*Board Minutes are available, as always, at www.mtcc1170.com.*) The scheduled start-date reflects (a) Toronto's final lifting of COVID restrictions and (b) the contractor's schedule.

To minimize inconvenience and/or delays while the modernization is underway, elevator-bookings will be unavailable after 5 p.m. and between 12-1 p.m. each day. During the modernization process, deliveries will be the only exception to this limitation.

Additional to improving the appearance of Car #1's cab and providing a speedier traction motor, modernization will also bring Car #1 onto the same control system as Cars #2 and #3. Unification under a single system will ensure consistent responsiveness from all of the tower's elevators.

We regret the inconvenience and thank you for your patience while this work is being done.

If you have any questions, please don't hesitate to contact the management office.

Yours sincerely,
Metropolitan Toronto Condominium Corporation Number 1170

Ciaran Persad – PropertyWright Management Inc.



THE METROPOLE

23 June 2022

Minutes of MTCC 1170 Meeting Number 220623R — Held on 23 June 2022

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

01 Call to Order: Keith Bricknell called the meeting to order at 1817h.

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

Resolution 220623R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220623R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) Assignment of Corporate Officers' Duties until AGM 2023

Surname	Given Name	Position
Bricknell	Keith	President
Froebe	Scott	General Manager
Louttit	James	Vice President
Malara	Nives	Treasurer
Sproule	Sheila	Corporate Secretary

(b) *Pro Tempore* Reassignments: Nives Malara graciously accepted appointment as Corporate Secretary for the duration of Meeting #220623R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 220623R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220519R, as presented.

Nives Malara/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) MUA's Flexible Connector: Please refer to Section 11(a) of these Minutes.
- (ii) Security/Smoke Panels: Please refer to Sections 11 (b) of these Minutes.
- (iii) Response to AGM 2022: Please refer to Section 11(c) of these Minutes.
- (iv) Mutual Release: Please refer to Section 11(d) of these Minutes.
- (v) 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 220623R03: 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 2022 and the Front Desk Security Report for the period 04 May 2022 to 03 June 2022.

James Louttit/Nives Malara — Carried

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

(a) Elevators' Refurbishment: Management confirmed that refurbishment of Tower Elevator #1 (T1) will, indeed, begin on 04 July 2022. Prior to the refurbishment's commencement, Solucore will re-evaluate Elevators T2 and T3, to minimise the possibility of outages during T1's refurbishment (for which all components are already on site). Given the current supply chain issues that continue to plague unplanned events, Solucore will also provide a parts-list so Management can try to pre-acquire wear-prone hardware, to reduce down-time *if* issues do arise with T2 and T3 during T1's refurbishment.

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) MUA's Flexible Connector:

Resolution 220623R04: Authorising a Flexible Duct Connector's Replacement

WHEREAS Management has advised that the Upper Zone's MUA's [flexible duct connector](#) requires replacement; THEREFORE,

BE IT RESOLVED MTCC 1170 authorises paying Ambient Mechanical \$2,466.00 (+HST) to supply and install the aforementioned item; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted supply and installation shall be from the Reserve Fund,

Scott Froebe/James Louttit — Carried

(b) Security/Smoke Panels:

Keith Bricknell surrendered the Chair to James Louttit.

Resolution 220623R05: Remediating In-Suite Smoke/Security Panels

WHEREAS Testing has revealed communications issues between some suites' security panels and the Front Desk; THEREFORE,

BE IT RESOLVED MTCC 1170 authorises Regional Fire's investigation and correction of this issue on a closely monitored hours-worked basis; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted investigation and remediation shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

(c) Response to AGM 2022:

Resolution 220623R06: Receiving a Corporate Officer's Report

WHEREAS MTCC 1170's President has provided a Response to AGM 2022's "New Business" portion of AGM 2022's Agenda ("Response"); THEREFORE,

BE IT RESOLVED that MTCC 1170's Board of Directors receives the Response as information and directs the Corporate Secretary and Management to attempt facilitation of recommendations in paragraph 05(a) of the Response; AND, FURTHER,

BE IT RESOLVED that MTCC 1170's Board of Directors authorises attachment of the Response to the Minutes for Regular Meeting #220623R
Nives Malara/Scott Froebe — Carried

(d) Mutual Release:

Resolution 220623R07: Affirming a Full and Final Mutual Release

WHEREAS Corporate Legal Counsel and Management have devised and recommended a Full and Final Mutual Release ("Release") in matters between MTCC 1170 and an Owner; THEREFORE,

BE IT RESOLVED that MTCC 1170's Board of Directors affirms the Release and affirms Corporate Officers' right to sign the Release on MTCC 1170's behalf.
Nives Malara/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) Special Meeting: TBA

(b) Regular Meeting #220721R: 1800h on Thursday 21 July 2022.

14 Motion for Adjournment

Resolution 220623R08: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220623R at 1825h on Thursday 23 June 2022.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sheila Sproule"

Secretary: Sheila Sproule



THE METROPOLE

23 June 2022

To Directors and Property Management — MTCC 1170
From Board President — MTCC 1170
Re: General Responses to AGM 2022's "New Business"

01 ***Can MTCC 1170 clean the city-owned sidewalk in front of the Building?*** Very occasionally, MTCC 1170 has pressure-washed the tramped-in chewing-gum blobs that are almost endemic to Toronto's sidewalks. Quite often, MTCC 1170 has also washed the side of the building and adjacent sidewalks to expunge canine urine-stains. Thus, additional washing is a possibility. The worrisome issues, though, are liability for inadvertently spraying pedestrians whilst washing is in progress and/or liability for "slip-and-falls" whilst the sidewalk is still wet from being washed.

