



M E T R O P O L E

Metropole Board Notes

Meeting of Wednesday, March 29, 2018

Dear Owner(s) of 38 Metropole Private:

Please find below the main topics discussed at the Board meeting held on March 29, 2018. Feel free to scroll through the document sequentially or click on a topic to go directly to the summary of that item. To return to the topics section, click on the title.

Topics:

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Landscaping

Landscape architect Marietta Ruhland met with the Board to review the landscaping suggestions. It is important to note that no major landscaping work can be done in the side yard area until a couple of leaks around the ramp (see below) have been addressed.

The Board also wishes to state that no decisions have been made regarding what will ultimately be done, but has given the go ahead for some spring cleanup work, tree pruning and for work to be done on the circle in front of the building. As the circle garden is part of the property shared with the Metro Townhouses work here depends on the Joint Use Committee's agreement.

Podium leaks

Some leaks have been noticed on the edges of the ramp entrance to the garage. This is the area where work was done last summer by Bassi and should be covered under warranty. Bassi has been notified and is coming onsite to inspect.

Stack Backup

On Sunday, March 4, 2018 the stack backed up and flooded unit 1204. Units 1104 and 1004 were also affected. Damage was extensive. Demolition and decontamination work is mostly complete and Management is accepting bids for the restoration work.

Stack Cleaning

The building stacks were completely cleaned in 2014, the first time since the building was occupied in 2004. It is somewhat surprising then that we are having trouble now, only 3 years later. However, a number of water infiltration occurrences stemming from stack backups have occurred of late so the Board has authorized another complete stack cleaning. This will be carried out beginning April 4, 2018 and will take approximately two weeks to complete.

The Board is looking into what preventive measures may be available as well as budgeting for more frequent stack cleaning. The exact frequency has yet to be determined.

Pathway: Lanark to Westboro Station

As many are well aware, the pathway running from Lanark past the hydro station to the Westboro Transit Station has not been maintained in recent years, particularly during the winter, making it difficult and dangerous to use the path.

The pathway is actually located on the joint property of The Metropole (OCSCC 687) and The Metropole Towns (OCSCC 691). On July 24, 2003, Minto and the City of Ottawa signed a Transfer of Easement agreement allowing the City unfettered access to the area. When The Metropole and later The Metropole Towns were registered the easement agreement was transferred to those Condo Corporations. The understanding on The Metropole's part was that

the City would assume responsibility for all maintenance. In recent years, however, this did not happen. Dave Welch of our Corporation has constantly been after the city to remedy this situation.

Recently the office of our City Councillor, Jeff Leiper, announced that OC Transpo would assume the responsibility for clearing the pathway during the winter months. Two communiqués from Jeff Leiper’s office: a) an email from Tom Pechloff and, b) an excerpt from Jeff Leiper’s weekly newsletter can be read in [Appendix A](#).

A big thank you to David Welch who has been the dogged spokesperson on behalf of both Metropole corporations on this issue. Thanks also to Jeff Leiper and Tom Pechloff for persisting on our behalf.

For those interested in subscribing to Jeff Leiper’s weekly newsletter, please go to <https://kitchissippiward.ca/> to sign up.

Elevator Modernization

On March 18, 2018 Management received the detailed specifications from Rooney Irving and Associates (RiA) for modernizing the elevators. The Board had some questions and comments, which have been forwarded to RiA. The Board has approved the specifications subject to satisfactory responses. Based on the specifications RiA will now solicit bids to carry out the work.

Water Penetration

There are still some water penetration that require testing from the exterior of the building. These will be dealt with in the spring.

Energy Savings Project

Water Booster Pumps:

Baxtec is scheduled to install the new water pumps on April 9, 2018 between the hours of 9 p.m. and 7 a.m. There will be no water in the building during those hours, which will also affect the toilet operation.

Residents are advised to have water on hand for drinking and cooking as well as to maintain some toilet functionality. In most units about 6 liters of water are needed to flush the toilet. The best option will be to fill the bath tub with enough water to accommodate all bathroom needs.

Chiller:

The chiller is the heart of the air-conditioning system and recently we had an energy saving variable speed drive installed. However, during that work a refrigerant leak was discovered. The Board has approved the repair work on the refrigerant leak. Air conditioning will be available when the repair is completed.

