



## THE METROPOLE

24 April 2025

### Minutes of MTCC 1170 Meeting Number 250424R — Held on 24 April 2025

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

Regrets: None

01 Call to Order: Keith Bricknell called the meeting to order at 1835h.

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

Resolution 250424R01: Adoption of the Agenda

BE IT RESOLVED that the Board of Directors of MTCC 1170 shall adopt the Agenda for Meeting Number 250424R, as presented.

Marc de Montigny/Nives Malara — Carried

03 Assignment of Duties:

(a) *Pro Tempore* Reassignments: Unnecessary for Meeting #250424R.

04 Review and Adoption of Previous Meetings' Minutes:

Resolution 250424R02: Adoption of Minutes

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adopt the Minutes for Meeting Number 250320R, as presented.

Marc de Montigny/Nives Malara — Carried

05 Administrative and Security Reports:

(a) Where applicable, Corporate Officers responded to inquiries regarding items from the Management Report, and/or from other communications to and/or among Directors.

(i) Garages' Drainpipes: Please refer to Section 11(a) of these Minutes.

(ii) Alteration Request: Please refer to Section 11(b) of these Minutes.

(iii) FDC Standpipe Repair: 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 250424R03: 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 2025, PropertyWright's rendering of MTCC 1170's unaudited Financial Statements for the period 01 December 2024 to 28 February 2025, and the Front Desk Security Report for the period 05 March 2025 to 03 April 2025.

Nives Malara/Marc de Montigny — Carried

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

08 Correspondence Requiring Action and/or Response:

(a) Reported Temperatures in an Owner-Occupied Unit. Directors thanked the Board President for preparing a draft response to this issue, authorised the response's transmission to the Owner, and

also authorised attachment of a redacted copy of the response to the draft Minutes of Meeting #250424R.

09 Special Committee Reports:

(a) None

10 Other Reports:

(a) None

11 New and/or Brought-Forward Business:

(a) Garages' Drainpipes: *Keith Bricknell surrendered the Chair to James Louttit*

Resolution 250424R04: Authorising Tendering and Contract-Administration

WHEREAS Management and the Board agree that complete replacement of the garages' remaining cast-iron drainpipes with more durable PVC drainpipes will be less disruptive and less costly than ongoing piecemeal replacements; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying [Building Sciences](#)' \$5,800.00, plus 6% of the final contract-price (+ HST) to assess the scope of work, prepare tender documents and specifications, issue tenders and analyse responses thereto, prepare CCDC-2 contracts, and conduct site-review and contract administration — as described in Building Science's Quote #P07757; AND, FURTHER,

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

(b) Alteration Request:

Resolution 250424R05: Minor Alteration and/or Improvement Request

WHEREAS the Owner of Townhouse XX has requested permission to make a minor alteration to an exclusive use common element, but at no present and/or future cost to MTCC 1170; THEREFORE,

BE IT RESOLVED that the Board of Directors of MTCC 1170 receives the request as information; AND, FURTHER,

BE IT RESOLVED that the Board of Directors of MTCC 1170 agrees that the Owner may alter the Unit's specified exclusive use common element, but only in the manner described in communications with MTCC 1170's Management; AND, FURTHER,

BE IT RESOLVED that MTCC 1170's Management may act on its own initiative in ensuring that the request's implementation will save MTCC 1170 harmless  
Marc de Montigny/Keith Bricknell — Carried

(c) FDC Standpipe Repair

Resolution 250424R06: Authorising Standpipe Remediation

WHEREAS [Regional Fire and Security Systems](#) ("Regional") has identified an issue with one of the fire prevention system's standpipes, and Management and the Superintendent concur with Regional's recommendations; THEREFORE,

BE IT RESOLVED that MTCC 1170 authorises paying \$2,176.38 (Incl HST) from the Reserve Fund to effect the remedial measures encompassed in Regional's Estimate Number 6217.  
Scott Froebe/Keith Bricknell — Carried

12 Perusal File of Correspondence Received as Information — *Keith Bricknell resumed the Chair*

(a) None

13 Date of the Next Meeting(s):

(a) Special Meeting: TBA

(b) Regular Meeting #250522R: 1830h on Thursday 22 May 2025.

14 Motion for Adjournment

Resolution 250424R07: Adjournment

BE IT RESOLVED that the Board of Directors of Metropolitan Toronto Condominium Corporation 1170 shall adjourn Regular Meeting Number 250424R at 1852h on Thursday 24 April 2025.