02 ***What additional steps could MTCC 1170 take to mitigate its operating costs? For example, being more prudent about our electricity-consumption?*** As Section 03(b) of AGM 2022's President's Report indicates:

"[Fiscal 2020-2021's] grand total **audited** energy expense, **excluding commercial units**, was \$486,433.00, which comes to \$1,549.15 per residential unit. How does that \$1,549.15 compare with Ontario's "average" per-household energy costs? This Report's **Appendix Seven** comprises a Financial Accountability Office of Ontario (FAO) report dated 19 October 2021. Therein, the FAO says that '...the average Ontario household spent \$2,128 on home energy to heat and cool their homes and power their appliances...' Apparently, MTCC 1170 is \$578.85 per household per year more frugal than the average Ontarian household. And good for us for being so energy-conscious!"

Nonetheless, Management will still post periodic reminders. Other reminders will deal with issues such as recycling and composting — to help reduce our disposal costs for other types of solid waste.

03 ***The original master and suite three-digit codes seem not to have changed for many years. Surely this endangers security.*** There is no connection whatsoever between panel-codes and individual suites' door-locks. Individual suites' **safety depends only on occupants' diligence in keeping their doors locked at all times**. As an extra safety-precaution, residents should react to doorknocks **by opening their doors only to their own known invitees and/or to MTCC 1170's staff**. Put simply, if you cannot identify the person who is knocking at your door, and/or if that person is not one of MTCC 1170's staff-members, **do not open the door**. If the doorknocker persists, phone the Front Desk and **ask for assistance**.

04 ***Proposal of a motion for condo directors' term-limits.*** As required by law, the Chair ruled the proposed motion out of order. However, its proposal raises two issues; namely, merit and (as already noted) legality.

(a) [In September 2017, Toronto Condo News conferred a "bad idea" award on this suggestion:](#)

"Few people want the challenge and responsibility of serving on a condo board. Those willing to accept this responsibility and challenge understand the importance of this voluntary role to the proper management of their home.

"Many condo corporations are challenged to find a large enough pool of qualified and interested candidates to serve on their board. Once these capable people are found, it makes little sense to reduce the pool of qualified and interested candidates by creating term limits.

"Term limits provide no value to condo corporation governance. Rather than establish term limits, it makes more sense to encourage more people to participate in the governing of their condominium corporation by running for election to the board."

- (b) As for legality, Section 12.8(1) of [Ontario Regulation 48/01](#) says:

"The prescribed material that subclause 47 (7) (b) (iii) of the Act requires be included in a notice of meeting of owners is...the material, if any, contained in a submission made to the board, any record of the corporation contained or described in the submission or any addition to the business to be presented at the meeting described in the submission, if...the submission is made by those owners who, at the time the board receives the submission...own at least 15 per cent of the units..."

The proposed motion did not qualify. So, as the law requires, the Chair ruled it out of order.

- 05 ***What is MTCC 1170 doing about sending delegates to the SLNA's monthly meetings and to development meetings?*** This, too, is a two-part question.

- (a) The SLNA's membership is a diverse mixture of TCHC buildings, co-ops, and condos. Historically, TCHC buildings and co-ops elected their delegates, thus confirming their delegates' legitimacy. Condos seemed to send a mixture of directors and/or volunteers. To ensure that MTCC 1170's delegates had as much legitimacy as THCH buildings and co-ops do, MTCC 1170 has reserved two of its three delegate-seats for directors and one for a volunteer. ***In retaining that proportion, MTCC 1170 has sought to ensure that its delegates' stated opinions and votes represented MTCC 1170, rather than just the delegate per se.*** However, that stated position can have some "wiggle-room". Thus, I suggest that MTCC 1170 should ask the SLNA if it would allow our director-delegates to name proxy-delegates to vote on MTCC 1170's behalf ***at specific SLNA monthly meetings***. The additional understanding would be that proxy-delegates' votes shall reflect your Board's directions (which is the same restriction that already applies to director-delegates).

- (b) Your Board's Resolution 210722R09 states MTCC 1170's position on development, as the following excerpt from a 22 July 2021 report to your Board summarises:

- (i) "Downtown proposals reflect rigorous orchestration and highly professional representation. For example, Colborne Street's representative was well-known to (and highly regarded by) the C of A, the local councillor, ***and*** city staff. *For intervenors, this represents a major challenge, unlike leafy suburb scenarios...* [Herein, note that MTCC 1170 is in the [Downtown Plan's Financial District](#)]
- (ii) "MTCC 1170's doggedness with 6-8 Colborne Street tended to project an image of vindictiveness. Arguably, this image contributed to several months of perceived "heel-dragging" on the City's part whenever MTCC 1170 complained about parking-related issues. And yes, our complaints eventually began receiving "face-value" treatment. But the whole episode was a lesson about "picking one's battles" carefully..."
- (iii) "Some of MTCC 1170's Owners were investors in three of the five above-noted development-examples. So, while MTCC 1170's ***individual owners*** could object, ***MTCC 1170, per se***, certainly could not.
- (iv) "Sometimes, municipal authorities believe that condo boards' interventions reflect only those board members' views, rather than truly representing a majority (or even a bare plurality) of owners' views. Thus, electronic expression of individual owners' views is likely more effective. For 88 Scott Street and 53-55 Yonge Street, MTCC 1170 provided the information necessary for owners' input, while not presuming to represent its owners."

