BELANGER ENGINEERING
Consulting Engineers

October 28, 2021 Ref. 2830.rfs-001/r

Board of Directors
Toronto Standard Condominium Corporation No. 2264
c/o Maple Ridge Community Management
5753 Coppers Avenue
Mississauga, ON L4Z 1R9

Attention: Mr. Kevin Cousins, Property Manager

Dear Mr. Cousins:

Re: Toronto Standard Condominium Corporation No. 2264
16 Brookers Lane, Toronto
Class 3 – Update of the Reserve Fund Study (without a site visit)

In accordance with your instructions, we have carried out an Update of the Reserve Fund Study (without a site visit) maintained by Toronto Standard Condominium Corporation No. 2264 (TSCC No. 2264). Please find attached a copy of the Reserve Fund Study financial tables.

Subsection 94(1) of the *Condominium Act, 1998*, requires the Corporation to conduct periodic studies to determine whether the amount of money in the Reserve Fund and the amount of contributions collected by the Corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the Corporation. As a result, the corporation commissioned Belanger Engineering to complete an update without a site visit of the Reserve Fund Study for TSCC No. 2264.

The following is a summary of the attached Draft Update Without Site Visit of the previous Class 2 Updated Study of the Reserve Fund, prepared by others, for TSCC No. 2264. The following are attached:

- Cash flow summary
- Reserve Fund repair/replacement information summary
- 30-year maintenance schedule
- Contribution Table
- Notice of Future Funding of the Reserve Fund

The following are significant changes that have occurred since the time of the previous Study:

1. The life remaining of the building components, where applicable, has been reduced by 3 years, since the last Study was referenced to 2018.

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2. The projected repair and replacement costs have been inflated by 2% per year since the last Study.

3. The following items have been modified as a result of recent restoration projects:

    a. Item 1.2.2: Garage Suspended Slabs Membrane – Substantial Replacement
    b. Item 1.5.1: Garage Walls – Repairs
    c. Item 1.6.2: Garage Entrance Ramp – Repairs
    d. Item 3.2.1: Sealants – Phase I

4. The following items have been modified to reflect the current condition of the building window components:

    a. Item 4.1.1: Window Replacement - Phase I
    b. Item 4.1.2: Window Replacement - Phase II
    c. Item 4.1.3: Window Replacement - Phase III
    d. Item 4.1.4: Window Replacement - Phase IV
    e. Item 4.2.1: Window Wall System Refurbishment

5. The following items have been modified/added to reflect the estimated expenditures for fiscal year 2021:

    a. Item 5.16: Interior Miscellaneous Repair Allowance
    b. Item 7.4.3: Distribution System – Piping Repairs
    c. Item 7.6.5.1: Domestic Water Booster Pumps – Repairs
    d. Item 7.11.2.1: Pool and Spa Equipment
    e. Item 7.14.1: Kitchen Stack Cleanouts
    f. Item 7.14.2: HVAC Repairs
    g. Item 8.2.1.1: Light Fixtures - Garage

The estimated expenditures from the Reserve Fund for the next thirty (30) years are set out in the Cash Flow Table attached to this report. In summary, the term "Annual Contribution" means the total amount to be contributed each year to the Reserve Fund, exclusive of interest earned on the Reserve Fund. The recommended annual contribution for the Corporation's fiscal year 2022 (December 1, 2021 to November 30, 2022), is $1,080,601 based on the estimated expenditures and the following (see attached Cash Flow Table):

Opening Balance of the Reserve Fund (for fiscal year 2021):	$4,455,579
Estimated Expenditures for fiscal year 2021:	$1,681,300
Minimum Recommended Reserve Fund Balance:	$300,000
Actual Minimum Reserve Fund Balance Over 30 Year Study:	$473,070
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00 %
Assumed Annual Interest Rate for interest earned on Reserve Fund Monies:	3.00 %

Final Run

Initial 2021 Contribution:	$1,063,587
Initial Increment:	1.60 %
Initial 2022 Contribution:	$1,080,601
2nd Increment:	2.70%
Post Critical Increment:	2.00 %

Based on these assumptions, our analysis has calculated that the 2021 annual reserve fund contribution of $1,063,587 should be increased by 1.60% in 2022 and by 2.70% annually until 2024, with increases set at 2.00% annually thereafter to match inflation. This funding scheme should be adequate to accommodate future anticipated expenditures.

We trust this meets your requirements. If you have any questions, please contact our office.

Yours truly,
BELANGER ENGINEERING

LICENSED PROFESSIONAL ENGINEER
M. D. ANDREWS
100200495
Oct. 28, 2021
PROVINCE OF ONTARIO

Eric Cimino, B.A.Sc.
Project Associate

Mike Andrews, P.Eng.
Manager, Engineering Services

BELANGER ENGINEERING
Consulting Engineers

16 Brookers Lane, Toronto
Toronto Standard Condominium Corporation No. 2264
Cash Flow Table

Opening Balance of Reserve Fund: $4,455,579
Minimum Desired Reserve Fund Balance: $300,000
Assumed Annual Inflation Rate: 2.00%
Assumed Interest Rate: 3.00%
Number of Suites: **403**

Initial Contribution Increment: 1.60%
2nd Contribution Increment: 2.70%
Post-Critical Cont. Increment: 2.00%

