



March 20, 2019

NOTICE OF CONSTRUCTION OF THE TOWNHOUSES

To all Residents of Brentwood Towers:

On October 1, 2018, we notified all residents about work on the establishment of a storm water management system for the complex and the 10 new townhouses that are about to be constructed.

Work on the storm water management system was completed.

On December 21, 2018, a notice of commencement of clearing of the proposed site of the townhouses and preparation for construction was issued. All related work started on March 1, 2019 and will be finished by approximately 1st week of May, 2019.

As soon as we finish the overburden clearing/site preparation, we will commence with actual construction. The period of construction is estimated at 18-20 months. However, we will exert our best effort to complete all of the work earlier than projected.

In light of the impending construction work, we wish to advise you of the following:

CONSTRUCTION HOURS

Our contractor will comply with the City of Toronto By-Law on work hours: 7AM to 7PM, Monday to Friday, and 9AM to 5PM on Saturdays. There will be no work on Sundays and Statutory Holidays. Please take note that when a holiday falls on a Saturday, the following weekday is usually designated as the official holiday.

VISITORS PARKING

All of the visitors parking spots at the back of 25 Lascelles will be moved to the southside of the building, on Basement Level. Vehicles of residents occupying spots on the southside of 25 Lascelles, on B level, will be relocated to available spots on sub-basement level and the new parking area at the back of 23 Lascelles. We will attempt to give residents spots closest to their building (17, 23, or 25 Lascelles).

Based on the development plan approved by the City, the current Visitors Parking at the back of 25 Lascelles will be landscaped for the community. During the actual construction of the 10 townhouses, the entire area will be designated as parking for Contractors/Trades ONLY.

NEW ACCESS CARDS

Because Visitors' Parking will be moved to the southside of the Basement Level of 25 Lascelles and will be accessible to residents' guests, we will install new overhead garage doors for residents going in and out through the north ramp, to/from basement or sub-basement levels of the underground garage. This will necessitate the installation of new card/fob access system for the entire complex.



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Once the installation of the new access system is complete, we will issue new cards or fobs to all residents, based on the existing number of access cards recorded as issued for each apartment. Amount of deposit made by residents who got extra cards will remain to be the same amount in the account, regardless of kind of card (used or brand new) issued previously.

RELOCATION OF VEHICLES OR CHANGE IN PARKING SPOTS

Majority of the parking spots that are/will be affected are on basement level, surrounded by 17, 23, and 25 Lascelles Blvd.

As we have stated in all of our previous notices, when the stage of the construction is such that a batch or number of vehicles will be affected, we will notify the residents concerned at least 3 days before work commences on their spots.

Please take note that most of the relocation will be permanent, especially if the spots are on the south side of 25 Lascelles and the area surrounded by the 3 buildings.

SERVICE INTERRUPTIONS

Existing services (water, gas, hydro, internet, cable tv, etc.) may be interrupted for minimal periods during the construction. When this will happen, we will give residents 48-hours notice.

There will be periods when one of the ramps, especially on the north side, will be closed. When this will happen, we will post notices on doors leading to the underground garage and other common areas of the buildings. There will be no instance when both ramps will be closed.

IMPACT OF CONSTRUCTION WORK AND QUIET SUITE

There will be noise, dust, and debris, etc. as a result of the construction. The noise will be notable during the installation of openings in the existing garage decks due to concrete sawing/drilling and during the construction of structure or frames and interior elements. The use of heavy equipment, trucks, bob cat, etc. will also cause noise.

The impact mitigation program, as submitted with the construction permit application, will be implemented

Also, we have designated a Quiet Suite located at 21 Lascelles Blvd, the use of which is on a 1st come, 1st served basis. Please contact 416-487-2333 to reserve the Quiet Suite at least 24 hours prior to use.

HOARDING AND PEDESTRIAN TRAFFIC

The construction area will be enclosed with plywood hoarding and/or chain line/wire fencing to protect residents/passersby from the construction activities and prevent entry by unauthorized individuals to restricted areas.

We advise residents to be cognizant of the restricted areas and caution signs; avoid dog walking close to the fenced areas or where construction activities are.

CAR WASH AREA

For residents whose vehicles in the underground garage surrounding 17, 23, and 25 Lascelles are affected by the construction dust, please use the temporary car wash area located on sub-basement level, south end of 23 Lascelles.



PERIODIC UPDATE ON CONSTRUCTION

A section on Brentwood Townhouse Development will be added to the O'Shanter website (www.oshanter.com). Information on the progress of the construction, service interruptions, etc. will be available on this section.

CONTACT PERSON

Please contact Ernie Puguon, Senior Property Manager, at epuguon@oshanter.com or 416-487-5517, for any questions/comments about the Townhouse Construction.

MANAGEMENT

*Copy to All Tenants
Posted in Common Areas*

(PLEASE SEE LAY-OUT OF CONSTRUCTION AREA AT THE BACK OF THIS PAGE)