- 06 ***Why must complaints go to Management first, rather than directly to the Board?*** First, there's the issue of procedural fairness. Every complaint should first go to the lowest level compatible with that complaint's resolution. ***The complaint should escalate only if resolution does not occur.*** Second, your directors have authority to act only after an affirmative vote during a board meeting. ***Outside that context, your directors have no authority to make decisions on MTCC 1170's behalf.***

Respectfully submitted
Keith Bricknell — Board President



THE METROPOLE

21 July 2022

Minutes of MTCC 1170 Meeting Number 220721R — Held on 21 July 2022

Present: Board — Keith Bricknell, Scott Froebe, James Louttit, and 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 1819h.

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

Resolution 220721R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220721R, as presented.

Scott Froebe/Nives Malara — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #220721R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 220721R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220623R, 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) Elevator T1's Refurbishment: Please refer to Section 07(a) of these Minutes.

(ii) Exercise Facility Bookings: Please refer to Sections 08 (a) of these Minutes.

(iii) Boiler #2's Burner: Please refer to Section 11(a) 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 220721R03: 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 July 2022, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2021 to 30 June 2022, and the Front Desk Security Report for the period 04 June 2022 to 03 July 2022.

Nives Malara/Sheila Sproule — Carried

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

- (a) Elevators' Refurbishment: Directors asked the President to prepare a covering newsletter to accompany the contractor's written explanation for the delay in starting Tower Elevator #1's (T1's) refurbishment.

08 Correspondence Requiring Action and/or Response:

- (a) Responding to an Owner's request, Directors agreed to resume exercise facility bookings for residents who can supply medical documentation of their need for such bookings.

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) Boiler #2's Burner(s):

Resolution 220721R04: Replacing Boiler#2's Burners

WHEREAS Management has reported that routine preventative maintenance has identified defective burners on Boiler #2; THEREFORE,

BE IT RESOLVED MTCC 1170 authorises Ambient Mechanical to replace the aforementioned burners for \$5,611.25 (+HST); AND, FURTHER,

BE IT RESOLVED that payment for the above-noted replacements shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

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 #220825R: 1800h on Thursday 25 August 2022.

14 Motion for Adjournment

Resolution 220721R05: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220721R at 1834h on Thursday 21 July 2022.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

President: Keith Bricknell

"Sheila Sproule"

Secretary: Sheila Sproule



THE METROPOLE

25 August 2022

Minutes of MTCC 1170 Meeting Number 220825R — Held on 25 August 2022

Present: Board — Keith Bricknell, Scott Froebe, James Louttit, and 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 1825h.

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

Resolution 220825R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 220825R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #220825R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 220825R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220721R, 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) Sprinkler System: Please refer to Section 11(a) of these Minutes.

(ii) Loading Dock's Elevator: Please refer to Sections 11(b) of these Minutes.

(iii) Lower Zone MUA: Please refer to Section 11(c) 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 220825R03: 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 August 2022 and the Front Desk Security Report for the period 04 July 2022 to 03 August 2022.

Nives Malara/Sheila Sproule — Carried

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

(a) Elevators' Refurbishment: Directors thanked the President for preparing a covering newsletter to accompany the contractor's written explanation for the delay in starting Tower

Elevator #1's (T1's) refurbishment. Directors also authorised the aforesaid letter's attachment to the Minutes for Meeting #220825R.

08 Correspondence Requiring Action and/or Response:

- (a) The Board directed Management's responses to an XX05 Unit's request for a pull-up bar/frame in one of the two currently available exercise facilities.
- (b) The approved Management's responses to an XX13 Unit's questions about emergency lighting.
- (c) The Board directed Management's additional responses to an XX16 Unit's ongoing inquiries about facility-booking.

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) Sprinkler System:

Resolution 220825R04: Receiving a Fire Safety Audit and Authorising Remediation

WHEREAS MTCC 1170 has received [Regional Fire and Security Systems'](#) Sprinkler System Report ("Report"); THEREFORE,

BE IT RESOLVED that MTCC 1170 receives the Report as information and deems the Report to be sufficient basis for authorising the following remediation by Regional Fire and Security Systems:

01 Estimate #4119: Leak-Remediation and/or Prevention — \$8,510.03 (Incl HST);

02 Estimate #4185: Miscellaneous Ground-Floor Parts-Replacements — \$1,381.43 (Incl HST); AND,

03 Estimate #4190: Parts and Labour to Replace 708 Sprinkler-Heads — \$46,334.62 (Incl HST); AND, FURTHER,

BE IT RESOLVED that payment for the above-noted estimates shall be from the Reserve Fund. Keith Bricknell/Scott Froebe — Carried

(b) Loading Dock's Elevator:

Resolution 220825R05: Replacing the Loading Dock's Elevator Cylinders

WHEREAS Management has reported the necessity to replace the loading dock's elevator cylinders; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [AAA Technical Services Inc](#) \$5,350.00 (+HST) to replace the loading dock's elevator cylinders; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted estimates shall be from the Reserve Fund. Keith Bricknell/Scott Froebe — Carried

(c) Lower Zone MUA:

Resolution 220825R06: Replacing Lower Zone's MUA's Transducer, Isolator, and Adaptor

WHEREAS Management has reported the necessity for maintenance procedures to ensure the Lower Zone's [MUA](#)'s reliability; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Ambient Mechanical Ltd](#) \$5,843.28 (+HST) to replace the Lower Zone's [MUA](#)'s [transducer](#), [isolator](#), and adaptor; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted estimates shall be from the Reserve Fund.