FINAL - October 25, 2021

Year	Opening Balance	Recommended Annual Contribution	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned	Percentage Increase in Recommended Annual Contribution	Estimated Closing Balance	Comments
2021	$4,455,579	$1,063,587	-$1,681,300	$124,402	n/a	$3,962,268	
2022	$3,962,268	$1,080,601	-$298,758	$130,596	1.60%	$4,874,706	
2023	$4,874,706	$1,109,733	-$48,899	$162,154	2.70%	$6,097,694	
2024	$6,097,694	$1,139,651	-$127,663	$198,111	2.70%	$7,307,793	
2025	$7,307,793	$1,162,444	-$758,785	$225,289	2.00%	$7,936,740	
2026	$7,936,740	$1,185,693	-$2,811,983	$213,708	2.00%	$6,524,157	
2027	$6,524,157	$1,209,407	-$2,956,064	$169,525	2.00%	$4,947,025	
2028	$4,947,025	$1,233,595	-$446,839	$160,212	2.00%	$5,893,993	
2029	$5,893,993	$1,258,267	-$831,878	$183,216	2.00%	$6,503,597	
2030	$6,503,597	$1,283,432	-$222,646	$211,020	2.00%	$7,775,403	
2031	$7,775,403	$1,309,100	-$914,124	$239,187	2.00%	$8,409,566	
2032	$8,409,566	$1,335,283	-$5,317,663	$192,551	2.00%	$4,619,736	
2033	$4,619,736	$1,361,988	-$200,890	$156,009	2.00%	$5,936,844	
2034	$5,936,844	$1,389,228	-$1,959,814	$169,547	2.00%	$5,535,804	
2035	$5,535,804	$1,417,012	-$110,836	$185,667	2.00%	$7,027,647	
2036	$7,027,647	$1,445,353	-$1,308,453	$212,883	2.00%	$7,377,429	
2037	$7,377,429	$1,474,260	-$4,342,808	$178,295	2.00%	$4,687,176	
2038	$4,687,176	$1,503,745	-$471,881	$156,093	2.00%	$5,875,133	
2039	$5,875,133	$1,533,820	-$70,555	$198,203	2.00%	$7,536,601	
2040	$7,536,601	$1,564,496	-$4,852,638	$176,776	2.00%	$4,425,235	
2041	$4,425,235	$1,595,786	-$2,355,078	$121,368	2.00%	$3,787,311	
2042	$3,787,311	$1,627,702	-$4,506,985	$70,430	2.00%	$978,457	
2043	$978,457	$1,660,256	-$1,632,555	$29,769	2.00%	$1,035,928	
2044	$1,035,928	$1,693,461	-$2,278,619	$22,300	2.00%	$473,070	Critical Year
2045	$473,070	$1,727,330	-$991,441	$25,230	2.00%	$1,234,190	
2046	$1,234,190	$1,761,877	-$1,537,084	$40,398	2.00%	$1,499,381	
2047	$1,499,381	$1,797,114	-$1,580,543	$48,230	2.00%	$1,764,182	
2048	$1,764,182	$1,833,057	-$727,646	$69,507	2.00%	$2,939,099	
2049	$2,939,099	$1,869,718	-$2,094,452	$84,802	2.00%	$2,799,167	
2050	$2,799,167	$1,907,112	-$1,644,432	$87,915	2.00%	$3,149,762	

Notes:
1) HST included in expenditures
2) 2021 Fiscal Year: Dec 1, 2020 - Nov 30, 2021

BELANGER ENGINEERING
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16 Brookers Lane, Toronto
Toronto Standard Condominium Corporation No. 2264
Reserve Fund Study
Repair/Replacement Information Summary
FINAL

Item	Building Component	Description	Year Replaced / Repaired	Life Cycle (yrs.)	Present/ Estimated Age	Life Remaining	2021 Replacement / Repair Cost
1	**Garage**						
1.1	Building	Repairs and expenditures unlikely for the life of the building	2012	0	9	0	$ -
1.2.1	Garage Suspended Slabs Membrane - Full Replacement	Budget for full replacement of the waterproofing membrane on the suspended floor slabs.	2012	40	9	31	$ 2,120,000
1.2.2	Garage Suspended Slabs Membrane - Substantial Replacement	Budget for substantial replacement of the waterproofing membrane on the suspended floor slabs.	2021	20	9	0	$ 700,000
1.2.3	Garage Suspended Slabs Membrane - Localized Repairs	Budget for periodic repairs to the suspended floor slab membrane.	2012	5	9	5	$ 16,000
1.2.4	Garbage Room Membrane - Replacement	Budget to replace the membrane and topping in the garbage room.	2012	10	9	3	$ 37,000
1.3.1	Garage Suspended Slabs - Substantial Concrete Repairs	Budget for substantial concrete repairs to the suspended floor slabs including the interior ramp.	2012	50	9	41	$ 850,000
1.3.2	Garage Suspended Slabs - Localized Concrete Repairs	Budget for localized concrete repairs to the suspended floor slabs including the interior ramp.	2012	15	9	9	$ 100,000
1.3.3	Garage - Concrete Repairs	Allowance for concrete repairs to the parking garage floor slab on grade.	2012	15	9	9	$ 32,000
1.4.1	Garage Roof Slab - Front Entrance Courtyard	Allowance for replacement of the membrane of the garage roof slab at the east entrance courtyard.	2012	30	9	21	$ 800,000
1.4.2	Garage Roof Slab - Replacement	Allowance for replacement of the membrane at the garage roof slab along the north and south sides of the building.	2012	35	9	25	$ 500,000
1.4.3	Garage Roof Slab - Repairs	Allowance for periodic repairs to the garage roof slab.	2012	20	9	11	$ 200,000
1.5.1	Garage Walls - Repairs	Budget for periodic repairs to the garage walls to address leakage.	2021	5	9	0	$ 70,000
1.5.2	Garage Columns - Repairs	Budget for periodic repairs to the garage columns.	2012	15	9	12	$ 42,000
1.5.3	Garage Painting	Allowance for painting of the garage including visitor parking.	2012	10	9	7	$ 240,000
1.5.1	Garage Entrance - Overhead Door - Replacement	Budget for substantial replacement of the garage entrance overhead door in the underground parking garage including the replacement of motor(s).	2012	15	9	11	$ 37,000
1.5.2	Garage Entrance - Overhead Door - Repairs	Budget for periodic repairs to the garage entrance overhead door in the underground parking garage.	2012	5	9	6	$ 6,000
1.6.1	Garage Entrance - Ramp - Replacement	Budget for substantial replacement of the garage entrance ramp.	2012	20	9	11	$ 110,000
1.6.2	Garage Entrance - Ramp - Repairs	Budget for localized replacement of the garage entrance ramp.	2021	10	9	0	$ 48,000
1.7	Periodic Engineering Review	Budget for periodic engineering review of the parking garage and related components.	2020	5	9	0	$ 5,000
1.8	Garage Miscellaneous Repair Allowance	Repairs of miscellaneous items such as ceiling repairs, drains repairs/replacement, electrical, etc.	2012	5	9	0	$ 5,300
2	**Roof**						
2.1.1	Main & Mechanical Penthouse Roof - Replacement	Budget for major repair/replacement of the main & mechanical penthouse roof assembly.	2012	25	9	22	$ 340,000
2.1.2	Main & Mechanical Penthouse Roof - Repairs	Budget for periodic maintenance of the roofs to address leakage, etc, including an allowance for a periodic roof review by an engineering firm.	2012	15	9	7	$ 45,000
2.2.1	Green Roof - Replacement	Budget for major repair/replacement of the green roof assembly.	2012	25	9	16	$ 580,000
2.2.2	Green Roof - Repairs	Budget for miscellaneous repairs to the green roof assembly.	2012	15	9	7	$ 20,000
2.3.1	Suite Terrace Waterproofing - Replacement	Budget for major repair/replacement of the terrace roof waterproofing in all suites.	2012	20	9	11	$ 380,000