Scott Froebe/James Louttit — Carried

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President: Keith Bricknell

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Secretary: Marc de Montigny

Unofficial — Pending Adoption



## THE METROPOLE

24 April 2025

To: [REDACTED]  
From: Keith Bricknell — Board President  
Re: Concerns about Indoor Temperatures

Thank you for contacting me. However, please note that, subject to MTCC 1170's Rule #16.02(b), "...complaints shall be submitted to the Property Manager in writing. Individual Directors and/or the Board will receive and consider complaints only after the Property Manager has had an opportunity to resolve matters." That said, during Regular Board Meeting #250424R, my colleagues on the Board have authorised me to supply this response and to attach a redacted version of it to the Minutes of that meeting.

Springtime's solar gain drastically affects east-side residents of MTCC 1170's "tower". The enclosed Appendix 05 from AGM 2024's documents explain their concerns. To address those concerns, Management and the Superintendent do their best to pick a date for beginning the air conditioning season. Unfortunately, the changeover is not as simple as flicking a switch.

MTCC 1170's HVAC system is "unified". That is the pipes carrying the water-glycol mixture that warms you in winter are the same pipes that cool you in summer. For the changeover to occur without damaging those pipes (and causing a severe flood), seven to 10 days' "lead-time" are necessary for those pipes to cool down to ambient indoor temperature (in spring) and/or to warm up to ambient indoor temperature (in autumn). Failure to follow that schedule can result in the pipes' undue expansion or contraction — and rupturing. That's why, this year, heating ceased on 14 April, but air conditioning did not begin until 24 April. A similar time-lag will occur in autumn 2025. There's also the issue of booking timeslots for our HVAC contractor — who has many other buildings that need the same seasonal services that MTCC 1170 does.

Briefly, then, MTCC 1170's dates for the changeover entail (a) being more prescient than the Weather Network, (b) balancing the tower's east side's needs against other units' needs, and (c) ensuring that the changeover does no damage to the pipes that cool and heat.

Those who feel chilly during the heating-to-air conditioning changeover can use their fancoil units' auxiliary heating capabilities (as Management explained in a memo to all residents). If that's insufficient, Management can lend supplementary heaters.

In an ideal world, the townhouses' heating and cooling would be independent of the tower. But that's not what the Developer chose in 1996 — when getting the building permits necessary for converting a banking tower to a condominium building. Retrofits for any such separation would be prohibitively costly — and in that regard, MTCC 1170 is unlikely unique.

Again, thank you for contacting me. If you have further concerns, please contact the Management Office.

Keith Bricknell — Board President  
MTCC 1170

Cc: Unit File



## THE METROPOLE

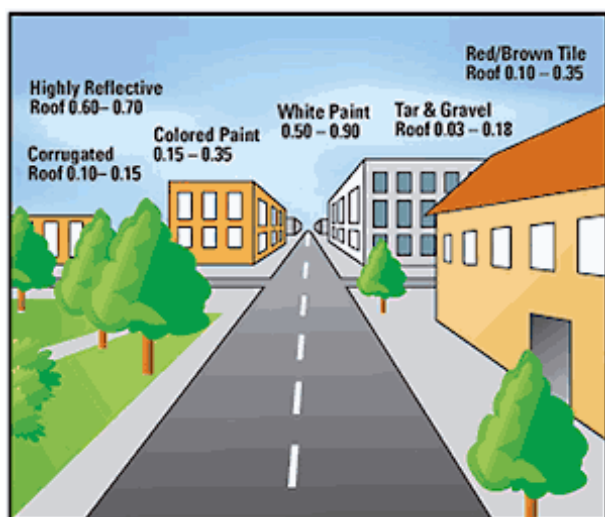
01 May 2024

### East-Side Suites' Springtime Complaints of Overheating

Some east-side suites' owners have erred by blaming MTCC 1170 for carelessly and/or wastefully "overheating the building". Note- however, that **MTCC 1170 controls only the corridors' heating**. Never has MTCC 1170 ever maintained the corridors at more than the low range of comfortable indoor temperatures.

As for suites, their occupants have **only three internal sources of heat**:

- occupants' own activities (eg, cooking, laundry, choice of and use of electrical devices, etc);
- occupants' thermostat-settings; and,
- make-up air from the corridors (which, as noted, MTCC 1170 controls).

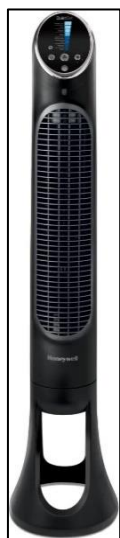


That leaves external sources as the sole source of east-side suites' alleged overheating. Those external sources of heat are solar gain, albedo effect, and "thermal flywheel effect" from the building's thermal mass.

Put simply, solar gain is the net positive difference between the amount of solar heat that can enter a suite through its windows and the amount of solar heat that can somehow escape from a suite.