Keith Bricknell/Scott Froebe — Carried

Keith Bricknell resumed the Chair.

- 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 #220929R: 1800h on Thursday 29 September 2022.
- 14 Motion for Adjournment
Resolution 220825R07: Adjournment
BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 220825R at 1830h on Thursday 25 August 2022.
Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Adopted at Meeting #220929R



THE METROPOLE

10 August 2022



July 20, 2022

MTCC1170
7 King St. E
Toronto, ON, M5C 3C5

Attention: Board of Directors and Corporation

Re: Elevator Modernization 7 King St E

Thank you for your patience as we endeavour to complete the modernization of the elevators at your building. We were informed by our suppliers that all equipment required to complete the work would be available July 4th, 2022.

Based on this information, we planned for start of the modernization of the last elevator at your site.

Unfortunately due to circumstances beyond our control the equipment never arrived. We apologize for the inconvenience this has caused. The new start date is August 22nd, 2022.

We look forward to completing this elevator on a timely manner.

Sincerely,

Dave Baylis

MODEL 525

- Capacity up to 3,500 lbs. 1:1, 6,000 lbs. 2:1 up to 700 fpm
- 22,000 lbs. maximum sheave shaft load
- 25-inch drive sheave
- 7-1/2 inch or 6-5/8-inch V-grooves or undercut
- 3,190 ft-lbs. brake torque per shoe
- Machine weight: 3,350 lbs.
- Dual independent brake system holds 125% rated capacity



hoisting the 1,524-kilogram weight into place, reinstalling the mechanical penthouse's roof, and adding six figures to the refurbishment's costs. But that's not what any reasonable person would have wanted.)

Despite the contractor's optimism in the enclosed letter dated 20 July 2022, your Board and Management did wish to ensure that the proposed 22 August start-date was, indeed, feasible. That desire for certainty explains the delay in advising of a new start-date.

As for assigning blame for the delay, let's bear in mind that supply-chain issues are a worldwide problem. [As Statistics Canada reported on 02 June 2022, "Of the businesses expecting difficulty acquiring inputs, products or supplies domestically, nearly three-fifths \(57.3%\) expect these challenges to continue for six months or more, up from the previous quarter \(52.4%\)."](#) These are difficult times in which a "blame-game" is surely an inappropriate response.

During the next fortnight, Management will provide additional details of the impending refurbishment.

Thank you for your patience, and for your attention to this update.

Tower Elevator #1 (T1) Update

In late June, a supplier advised our elevator contractor that T1's new 1,525-kilogram traction motor could not be available for the scheduled 04 July start-date. Nor could the supplier provide a firm availability date. To their credit, our contractor engaged vigorously with the supplier and was finally able to confirm a delivery-date.

Could work on T1 have begun while awaiting delivery of the very heavy traction motor? No, certainly not. Because of the developer's configuration of MTCC 1170's elevators in 1996, ***T1 is the only elevator that goes as high as the mechanical penthouse.*** Thus, piecemeal work, whilst awaiting deliveries, could (and did) occur with elevators T2 and T3, because T1 was always available for bringing components to the mechanical penthouse.

If the contractor had begun disassembling T1 on 04 July, there would have been no way to move the 1,525-kilogram traction motor to the mechanical penthouse. (*Well, yes, there was a way, but it would have entailed hiring a crane, ripping the roof from the mechanical penthouse,*

The Board of Directors — MTCC 1170



THE METROPOLE

29 September 2022

Minutes of MTCC 1170 Meeting Number 290929R — Held on 29 September 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 1818h.

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

Resolution 290929R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 290929R, as presented.

Scott Froebe/James Louttit — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #290929R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 290929R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220825R, 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) Loading Dock's Hydraulics: Please refer to Section 11(a) of these Minutes.
- (ii) Emergency Transfer Switch: Please refer to Section 11(b) of these Minutes.
- (iii) Back Lane Staircase: Please refer to Section 11(c) 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 290929R03: 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 September 2022, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2021 to 31 July 2022, and the Front Desk Security Report for the period 04 August 2022 to 01 September 2022.

Nives Malara/Sheila Sproule — Carried

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

(a) Elevators' Refurbishment: Solucore reports that Tower Elevator #1's (T1's) refurbishment is proceeding on schedule.

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) Loading Dock's Hydraulics:

Resolution 290929R04: Replacing the Loading Dock's Hydraulic Power Pack

WHEREAS Management has reported the necessity to replace the loading dock's hydraulic power pack; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [AAA Technical Services Inc](#) \$6,411.19 (Incl HST) to replace the loading dock's elevator hydraulic power pack; AND, FURTHER,

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

(b) Emergency Transfer Switch: *Keith Bricknell surrendered the Chair to James Louttit.*

Resolution 290929R05: Replacing the Emergency Generator's Auto-Transfer Switch

WHEREAS recent events indicate the necessity for replacing the emergency generator's automatic transfer switch; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Wajax Corporation](#) \$27,829.64 (Incl HST) to supply components and complete work described in Quote #Q22-0234, with the caveat that current supply chain issues might entail 26 to 28 weeks' lead-time for parts-deliveries; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted estimate shall be from the Reserve Fund. Keith Bricknell/Scott Froebe — Carried

(c) Back Lane Staircase: *Keith Bricknell resumed the Chair.*

Resolution 290929R06: Replacing the Laneway Fire Exit Stairs

WHEREAS Management has provided photographic evidence that the laneway fire exit stairs have deteriorated to the point of being a potential trip-hazard and/or safety-hazard; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying York Sheet Metal Ltd \$3,265.70 (Incl HST) to replace the laneway fire exit stairs; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted estimate shall be from the Reserve Fund. James Louttit/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) Special Meeting: TBA

(b) Regular Meeting #221027R: 1800h on Thursday 27 October 2022.