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2.3.2	Amenity Terrace Waterproofing - Replacement	Budget for major repair/replacement of the terrace waterproofing at the landscaped amenity terrace.	2012	35	9	28	$ 1,060,000
2.4.1	Roof Anchors	All roof anchors need to be adequate for current legislation. This allowance is carried for any future changes that may necessitate a replacement or repairs to the current anchor system.	2012	35	9	32	$ 42,000
2.4.2	Roof Anchor Load Testing	Allowance for load testing of the adhesive anchors every 5 years.	2012	5	9	0	$ 9,600
3	**Exterior**						
3.1.1	Exterior Walls - Leakage Repair Allowance	Allowance for periodic repairs to the exterior wall/windows to address leakage on all faces of the building.	2012	5	9	0	$ 65,000
3.2.1	Sealants - Phase I	Budget for replacement of phase I of the exterior sealants including exterior window joints, perimeter of patio doors, curtainwall joints, etc.	2021	15	0	0	$ 465,000
3.2.2	Sealants - Phase II	Budget for replacement of phase II of the exterior sealants including exterior window joints, perimeter of patio doors, curtainwall joints, etc.	2012	15	9	4	$ 465,000
3.2.3	Sealants - Phase III	Budget for replacement of phase III of the exterior sealants including exterior window joints, perimeter of patio doors, curtainwall joints, etc.	2012	15	9	5	$ 465,000
3.2.4	Sealants - Phase IV	Budget for replacement of phase IV of the exterior sealants including exterior window joints, perimeter of patio doors, curtainwall joints, etc.	2012	15	9	6	$ 465,000
3.3.1	Balcony - Major Repairs	Budget for major repairs to the balconies including through slab repairs of the balcony slabs at all units.	2012	40	9	35	$ 1,060,000
3.3.2	Balcony - Minor Repairs	Budget for localized repairs to the balconies including through slab repairs of the balcony slabs at all units.	2012	20	9	13	$ 130,000
3.3.3	Balcony Repainting & Waterproofing	Budget for repainting of balcony soffits and replacement of the topside waterproofing.	2012	20	9	13	$ 1,170,000
3.3.4	Balcony - Minor Waterproofing Repairs	Budget for minor repairs/replacement of the balcony slab topside waterproofing.	2012	3	9	0	$ 5,000
3.4.1	Balcony Railing & Dividers - Replacement	Budget for replacement of the balcony railings and divider panels in all suites.	2012	40	9	35	$ 4,500,000
3.4.2	Balcony Railing & Dividers - Repairs	Allowance for general repairs to the balcony railings and divider panels.	2012	40	9	13	$ 150,000
3.5.1	Precast Concrete Cladding - Repairs	Allowance for repairs to the precast concrete cladding.	2012	40	9	31	$ 37,000
3.5.2	Suspended Soffit Repairs	Allowance for repairs to the suspended soffit along the north side of the building.	2012	40	9	31	$ 340,000
3.6	Engineering Study	Allowance for an engineering study of the exterior walls and balconies.	2012	12	9	3	$ 11,000
4	**Windows**						
4.1.1	Windows Replacement - Phase I	Allowance for phase I replacement of the windows and curtain wall system including frames.	2012	60	9	51	$ 4,240,000
4.1.2	Windows Replacement - Phase II	Allowance for phase II replacement of the windows and curtain wall system including frames.	2012	60	9	52	$ 4,240,000
4.1.3	Windows Replacement - Phase III	Allowance for phase III replacement of the windows and curtain wall system including frames.	2012	60	9	53	$ 4,240,000
4.1.4	Windows Replacement - Phase IV	Allowance for phase IV replacement of the windows and curtain wall system.	2012	60	9	54	$ 4,240,000
4.2.1	Window Wall System Refurbishment	Allowance for large scale window refurbishment.	2012	60	9	31	$ 1,250,000
4.3.1	Window System - Ongoing Replacement Allowance	Budget for ongoing replacement of failed window assembly units throughout the building.	2012	5	9	1	$ 50,000