Electric Vehicle (EV) Charging

Sega Electric Inc. has been awarded the contract to install the new EV charging station in parking spots A and B which are owned by the Corporation. To picture the location of these spots position yourself at the wash bay looking out and walk straight down the drive aisle. On the left, just before the bike racks, there are two parking spots labeled A and B. Installation is scheduled for April 5, 2018. Procedures for booking and paying for charging are being developed.

Lounge & Pool Doors: Water Infiltration

Management has received recommendations from both William Ritcey of Barry Hobin Architects and the CLEB engineer. CLEB noted that the doors appear to have been installed incorrectly, leaving a 3/4" gap at the bottom. As well, the double door style system in place is often very hard to water proof and a single panel door might be better.

The Board has asked management to obtain quotes for the installation of a single-panel door system for the lounge and the pool. Once properly installed water testing can be done to see if this solves the water infiltration problem in those areas.

Full restoration of the Lounge cannot occur until we are certain that the water infiltration problem has been resolved. In the meantime damaged flooring will be assessed. A temporary floor covering is under consideration pending a permanent solution to the doors.

Miscellaneous

Board Directors Course: In April several Board members will be attending the two-day Canadian Condominium Institute of Eastern Ontario (CCI) director's course. According to the recent Condo Act, Board director training is mandatory.

Gym: The Board is still entertaining proposals for the arrangement of the gym equipment.


BV Glazing: Management is still trying to reach BV Glazing (formally Allen Windows) to schedule the window caulking.

Electrical: We are still waiting for a schedule to retorque – calibrated tightening – all electrical connections in the system.

Hazardous Waste: Residents are reminded to refrain from putting any hazardous waste material down the garbage chute. Hazardous waste must be disposed of at a proper waste disposal site. A schedule for the City of Ottawa hazardous waste disposal sites can be found in [Appendix B](#):

Waste Bin: Management is arranging for a dumpster bin to be on site for a week for residents to dispose of large items that cannot be put into our regular garbage.

John F. Mallon – Secretary OCSCC687

A handwritten signature in grey ink, appearing to read 'J. Mallon', is positioned below the typed name.

Appendix A: Communications from Councillor Leiper's office

On Monday, March 12, 2018 11:47 AM, "Pechloff, Tom" <tom.pechloff@ottawa.ca> wrote:

Hi David (and all)

Thanks for the email!

It turns out the language in the easement agreement was so vague, it didn't assign maintenance responsibility to anyone.

Our biggest challenge was getting staff from the various departments on site for a meeting. Once we did that, the meeting itself was less than five minutes. It was obvious that it needed to be maintained and that OC Transpo should do it.

I'm just glad it's finally resolved and that should maintenance ever slip, we will know exactly where we go to improve it.

Best,

Tom

Tom Pechloff

Councillor's Assistant | Adjoint au conseiller

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From Jeff Leiper's weekly newsletter:

Persistence pays off: the Lanark path

I'm very grateful to Tom Pechloff in my office who has finally secured the long-term job of winter clearing of the path between the Westboro transit station and Lanark through the Hydro corridor. I often say that I go to work each day not knowing what's going to be easy, and what's going to be hard. The lack of winter maintenance on this path has been a source of frustration to residents and my office for a long time. It took longer than it should have, but Tom's persistence has paid off. Starting Monday, OC Transpo will now winter maintain the path moving forward.

Appendix B: City of Ottawa Hazardous Waste Recycling Schedule

For a more thorough description please go to the following City of Ottawa link:<https://ottawa.ca/en/residents/garbage-and-recycling/hazardous-waste-and-special-items>

2018 dates and locations

Depot hours are 8 a.m. to 4 p.m.

Sunday, April 29, 2018

OC Transpo Park and Ride
1201 Trim Road

Sunday, May 6, 2018

Tunney's Pasture
Sir Frederick Banting Drive

Sunday, June 3, 2018

Waste Connections of Canada
3354 Navan Road

Sunday, June 24, 2018

OC Transpo Park and Ride
3355 Fallowfield Road

Sunday, August 19, 2018

Kanata Research Park
411 Legget Drive

Sunday, September 16, 2018

Tunney's Pasture
Sir Frederick Banting Drive

Sunday, September 30, 2018

OC Transpo Park and Ride
1201 Trim Road

Saturday, October 27, 2018

Barrhaven Snow Disposal Facility
Strandherd at Dealership Drive (Philsar)