14 Motion for Adjournment

Resolution 290929R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 290929R at 1827h on Thursday 29 September 2022.

Scott Froebe/James Louttit — Carried

"Keith Bricknell"

"Scott Froebe"

President: Keith Bricknell

for Secretary: Sheila Sproule



THE METROPOLE

27 October 2022

Minutes of MTCC 1170 Meeting Number 221027R — Held on 27 October 2022

Present: Board — Keith Bricknell, Scott Froebe, and James Louttit; and, Property-Wright Management: Nancy Bijelic (all by Microsoft Teams).

Regrets: Nives Malara and Sheila Sproule

01 Call to Order: Keith Bricknell called the meeting to order at 1820h.

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

Resolution 221027R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 221027R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Scott Froebe graciously accepted appointment as Acting Corporate Secretary for the duration of Meeting #221027R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 221027R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 220929R, as presented.

Scott Froebe/James Louttit — 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) Budget for Fiscal 2022-2023: Please refer to Section 11(a) of these Minutes.

(ii) Annual Fire Inspection Contract: Please refer to Section 11(b) of these Minutes.

(iii) Additional Exercise Item: Please refer to Section 11(c) 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 221027R03: 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 October 2022 and the Front Desk Security Report for the period 02 September 2022 to 02 October 2022.

James Louttit/Scott Froebe — Carried

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

(a) Elevators' Refurbishment: In mid-October 2022, Solucore reported again that Tower Elevator #1's (T1's) refurbishment is proceeding on schedule.

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) Fiscal 2022-2023's Budget:

Resolution 221027R04: Approval of the 2022-2023 Budget

WHEREAS the *Condominium Act* and *Regulations* require condominiums' boards to assume sole responsibility for passing annual budgets; AND,

WHEREAS the Board of Directors of Metropolitan Toronto Condominium Corporation Number 1170 has received, examined, and discussed recommendations from PropertyWright Management's personnel; THEREFORE,

BE IT RESOLVED that the Board of Directors of Metropolitan Condominium Corporation Number 1170 authorises the following budget for 01 December 2022 to 30 November 2023 (inclusive of both dates):

(a) an Operating Budget of \$2,231,037.49; and,

(b) a Reserve Fund Contribution of \$748,468.00; AND, FURTHER,

BE IT RESOLVED that that the Board of Directors of Metropolitan Condominium Corporation authorises the Treasurer, the General Manager, or the President, or any of them, to append materials to distribution-copies of the above-noted Budget, explaining the Budget *per se*, and/or any circumstances that might give rise to a Special Assessment during the above-noted Budget's operating period.
Scott Froebe/James Louttit — Carried

(b) Annual Fire Inspection Contract:

Resolution 221027R05: Renewing the Annual Fire Inspection Contract

WHEREAS [Regional Fire and Security Systems](#) has provided Contract Proposal #35889 ("Proposal") for a one-year contract; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Regional Fire and Security Systems](#) the following amounts for services described hereunder:

01 over-all annual inspection, including end-of-line testing — \$4,015.00 +HST; AND,

02 testing four (4) backflow preventers — \$740.00 +HST; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted Proposal shall be from the Operating Fund.

James Louttit/Scott Froebe — Carried

(c) Additional Exercise Item:

Resolution 221027R06: Acquiring a Power Body Dip-Chin Combo Flexor

WHEREAS [Advantage Fitness Sales](#) has provided Quote #00031043 ("Quote") for a commercial-grade POW1205E "Power Body-Dip / Chin-Combo Flexor"; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Advantage Fitness Sales](#) \$1,075.21 + HST to supply and install this fitness equipment, as described in the Quote; AND, FURTHER,

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

(d) Reconstituting *Ad Hoc* Committees and Appointing/Reappointing Chairs:

- (i) Toronto Fire Department Toy Drive: Directors agreed that the Vice President should continue as sponsor of this activity and thanked him in advance for his involvement.
- (ii) MTCC 1170 Staff Fund: Directors agreed that Mrs Margaret “Peggy” Bricknell should continue as Chair of this committee and thanked her in advance for her involvement.

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 #221117R: 1830h on Thursday 17 November 2022.

14 Motion for Adjournment

Resolution 221027R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 221027R at 1827h on Thursday 27 October 2022.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

“Sheila Sproule”

President: Keith Bricknell

Secretary: Sheila Sproule

Adopted at Meeting #221117R



THE METROPOLE

17 November 2022

Minutes of MTCC 1170 Meeting Number 221117R — Held on 17 November 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 1847h.

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

Resolution 221117R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 221117R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #221117R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 221117R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 221027R, 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) Amending a Prior Resolution: Please refer to Section 07(b) of these Minutes.

(ii) Elevator Machine Room Heat Exchanger: Please refer to Section 11(a) of these Minutes.

(iii) Insurance Renewal: Please refer to Section 11(b) of these Minutes.

(iv) Victoria Street Planters: Please refer to Section 11(c) of these Minutes.

(v) Chiller Overhaul: Please refer to Section 11(d) of these Minutes.