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Item	Building Component	Description	Year Replaced / Repaired	Life Cycle (yrs.)	Present/ Estimated Age	Life Remaining	2021 Replacement / Repair Cost
4.3.2	Sealed Window Units - Ongoing Replacement Allowance	Budget for ongoing replacement of failed sealed window units throughout the building.	2012	1	9	1	$ 10,000
4.4.1	Balcony and Terrace Doors - Replacement	Budget for replacement of all the balcony and terrace doors in all suites throughout the building.	2012	40	9	31	$ 800,000
4.4.2	Weatherstripping	Budget for local repairs to the window weatherstripping as required in all suites.	2012	50	9	19	$ 340,000
4.5	Engineering Study	Allowance for an engineering study of the window system.	2012	10	9	6	$ 6,500
5	**Interior**						
5.1.1	Entrance Lobby - Major Refurbishment	Budget for major refurbishment of the entrance lobby finishes and fixtures.	2012	30	9	19	$ 480,000
5.1.2	Entrance Lobby - Minor Refurbishment	Budget for minor refurbishment of the entrance lobby finishes and fixtures.	2012	15	9	6	$ 80,000
5.1.3	Entrance Lobby - Furniture Replacement	Budget for replacement of the lobby furniture.	2012	15	9	6	$ 80,000
5.1.4	Main Entrance Doors	Budget for the replacement of the main entrance doors.	2012	30	9	21	$ 37,000
5.2.1	Corridor Refurbishment - Suite Levels	Budget to refurbishment of the corridors.	2012	14	9	5	$ 1,590,000
5.2.2	Corridor Refurbishment - Amenity Levels	Budget to refurbishment of the corridors.	2012	28	9	19	$ 140,000
5.3.1	Suite Entrance Doors - Replacement	Budget for replacement of the Suite Entrance Doors of all units.	2012	36	9	32	$ 640,000
5.3.2	Suite Entrance Doors - Refinishing	Budget for refinishing of the Suite Entrance Doors of all units.	2012	36	9	16	$ 145,000
5.3.3	Suite Entrance Door Hardware, Thresholds and Weather Stripping - Replacement	Budget for refinishing of the entrance door and replacement of door hardware, thresholds, and weather stripping.	2012	36	9	16	$ 200,000
5.4.1	Theatre Room	Budget for refurbishment of the theatre room.	2012	14	9	8	$ 74,000
5.4.2	Cyber Lounge	Budget for refurbishment of the theatre room.	2012	14	9	8	$ 53,000
5.4.3	Party Room	Budget for refurbishment of the party room including kitchen and dining.	2012	14	9	8	$ 270,000
5.4.4	Reading Room	Budget for refurbishment of the library.	2012	14	9	8	$ 85,000
5.4.5	Billiards Room - Finishes	Budget for refurbishment of the garbage chute rooms.	2012	14	9	8	$ 85,000
5.5.1	Management Office - Finishes	Budget for refurbishment of the management office.	2012	14	9	8	$ 37,000
5.5.2	Management Office - Equipment	Budget for replacement of the management office equipment (computer, printer, etc.)	2012	5	9	1	$ 15,000
5.6.1	Gym - Finishes	Budget for refurbishment of the gym area.	2012	20	9	10	$ 190,000
5.6.2	Gym - Equipment	Allowance for partial replacement of the gym equipment.	2012	5	9	1	$ 21,000
5.7	Yoga Room	Budget for refubishment of the yoga room.	2012	20	9	19	$ 48,000
5.8	Washrooms - Common Area	Budget for refurbishment of the washrooms in the common area.	2012	20	9	19	$ 48,000
5.9	Guest Room	Budget for refurbishment of the guest suites.	2012	20	9	8	$ 96,000
5.10.1	Pool Shell - Replacement	Budget for refurbishment of the pool shell and the pool area room finishes including the walls, ceiling, deck, etc.).	2012	20	9	24	$ 375,000
5.10.2	Change Rooms - Finishes	Budget for refurbishment of the men's and women's change rooms.	2012	20	9	24	$ 60,000
5.11	Elevator Lobbies	Budget for refurbishment of the below grade elevator lobbies.	2012	30	9	25	$ 80,000
5.12	Garbage Chute Rooms	Budget for refurbishment of the billiards room.	2012	30	9	25	$ 75,000
5.13.1	Stairwells - Finishes	Budget for painting of all the stairwells running from the parking garage to the roofs.	2012	42	9	33	$ 53,000
5.13.2	Stairwells - Doors	Budget for the replacement of the stairwell doors.	2012	40	9	33	$ 90,000
5.13.3	Service Areas - Finishes	Budget for painting of the service rooms including boiler rooms, mechanical rooms, garbage room, etc.	2012	20	9	17	$ 50,000

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FINAL

Item	Building Component	Description	Year Replaced / Repaired	Life Cycle (yrs.)	Present/ Estimated Age	Life Remaining	2021 Replacement / Repair Cost
5.13.4	Mechanical Room Membrane - Replacement	Budget to replace the membrane and topping in the mechanical service rooms.	2012	30	9	21	$ 210,000
5.14	Service Areas - Doors	Budget for the replacement of the service area doors.	2012	15	9	16	$ 11,000
5.15	Loading Dock Doors	Budget for the replacement of the overhead doors at the loading dock.	2018	20	9	6	$ 87,000
5.16	Interior Miscellaneous Repair Allowance	Allowance for periodic repairs to the interior of the building, including refinishing doors, partial replacement of doors, minor localized repairs, etc.	2012	5	9	0	$ 30,000
6	**Landscaping**						
6.1	Site Signage - Replacement	Budget for replacement of the two site signs located by the driving circle.	2012	20	9	14	$ 37,000
6.2.1	Retaining Walls - Replacement	Budget for replacement of the retaining wall.	2012	40	9	31	$ 15,000
6.2.2	Retaining Walls - Repairs	Allowance for repairs to the retaining walls to address localized leaning or deterioration.	2012	20	9	11	$ 5,300
6.3	Tree Management	Budget for periodic tree replacement and other related services as required.	2012	5	9	0	$ 12,000
6.4	Outdoor Furniture & Equipment - Replacement	Budget for the replacement of patio furniture & equipment at the amenity terrace.	2012	7	9	0	$ 37,000
6.5	Storage Shed - Replacement	Budget for the replacement of the storage shed.	2012	20	9	21	$ 6,400
6.6	Landscaping Allowance	Allowance for repairs and replacement of the soft landscaping around the building, including trees, shrubs, sod, etc. is managed out of operating budget. (4.5)	2012	10	9	6	$ -
7	**Mechanical**						
7.1.1	Heating Boilers	This building is provided with four atmospheric heating boilers, manufactured by LAARS (Model HH5001N11KCCCTV rated at 5,000,000 btu/hr input each), located in the penthouse Mechanical Room. The boilers serve the building heating system. The boilers are cycled during the heating season, equalizing run times and wear. We have provided a budget to replace the three boilers after 25 years of life. (10.2)	2012	25	9	16	$ 850,000
7.1.2	Heating Boilers - Overhaul	Budget to overhaul the heating boilers. (10.1)	2012	25	9	4	$ 130,000
7.2.1	Circulating Pumps - Primary Heating Loop Pumps	Two inline circulating pumps are provided to circulate water through the building heating system loop. Cost of replacement of the motors are considered maintenance items.(10.11)	2012	20	9	11	$ 40,000
7.2.2	Circulating Pumps - Heat Pump Condenser Pumps	Two inline circulating pumps are provided to circulate water through the heat pump side condenser water loop. We have budgeted to replace two pumps. Cost of replacement of the motors are considered maintenance items. (10.8)	2012	20	9	11	$ 90,000
7.2.2	Circulating Pumps - Cooling Tower Condenser Pumps	Two inline circulating pumps are provided to circulate water through the coolig tower side condenser water loop. We have budgeted to replace two pumps. Cost of replacement of the motors are considered maintenance items. (10.8)	2012	20	9	11	$ 40,000
7.2.7	Misc Pumps - Replacement	Smaller pumps are provided in the building. We have provided an allowance for replacement and/or repair of all pumps (including boiler and heating system pumps) as well as a contingency for the smaller pumps such as recirculation pumps on an as needed basis.	2012	5	9	1	$ 8,000