Albedo effect is, "... the amount of sunlight (solar radiation) reflected by a surface, and is usually expressed as a percentage or a decimal value, with 1 being a perfect reflector and 0 absorbing all incoming light." Consider, then, the extent to which MTCC 1170's exterior cladding resembles picture's values (eg, coloured paint and/or

red/brown tiles). Heat-reflection is  $\leq 35\%$ ; heat-absorption is  $\geq 65\%$ . Consider, also, that MTCC 1170's cladding then transmits some of the absorbed heat to the building's **concrete** skeleton and floor-slabs.



As <https://www.concrete.org.uk/fingertips-document.asp?id=591> says, "**Concrete** has a high thermal mass with properties similar to brick and stone. It is possible to absorb heat from the atmosphere in warm weather and release it during cooler periods, eg, overnight. This is known as the 'thermal flywheel' effect" ". *That thermal flywheel effect explains heat's persistence in suites after sundown.*

During daytime, reduce solar gain by closing draperies. At night, reduce the thermal flywheel effect with cool outside air. Place a robust 100cm-tall oscillating tower-fan very close to an open window, adjust settings to suit your needs, and "import" that cool outside air into your suite.

As for other terminology...

What is "makeup air"? It's the injection of fresh outdoor air that "makes up for" the air you exhaust from your suite whenever you use your bathrooms' fans, your laundry-closet fan, and/or your range-hood fan.

How does MTCC 1170 "inject" that makeup air into your suite? First, take a hike into the corridors and look for vents in the corridors' ceilings. You will find one such vent in the west corridor (ie, the

“long corridor”). You will find the second such vent in the east corridor (*ie*, the “short corridor”).

How does that air enter suites? Look at the bottom of your suite's door. Note that the gap is quite considerable. Look also at the gaps between the door's left and right sides and the door's frame. Those gaps suffice for allowing sufficient entry of outdoor air to allow suites' conformity with the ASHRAE Standards for Indoor Air Quality (an example follows):

[https://www.ashrae.org/file%20library/technical%20resources/standards%20and%20guidelines/standards%20addenda/62\\_1\\_2013\\_p\\_20150707.pdf](https://www.ashrae.org/file%20library/technical%20resources/standards%20and%20guidelines/standards%20addenda/62_1_2013_p_20150707.pdf)

Over the years, some east-side suites' owners have suggested that MTCC 1170 could mitigate overheating by beginning the air conditioning season as early as 15<sup>th</sup> March, but no later than 1<sup>st</sup> April. Some examples of their justification for requesting early commencement follow...

- “When air conditioning is on, non-east-siders can use their fancoil units' auxiliary heater to keep warm.”
- “You can escape the cold by putting on an additional sweater. But you simply cannot escape heat.”

As superficially plausible as those two arguments might be, they run headlong into Toronto's Municipal Code (<https://www.toronto.ca/city-government/public-notices-bylaws/bylaw-enforcement/not-enough-heatother-vital-services/>):

“If the condo unit is rented, the landlord is responsible for ensuring that the heat bylaws are followed. If tenants are experiencing low heat complaints, they should talk to their landlord first. If the problem is not addressed, they can contact 311 to have the City investigate. **[Tenants, rather than owners, occupy 50% of MTCC 1170's suites. Thus, the City definitely has jurisdiction...]**

“All landlords are responsible for providing heat to a minimum air temperature of 21 degrees Celsius from September 15 to June 1.

“There are time periods during this stretch of time when the weather can be a bit warmer (September 15 to October 15 and May 1 to June 1), which can cause the temperature indoors to be above 21 degrees Celsius, resulting in uncomfortable living conditions for tenants. If the weather outside means that the building is 21 degrees Celsius without heat, property owners and landlords can turn the heat down or off.

“If a building has air conditioning, the Property Standards By-law requires that they turn it on between June 2 and September 14. But, if it is hot outside, landlords can turn it on earlier as long as the building does not go below 21 Celsius.”

By starting its air conditioning season as early as late April, and by continuing air conditioning well into autumn, MTCC 1170 is probably stretching Toronto's “compliance envelope” to the limits. Hence, the previous page's suggestion about self-help in the form of one or two robust oscillating tower fans.

Do any other benefits accrue to using robust oscillating fans to “import” cool air into your suite, rather than simply defaulting to air conditioning? Consider the following issues...

The main chiller's electricity-consumption reflects the number of suites that choose air conditioning rather than cool outside air. If you don't need air conditioning, why use it?

If you are using air conditioning, you must close your suites' windows. Otherwise, you are simply air conditioning downtown Toronto. With closed windows, your sole source of fresh air is the corridors' make-up air system. That system can maintain suites' CO2 levels at roughly the 1,000ppm recommended indoor maximum. On cooler days, while using only “imported” outdoor air, my wife and I can often achieve 660ppm.

Keith Bricknell — Board President — MTCC 1170