(vi) Terrace's(s') Lighting: Please refer to Section 11(e) 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 221117R03: 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 2022, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2021 to 31 August 2022, and the Front Desk Security Report for the period 03 October 2022 to 03 November 2022.

Nives Malara/Sheila Sproule — Carried

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

(a) Elevators' Refurbishment: Directors discussed Solucore's latest progress report and noted that it predicted completion sometime towards the end of November or early December.

(b) Amending Resolution #220421R04:

Resolution 221117R04: Amending Resolution #220421R04

WHEREAS Management has reported that the above-noted Resolution, as written, proved impossible to fulfil, but that alternative and fully equivalent products have become available; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises deleting "\$5,685.00" and "Zoll AED 3" from the above-noted Resolution and substituting, respectively, "\$6,299.97" and "[HeartSine samaritan PAD 500P](#)".

Scott Froebe/James Louttit — 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:

(a) Elevator Room Heat Exchanger:

Resolution 221117R05: Replacing the Elevator Room's Heat Exchanger

WHEREAS Management has reported that the elevator machine room's heat exchanger has failed; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Ambient Mechanical](#) \$9,585.44 (+HST) to complete work described in their Quote # QUO-20734-V0D4; AND, FURTHER,

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

(b) Insurance Renewal:

Resolution 221117R06: Renew Building and Boiler Insurance

WHEREAS Condominium Insurance Solutions have submitted an insurance renewal quotation ("the Quotation") for providing building, boiler, and machinery coverage to MTCC 1170; AND,

WHEREAS the Quotation of \$110,307.96 (incl PST), *inter alia*, the following coverages by [Gore Mutual](#):

01a) Building and Corporate-owned Contents at \$143,643,164.00;

01b) Per-incident coverage of Boiler and Machinery at \$143,643,164.00 per incident;

02a) Directors' and Officers' Errors and Omissions Insurance at \$15,000,000.00;

02b) Fraud Extension; AND,

02c) Comprehensive General Liability at \$15,000,000; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 authorises payment of \$110,307.96 (incl 8% PST) to Condominium Insurance Solutions for the coverages described herein.

Sheila Sproule/Nives Malara — Carried

(c) Victoria Street Planters:

Resolution 221117R07: Victoria Street Planters' Winter Decor

WHEREAS Section 22(a) of MTCC 1170's *Declaration* assigns responsibility for the Victoria Street planters to the Corporation; THEREFORE,
BE IT RESOLVED that MTCC 1170 authorises paying Fedak Landscaping Inc \$1,700.00 (+HST) to complete decorative work as described in their Quote # 1170-2211W; AND, FURTHER,
BE IT RESOLVED that payment for the above-noted Proposal shall be from the Operating Fund.
James Louttit/Scott Froebe — Carried

(d) Chiller Overhaul: *Keith Bricknell surrendered the Chair to James Louttit.*

Resolution 221117R08: Age and Operating Hours Overhaul of the York Chiller

WHEREAS the York air conditioning chiller ('main chiller') has accrued operating hours that fulfil the HVAC industry's criteria for specific preventative maintenance procedures for predicting ongoing reliability; THEREFORE,
BE IT RESOLVED that MTCC 1170 authorises paying [Ambient Mechanical](#) \$79,229.29 (+HST) to complete work on the main chiller as described in their Quote # QUO-20003-R1V4; AND, FURTHER,
BE IT RESOLVED that payment for the above-noted Proposal shall be from the Reserve Fund.
Scott Froebe/Keith Bricknell — Carried

(e) Terrace's(s') Lighting: *Keith Bricknell resumed the Chair.*

Resolution 221117R09: Terrace Lighting Replacements

WHEREAS Management has reported that current terrace lighting has reached the end of its useful life, and that more efficient/economical lighting is available for the existing fixtures; THEREFORE,
BE IT RESOLVED that MTCC 1170 authorises paying [B&R Electric](#) \$18,074.74 (+HST) to retrofit terrace-lighting; AND, FURTHER,
BE IT RESOLVED that payment for the above-noted Proposal shall be from the Reserve Fund.
Nives Malara/Sheila Sproule — 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 #221220R: 1830h on Tuesday 20 December 2022.

14 Motion for Adjournment

Resolution 221117R10: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 221117R at 1858h on Thursday 17 November 2022.
Scott Froebe/James Louttit — Carried

"Keith Bricknell"

"Sheila Sproule"

President: Keith Bricknell

Secretary: Sheila Sproule



THE METROPOLE

20 December 2022

Minutes of MTCC 1170 Meeting Number 221220R — Held on 20 December 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 1854h.

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

Resolution 221220R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 221220R, as presented.

James Louttit/Scott Froebe — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #221220R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 221220R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 221117R, 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) Amending a Prior Resolution: Please refer to Section 07(a) of these Minutes.

(ii) Garages' Drain-Cleaning: Please refer to Section 11(b) of these Minutes.

(iii) 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 221220R03: 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 December 2022, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2021 to 31 October 2022, and the Front Desk Security Report for the period 04 November 2022 to 04 December 2022.

Nives Malara/Sheila Sproule — Carried

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

(a) Amending Resolution #221117R09:

Resolution 221220R04: Amending Resolution 221117R09

WHEREAS Management has acknowledged that the supplier's original quote expired in 2021, and Management has found that components' costs and labour costs have risen since the original quote's issuance; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises deleting "\$18,074.74 (+HST)" from the above-noted Resolution and inserting "\$20,121.48 + HST"; AND, FURTHER,

BE IT RESOLVED that payment for the above-noted revised amount shall be from the Reserve Fund.