Item	Building Component	Description	Year Replaced / Repaired	Life Cycle (yrs.)	Present/ Estimated Age	Life Remaining	2021 Replacement / Repair Cost
7.3.1	Cooling Tower - Replace	There is one cooling tower, manufactured by BAC (model 3728C), located on the roof. The cooling tower is used to reject heat from condenser water loop. A variable frequency drive controller is also provided. We have budgeted for replacement of the cooling tower complete with controls and heat exchanger after 25 years of life.(10.4)	2012	25	9	16	$ 580,000
7.3.1.1	Cooling Tower - Overhaul	Budget to overhaul the cooling tower located on the roof. (10.3)	2012	25	9	4	$ 96,000
7.4.1	Distribution System - Heat Pump System Piping Replacement	The distribution piping for the heating and cooling systems is made up of heat pump risers that run vertically through the building. Steel piping systems should last the life of the building if water treatment is continued. The supply and return headers for the fan coil units are located in the basement and top floor levels. We have allowed a contingency for repairs. As the system ages, various sections of the system will likely have to be replaced resulting from such problems as seizing or leakage of valves, or piping-specific problems such as corrosion, pitting, or erosion (which can typically be affected by pipe material as well as the condition of the water). Additionally, fatigue and failures related to thermal movements of the piping may lead to replacement. We have provided a contingency for major pipe replacement after 40 years of life.	2012	5	9	36	$ 150,000
7.4.2	Distribution System - Chemical Water Treatment System	Pot feeders are provided to protect the building heating and cooling water systems. Chemical feed systems are included in the maintenance contract. We have allocated a contingency for partial replacement every 5 years.(10.10)	2012	5	9	1	$ 10,000
7.4.3	Distribution System - Piping Repairs	Pot feeders are provided to protect the building heating and cooling water systems. Chemical feed systems are included in the maintenance contract. We have allocated a contingency for partial replacement every 5 years.(10.10)	2012	10	9	0	$ 40,000
7.5.1	Makeup Air Units - Replace	Fresh air is introduced to the corridors, suites, lobbies, and service rooms using four make-up air units. The packaged units are located in the penthouse, 3rd floor and P1 level and provide 100% outside air. We have allocated funds for replacement of the units every 30 years. Outdoor air is supplied to the corridors to pressurize the building. Exhaust fans are provided in service rooms, washrooms, and other areas of the building to promote airflow into these areas. Where observed, the ductwork is in good condition and should last the life of the building. (11.2)	2012	30	9	23	$ 1,380,000
7.5.1.1	Makeup Air Units - Overhaul	Budget to overhaul the makeup air units.(11.1)	2012	30	9	6	$ 210,000
7.5.2	Pressurization and Supply Fans	Elevator and stairwell pressurization fans are provided for the building to pressurize the elevator shaft and stairwells during emergencies. Typically these fans are considered maintenance items since they are rarely used. We have provided an allowance for partial replacement/repair of supply and pressurization fans (including elevator and stairwell pressurization fans) on an as needed basis. (9.3)	2012	30	9	21	$ 210,000

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Item	Building Component	Description	Year Replaced / Repaired	Life Cycle (yrs.)	Present/ Estimated Age	Life Remaining	2021 Replacement / Repair Cost
7.5.3	Garage Exhaust Fans	A total of 5 sidewall propeller fans are installed within the parking garage (one on each parking garage level). The fans are provided with hand/off/auto switches and connected to a CO (carbon monoxide) monitoring system which activates the fan in the area where CO level exceeds allowable concentrations. The fans are in good condition, did not exhibit any corrosion. These units are simple in design and typically last 25 years before replacement is required. We have provided a contingency for replacement of the fans on an as needed basis as well as an allowance for partial replacement of the CO monitoring system as seen below. (11.4)	2012	40	9	31	$ 74,000
7.5.4	Carbon Monoxide Detection System	Allowance for partial replacement of carbon monoxide detection systems (including sensors).(11.5)	2012	10	9	1	$ 30,000
7.6.1	Domestic Hot Water Boilers	This building is provided with two domestic hot water boilers, manufactured by LAARS (Model RHCV2400NACF2EFX rated at 2,400,000 btu/hr input each), located in the penthous Mechanical Room. The boilers serve the building domestic hot water heating system. The boilers store the hot water in two storage tanks (see below for additional information). We have provided a budget to replace the two boilers after 20 years of life. (12.2)	2012	20	9	11	$ 210,000
7.6.1.1	Domestic Hot Water Boilers - Overhaul	Budget for overhaul of the domestic hot water boilers. (12.1)	2012	20	9	1	$ 32,000
7.6.2	Domestic Hot Water Storage Tanks	Two hot water storage tanks are located in the building. The tanks are of steel construction, internally lined and externally insulated to reduce heat loss. Tanks should be inspected annually, and the condition of the anode checked. Every four to five years the domestic hot water system should be shut down, drained and the interior of the tank inspected. With continued maintenance the tanks should exceed their life expectancy.	2012	35	9	26	$ 120,000
7.6.2.1	Domestic Hot Water Storage Tank - Relining	Allowance for relining of the domestic hot water storage tanks.(12.3)	2012	10	9	1	$ 21,000
7.6.3	Domestic Hot Water Heat Exchangers - Plate	There are two plate heat exchangers for the building. The installation includes glycol loops. We have budgeted for replacement of the heat exchangers after 25 years of life.(12.6)	2012	25	9	27	$ 42,000
7.6.4	Thermostatic Mixing Valve - Replacement	Budget for replacement of the thermostatic mixing valve. (12.7)	2012	15	9	6	$ 32,000
7.6.5	Domestic Water Booster Pumps	A booster pump set is located in the P1 Mechanical Room. The pump set was operational during the site visit and provides additional water pressure as required. We have budgeted for replacement of the domestic water booster pump set (including controls) after 30 years of life.(12.8)	2012	25	9	16	$ 74,000
7.6.5.1	Domestic Water Booster Pumps - Repairs	One-time allowance for repairs to the domestic cold water booster pumps.	2012	100	9	0	$ 7,500

Item	Building Component	Description	Year Replaced / Repaired	Life Cycle (yrs.)	Present/ Estimated Age	Life Remaining	2021 Replacement / Repair Cost
7.6.6	Domestic Water System Replacement	As the domestic water system ages, problems will become apparent. The problems will affect the various components of the system including valves and piping. Valves may begin to fail, seize or leak as they age and will require replacement. Piping may corrode, erode or undergo pitting that will require either sectional or entire piping replacement. Sections of piping may also undergo fatigue and failures related to thermal movement. The riser valves require work regularly. We have budgeted the above amount for localized valve replacement and leak repairs every 3 years. This amount should be closely reviewed in future updates of this Study to ensure that it is accurate. Full-scale replacement or sectional replacement is a choice of the Corporation. We recommend budgeting for replacement after 35 years of life. We understand small repairs are performed as required under the operating budget.(12.12)	2012	35	9	11	$ 1,750,000
7.6.6.1	Domestic Hot Water Recirculation Piping	We have provided a budget for replacement of the domestic water recirculation piping.(12.11)	2012	20	9	11	$ 340,000
7.6.6.2	Domestic Water System Piping - Repair Allowance	We have provided an allowance for periodic repairs to the domestic water system including valve and piping replacement. (12.13)	2012	10	9	0	$ 50,000
7.6.7	Backflow Preventer and Pressure Reducing Valves - Replace	Backflow prevention devices are provided at this building to prevent backflow into the domestic water supply. Pressure reducing valves are also provided to limit pressure to various equipment and systems. These valves require periodic repair and replacement and as such, we have provided allowances for repair and/or partial replacement of the valves on an as needed basis. We understand the replacement of pressure reducing valves is managed out of the operating budget. (12.9)	2012	25	9	16	$ 21,000
7.6.8	Backwash Filter	Allowance for replacement of the Judo backwash filter. (12.10)	2012	20	9	11	$ 4,200

Item	Building Component	Description	Year Replaced / Repaired	Life Cycle (yrs.)	Present/ Estimated Age	Life Remaining	2021 Replacement / Repair Cost
7.7.1	Fire Protection System	The fire suppression system consists of a wet sprinkler system in heated areas such as the basement levels, garbage room, garbage chute, etc. A standpipe system with fire hoses is provided in the tower. We have assumed that the pipe systems will last the life of the building. Elements of the fire protection system which we assume will be addressed out of the Operating Budget as part of annual inspection and repairs include replacement of sprinkler heads and fire extinguishers. The fire protection system valves considered are located at the sprinkler header and fire standpipe header in the pump room. The standpipe zones are complete with supervised isolation valves and flow switches. The valves should last the life of the building if maintained. Rebuild is usually not required if maintenance continues. We recommend budgeting for future repairs or partial replacement of the sprinkler and standpipe systems every 15 years. A back flow prevention assembly is installed on the fire protection waterside. This is used to protect against possible potable water system contamination. The device requires to be serviced regularly as per manufacturers instructions. It should be included in the maintenance plan. (9.10)	2012	15	9	6	$ 150,000
7.7.2	Fire Pump	Two fire pumps are located in the P1 Mechanical room. The pumps appeared in good condition and are only used during emergencies and testing procedures. We recommend budgeting for replacement of the fire pumps and controllers after 35 years of life. A jockey pump is installed in this room. A jockey pump ensures pressure is maintained in the fire standpipe system without having to turn on the fire pump. We assume replacement and/or repair to the jockey pump will be covered under the operating budget. We have budgeted for replacement of the fire pumps and controllers.(9.8)	2012	30	9	21	$ 180,000
7.8.1	Sanitary Sump Pumps	A pair of sanitary sump pumps are located on the P5 level of the parking garage. The pumps serve the storm water systems. The pumps were not accessible but have been accessed in the past. We assume the pumps are maintained under the maintenance contract and the pits will be cleaned regularly. These types of pumps have a life span of about 10 to 12 years depending on the degree of maintenance received. We recommend an allowance for partial replacement of sump pumps and controls that should be carried every 10 years. (12.14)	2012	10	9	6	$ 40,000
7.8.2	Storm Sump Pump	A pair of storm sump pumps are located on the P5 level of the parking garage. The pumps serve the weeper systems. The pumps were not accessible but have been accessed in the past. We assume the pumps are maintained under the maintenance contract and the pits will be cleaned regularly. These types of pumps have a life span of about 10 to 12 years depending on the degree of maintenance received. We recommend an allowance for partial replacement of sump pumps and controls that should be carried every 10 years.(12.14)	2012	10	9	6	$ 40,000