Nives Malara/Sheila Sproule — Carried

08 Correspondence Requiring Action and/or Response:

(a) Sundry Questions from a Resident Owner: Directors thanked the President for preparing the response to this Owner's questions and authorised attachment of the redacted response to the Minutes for Meeting #221220R.

09 Special Committee Reports: None

10 Other Reports: None

11 New and/or Brought-Forward Business:

(a) COVID Advisory Newsletter: Directors reaffirmed their prior emailed permission for issuance of the newsletter dated 18 November 2022, thanked the President for preparing the newsletter, and should authorised the newsletter's attachment to the Minutes for Meeting #221220R.

(b) Garages' Drain-Cleaning:

Resolution 221220R05: Cleaning Garages' Drains and Sump-Pits

WHEREAS maintenance-work on garages' inlet-pipes is now complete and cleaning of garages' drains and sump-pits is now feasible; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Platinum Building Services Corp'n](#) \$6,205.96 (incl HST) to complete work that Management described in the RfP; AND, FURTHER,

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

(c) Letter to TPS Division #51's Superintendent: Directors thanked the President for preparing the letter and authorised its attachment to the Minutes for Meeting #221220R.

(d) Toronto Fire Department Toy Drive: The Vice President reported favourably on residents' generous support for MTCC 1170's annual toy drive. He reported, additionally, that he would be delivering residents' donations to the Front Street East TFD Station on Wednesday 21 December 2022. Directors and Management thanked the Vice President and the MTCC 1170's Front Desk for their facilitation of this very worthy endeavour.

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 #230119R: 1830h on Thursday 19 January 2023.

14 Motion for Adjournment

Resolution 221220R10: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 221220R at 1908h on Tuesday 20 December 2022.

Scott Froebe/James Louttit — Carried

“Keith Bricknell”

President: Keith Bricknell

“Sheila Sproule”

Secretary: Sheila Sproule

Adopted at Meeting #230119R




THE METROPOLE

18 November 2022

Chief Medical Officer of Health's Masking Recommendation

On Monday 14 November 2022, Ontario's Chief Medical Officer of Health strongly advised resumption of precautions—including the wearing of facemasks in indoor settings. An excerpt from the recommendations appears below.




Immediate Masking Approach from the Chief Medical Officer of Health

The Chief Medical Officer of Health is **strongly recommending** that Ontarians mask in all indoor public settings, including in schools and in childcare settings.

Children aged two to five should only wear a mask with supervision if they can safely tolerate masking, and can put it on and take it off.

- As the risk to Ontarians increases, we need to get back to the basics we know work:
 - Mask in indoor public settings, including schools and childcare settings due to the additional risk of Respiratory Syncytial Virus (RSV) and Influenza
 - Stay up to date with your vaccines
 - Screen for respiratory symptoms daily
 - Stay home if you are sick
 - Always practice good hand hygiene and regularly clean surfaces – which is especially important for RSV and flu viruses
- If you are at high risk and become ill, there are treatments available, including Paxlovid for COVID and Tamiflu for flu
- Through the RSV Prophylaxis for High-Risk Infants Program, infants and children who are less than two years of age at high risk of severe illness from RSV may be eligible for the drug palivizumab used to prevent a serious lower tract infection caused by the virus
- Young children under five years of age are most susceptible to respiratory viruses, and adults can transmit to them

Supporting Ontario's Pediatric Health System

Ontario 

Illnesses have already begun placing extreme stress on Toronto's medical facilities. Therefore, MTCC 1170's Board of Directors and Management join the Chief Medical Officer of Health in **strongly** recommending that residents, staff, and contractors should, at very least, take the following steps...

- [Wear PHAC-approved N95 or KN95 masks in all indoor settings;](#)
- Ensure that COVID vaccinations are up to date; and,
- Get an age-appropriate influenza vaccination ("usual" vaccination for younger residents or 65+ vaccination if that is your age-bracket).

Thank you for doing your part in staying healthy and in reducing stress on Toronto's medical facilities.

The Board of Directors & Management
MTCC 1170



THE METROPOLE

20 December 2022

Dear [REDACTED]

This acknowledges receipt of your emails dated 07 December 2022. Therein, you provided opinions about "...allowing small, non-hazardous, non-obstructive items in parking spots...", "...Odour in stairwell and hallways...", and "...a simple motion detector with an audible beep..." Please consider that, during Regular Meeting #221220R, the Board of Directors authorised me to provide the following response, which includes hyperlinks to sources cited therein.

- 01 **Items in Parking Spots:** Agreement with your request would violate the Building Code and/or the Fire Code. [Mondaq](#), a content aggregator that organizes and publishes curated content from professional advisers, such as law firms and financial institutions., provides a [succinct summary of the relevant laws and/or regulations](#), "Underground parking garages also need to be kept clear of any combustible items stored in any parking areas, such as tires, or cardboard boxes.." Additionally, you could refer to [O. Reg. 213/07: Fire Code](#) and/or to relevant sections of [The Ontario Building Code Online](#).
- 02 **Odours — Allegedly from a Neighbouring Establishment:** For its part, MTCC 1170 will do its best to ensure that its make-up air intake filters are sufficient for excluding particulate matter that could be a source of odours. Additionally, MTCC 1170 will ensure that corridors' and stairwells' pressurisation-systems are operating at those systems' optimum levels. As for the Province of Ontario's and the City of Toronto's duties to MTCC 1170, you should first visit Ontario's page, [Odours in our environment](#), where you will read the statement that, "There may be sources of nuisance odours in your community that do not cause health impacts, such as those from some commercial operations (eg, restaurants). The Ontario Municipal Act gives municipalities the authority to regulate nuisance odours. Municipalities also have bylaws that govern zoning, operational permits, licences, and waste handling (which may be a source of odour). Contact your city hall or municipality for more information about these bylaws." You should then go to Toronto's [Food Service Establishment Environmental Code of Practice](#), where you will find reference to "...Grease Interceptor Maintenance Requirements" in "...prevent[ing] excessive odour..." With that in mind, Management will contact Toronto's by-laws' enforcement personnel and ask them to investigate the neighbouring establishment. This, however, is the full extent to which any condominium building can address the concerns that you have raised.
- 03 **Motion Detector Alarms:** MTCC 1170 has had such alarms for many years. Indeed, it was the alarm that alerted Security to an intruder's presence and caused Security to contact the Toronto Police Service. For the Board and Management, the residual issue is analysis of the appropriateness of entities' response to the intrusion.