Item	Building Component	Description	Year Replaced / Repaired	Life Cycle (yrs.)	Present/ Estimated Age	Life Remaining	2021 Replacement / Repair Cost
7.8.3	Elevator Sump Pump	A pair of elevator sump pumps are located on P5. The pumps serve the elevator system. The pumps were not accessible. We assume the pumps are maintained under the maintenance contract and the pit will be cleared regularly. These pumps have a life span of about 10 to 12 years depending on the degree of maintenance received. We recommend an allowance for partial replacement of sump pumps and controls that should be carried out every 10 years.(12.14)	2012	10	9	6	$ 20,000
7.8.4	Building Services Allowance	Major repairs or replacement of underground services can be expected to be required in the future as a result of problems such as the following: local collapse of piping or duct banks, failed joints, blockages of storm or sanitary sewers, restriction of water services as a result of deposits, deterioration of buried metal piping. The actual life expectancy of these components is not known and will depend on factors such as the piping materials employed, the workmanship provided at the time of installation and ground conditions. We recommend an allowance to address the kinds of problems as detailed above. (12.15 & 12.16 & 12.17)	2012	20	9	11	$ 64,000
7.9.1	Garbage Compactor/Sorter	The garbage compactor and sorter is located in the Residential Garbage Room. The compactor/sorter was operational during our site visit. The room and equipment were clean at the time of the site inspection. We understand the unit is maintained on an as needed basis. We recommend budgeting for replacement of the compactor as detailed above.(15.1)	2012	30	9	21	$ 53,000
7.9.2	Garbage/Recycling Bins	The garbage bins and recycling bins are in good condition where observed. There are a total of 6 bins, 3 blue and 3 black. The bottoms of the bins will start to rust out over a life of 15 years. Bins are assumed to be repaired out of the Operating Budget. We have allocated fund for bins replacement on an as needed basis. (15.2)	2012	5	9	0	$ 15,000
7.9.3	Garbage Chute	The garbage chute should last the life of the building if it is maintained. The chute where observed is clean and is provided with a wash down facility. Adjustments to the self-closing and latching mechanisms on the chute access doors are assumed to be managed out of the Operating Budget. We recommend budgeting for partial replacement and/or repair of the garbage chute components and doors every 10 years. (15.3)	2012	10	9	1	$ 7,400
7.9.4	Tractor	Budget for replacement of the tractor. (15.4)	2012	20	9	11	$ 15,000
7.10.1	Plumbing Fixtures and Trim	The plumbing trim consists of faucets, shower fixtures, toilet controls and drain traps. These items tend to fail before fixtures require replacement. The sinks and water closets as well as the trim are in good condition and maintained. We have given an allowance for partial replacement on an as needed basis for the washrooms.	2012	10	9	1	$ 5,000
7.10.2	Heat Pump Units - Common Area	Heat pump units are provided within various common element rooms including the Lobby, management office. We have provided a contingency for repair/partial replacement for the heat pump units located in the common areas.(10.5)	2012	20	9	6	$ 170,000
7.10.3	Unit Heaters	Allowance for partial replacement of the hydronic and electric unit heaters. (10.7)	2012	5	9	11	$ 17,000
7.10.4	Gas Piping - Repair/Replacement	We have provided an allowance for periodic repairs and partial replacement to the natural gas pipe lines including an allowance for repainting.	2012	10	9	1	$ 3,500

Item	Building Component	Description	Year Replaced / Repaired	Life Cycle (yrs.)	Present/ Estimated Age	Life Remaining	2021 Replacement / Repair Cost
7.10.5	Irrigation System	The green roof is provided with an irrigation system. The system was not active during our site inspection. The system is maintained by the landscape maintenance contractor and in house staff. Direct buried PVC pipe is used and will not corrode. Pipe leaks, control problems and head failures are the usual repair items. Conditions and life expectancies are difficult to establish. We have allowed a contingency to carry out repairs as required.	2012	5	9	2	$ 5,000
7.10.6	A/C Units	Budget for replacement of the smaller A/C units serving the elevator machine rooms and the garbage room. (10.6)	2012	20	9	11	$ 37,000
7.11.1	Pool Air Handling Unit	Budget for replacement of the pool air handling unit. (11.6)	2012	25	9	16	$ 180,000
7.11.2	Pool & SPA Equpiment	Budget for replacement of the heat exchangers, pumps, filters and piping for the swimming pool and spa.. (17.15)	2012	15	9	6	$ 32,000
7.11.2.1	Pool & SPA Equipment	One-time allowance for repairs to the pool and spa equipment.	2012	100	9	0	$ 3,500
7.12.1	Rain Water Cistern - Waterproofing	Budget for rewaterproofing of the rain water cistern at the southeast corner of the garage. (12.18)	2012	30	9	21	$ 42,000
7.13.1	Mechanical Equipment Allowance	We have provided an allowance for unscheduled repair and/or replacement of mechanical equipment and piping, including associated components such as valves, dampers, actuators, expansion tanks, fittings, etc.	2012	7	9	5	$ 30,000
7.14.1	Kitchen Stack Cleanouts	One-time allowance for kitchen stack cleanouts.	2012	100	9	0	$ 23,000
7.14.2	HVAC Repairs	One-time allowance for repairs to the HVAC equipment including boilers, makeup air units, etc.	2012	100	9	0	$ 40,000
8	**Electrical**						
8.1.1	Electrical Allowance - Distribution	Budget for partial replacement of electrical distribution equipment, splitters, distribution panels and disconnect switches.(13.1)	2012	50	9	41	$ 500,000
8.1.2	Electrical Allowance - Transformers	Budget for replacement of transformers.(13.2)	2012	50	9	41	$ 240,000
8.2.1	Light Fixtures - Garage	Budget for replacement of the fixtures, conduit and wiring in all garage levels (*including the visitor parking area*). (13.5)	2012	30	9	21	$ 74,000
8.2.1.1	Light Fixtures - Garage	One-time allowance for installation of P2 visitor parking sign.	2012	100	9	0	$ 4,000
8.2.2	Light Fixtures - Common Area	This item is included in the corridor refurbishment items in section 5 above.(13.7)	2012	0	0	0	$ -
8.2.3	Light Fixtures - Exterior	Budget for replacement of the exterior light fixtures and light standards throughout the site.(13.6)	2012	20	9	11	$ 37,000
8.2.4	Light Fixtures - Stairwell	Budget for replacement of the stairwell lights.(13.4)	2012	30	9	21	$ 27,000
8.2.5	Light Fixtures - Emergency Lighting	Budget for replacement of the battery backed-up emergency lights.	2012	15	9	6	$ 8,000
8.3.1	Emergency Generator & Transfer Switch - Replacement	Budget for replacement of the generator and automatic transfer switch (ATS) located in the xx floor/room(s).(9.5 & 9.6)	2012	35	9	29	$ 690,000
8.3.2	Emergency Generator - Overhaul	Budget for overhaul of the emergency generator including associated components (fuel systems, pumps, charging systems) at the site. (9.4)	2012	35	9	10	$ 140,000
8.4.1	Fire Alarm - System Replacement	Budget for replacement of the Fire Alarm System major components.(9.2)	2012	60	9	51	$ 1,590,000
8.4.2	Fire Alarm - Panel Replacement	Budget for replacement of the Fire Alarm Panel(s). (9.1)	2012	20	9	11	$ 190,000
8.4.3	Fire Alarm - Localized Repairs	Budget for localized repair / replacement of the fire alarm system.	2012	5	9	0	$ 44,000
8.5.1	CCTV - Partial Replacement	Allowance for partial replacement of the CCTV system.	2012	20	9	11	$ 120,000