Thank you for contacting the Board. If you have additional questions, please contact Management.

Yours sincerely
MTCC 1170

Keith Bricknell
Board President

Copies to Unit File and Directors



THE METROPOLE

20 December 2022

Superintendent Christopher Kirkpatrick
Unit Commander — TPS Division #51
51 Parliament Street
Toronto ON M5A 2Y5

Dear Superintendent Kirkpatrick

Re: TPS Division #51's Incident #2332909 — 7 King Street East

On 30 November 2022, a pedestrian unlawfully entered 7 King Street East's above-ground parking garages by tailgating an inbound vehicle that had opened the garages' door. A motion-detector alerted our Security to the unlawful entry. Security then chose to call 911 and request the TPS's assistance. When assistance failed to arrive, Security called 911 again, only to receive a response that the call was not an emergency. Sometime later, as I have heard, Constable #66042 and another constable arrived, took a copy of our CCTV-footage of the incident, and examined the locker rooms where looting allegedly occurred.

911's classification of the intrusion as "non-emergency" is very troubling to Metropolitan Toronto Condominium Corporation #1170's (MTCC 1170's) Board of Directors and Management.

One cause for concern arises from an incident that occurred about a decade ago, when I was the St Lawrence Neighbourhood Association's (SLNA's) delegate to TPS Division #51's Community-Police Liaison Committee (CPLC). During one of those meetings, possibly during a mid-meeting coffee-break, a since-retired TPS staff-sergeant and I conversed about the TPS's role in multiple-occupancy buildings. I asked about the TPS's perception of the duties that it owed to condominiums. The otherwise amiable and courteous staff-sergeant angrily snorted, "We don't go into condominiums. We're not their garbage-collectors."

The staff-sergeant's response suggested to me that he (and consequently the young constables that he was training) erroneously conflated condominiums with TCHC buildings whose Community Safety Unit (CSU) has onsite policing powers equivalent to those that the TPS has in the wider community. As you and I both know, condominiums' security guards have no more powers of arrest than ordinary citizens do, and must, therefore, behave much more circumspectly. The staff-sergeant also seemed to ignore the fact that each individual condominium's suite receives the same annual tax-invoice that each individual free-standing home in Rosedale does – and deserves the same level of protection. *(As an aside, my rough calculations suggest that MTCC 1170's 314 residential suites pay at least \$900,000.00 per year in municipal taxes, while costing Toronto significantly less in servicing costs than free-standing homes do.)*

With those points in mind, MTCC 1170's Board and Management are curious about the scenario that would have ensued if the owner of a single-family home with an attached garage (a garage separated from the dwelling by only a single door) had called 911 to indicate that there was an intruder in the attached garage. Absent any rebuttal that you might choose to offer, our belief is that 911 would have treated the intrusion as an emergency, and that the TPS would have arrived within minutes.

But was MTCC 1170's incident on 30 November 2022 an equal emergency? Arguably, it was more of an emergency. The owner of the invaded single-family home would have had the good sense not to open the door separating the dwelling from the garage, and could even have put barriers in place, on the dwelling-side, to buttress that connecting door. Similar options were not available to MTCC 1170's 314 residential units and/or to MTCC 1170's 265 vehicle-owners on 30 November 2022 because they would have been unaware of an intruder's presence. Consider the scenarios that could have ensued because of 911's misclassification of the intrusion...

- ❖ The owner of one of MTCC 1170's 314 residential units goes to a storage locker on MTCC 1170's third or fourth parking level to get decorations for the holiday season. She or he encounters the intruder and suffers violence or falls victim to a hostage-taking.
- ❖ One of MTCC 1170's 265 vehicle-owners returns from a shopping trip or from a vacation, drives into the third or fourth level parking garage, and falls victim to a carjacking,

Surely, either of these scenarios would have reflected badly on the TPS's Division #51 — especially since MTCC 1170's Security had done its part by calling 911 twice.

In future, if MTCC 1170 has cause to report an intruder in either of its parking garages, the Board and Management insist that 911 shall receive instructions to treat the report as an emergency. We who live in condominiums insist on receiving the same level of service that those who dwell in single family homes receive — or, at very least, have a right to receive.

Thank you for your attention to this letter. Please note that it is an attachment to the Minutes for MTCC 1170's Board Meeting #221220R (available for viewing at www.mtcc1170.com).

Yours sincerely
Metropolitan Toronto Condominium Corporation N^o 1170



Keith Bricknell
President of the Board of Directors

cc: Board of Directors
Councillor Chris Moise — Toronto Centre