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8.5.2	CCTV - Repairs	Allowance for repairs to the CCTV system including cameras at the site. (16.2)	2012	5	9	6	$ 42,000
8.5.3	Enterphone/Entry System	Budget for partial replacement of the enterphone system throughout the site, as needed. (16.1 & 16.3)	2012	20	9	11	$ 33,000
8.5.4	Access Card Reader	Budget for partial replacement of the access card reader system throughout the site. (16.3)	2012	20	9	11	$ 18,000
8.5.5	Intercom System/Emergency Call System	Budget for partial replacement of the intercom and emergency notification system.(16.5)	2012	25	9	16	$ 32,000
8.5.6	Suite Security Alarm System	Budget for partial replacement of suite security alarm system.(16.4)	2012	20	9	11	$ 6,400
8.5.6	Power Door Operators	Allowance for periodic repairs to and replacement of the power door operators. (17.16)	2012	10	9	1	$ 25,000
8.6.1	BAS System - Replacement	Budget for replacement of the building automation system. (10.13)	2012	20	9	15	$ 170,000
8.6.2	BAS System Components	Allowance for periodic repairs to the BAS system. (10.12)	2012	10	9	3	$ 18,000
8.7.1	Heat Tracing/Electric Heating	Contingency for repair on an as needed basis.	2012	5	9	1	$ 15,000
8.8.1	Starters and VFDs	Allowance for periodic replacement of the starters and variable frequency drives.(10.9 & 11.3)	2012	20	9	11	$ 64,000
8.8.2	Miscellaneous Electrical Repair Allowance	Contingency for minor repair or replacement of electrical equipment.(13.3)	2012	5	9	2	$ 32,000
9	**Elevators**						
9.1	Elevators - Control Modernization	Budget for replacement of the elevator control equipment for the elevators. (14.1)	2012	25	9	6	$ 900,000
9.1.1	Hydraulic Elevators Modernization	Budget for modernization of the hydraulic elevator. (14.5)	2012	25	9	16	$ 150,000
9.1.2	Hydraulic Cylinder - Replacement	Budget for replacement of the hydraulic cylinder and related tanks and pumps for the hydraulic elevator. (14.6)	2012	50	9	41	$ 53,000
9.1.	Hydraulic Valve & Soft Starts - Replacement	Budget for replacement of the hydraulic valves and soft starts related tanks and pumps for the hydraulic elevator. (14.7)	2012	15	9	6	$ 27,000
9.2	Elevators - Safety Code Contingency	Budget for future Safety Code change/repair for the elevators.	2012	5	9	1	$ 25,000
9.3	Elevators - Cab Finishes	Budget for the refurbishment of the elevator cabs.(14.8)	2012	14	9	5	$ 180,000
9.4	Elevators - Door Operators	Budget for the refurbishment of the elevator and hall door locks/interlocks, operators, switches, chains, contacts, rollers, keepers, latches, etc. (14.2)	2012	15	9	11	$ 160,000
9.6	Elevators - Infraed Safeties	Allowance for replacement of the elevator door infrared safeties. (14.3)	2012	15	9	6	$ 21,000
9.5	Elevators - Load Testing	Allowance for new requirement to load test each elevator.	2012	5	9	1	$ 15,000
10	**Contingency**						
10.1	Miscellaneous Repair Allowance	Contingency allowance for unscheduled repairs.	2012	3	9	3	$ 32,000
11	**Engineering Study**						
11.1	Update Study of the Reserve Fund -With Site Visit	Allowance for a study with a site visit.	2018	6	9	3	$ 7,300
11.2	Update Study of the Reserve Fund -Without Site Visit	Allowance for a study without a site visit.	2021	6	9	0	$ 2,400

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30 Year Maintenance Schedule
October 2021

Fiscal Year End Date:
November 30, 2021

Assumed Inflation Rate = 2.00%

Annual Expenditures			**-$1,681,300**	**-$298,758**	**-$48,899**	**-$127,663**	**-$758,785**	**-$2,811,983**	**-$2,956,064**	**-$446,839**	**-$831,878**	**-$222,646**	**-$914,124**	**-$5,317,663**	**-$200,890**	**-$1,959,814**	**-$110,836**
Item No.	**Building Component**		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
1	**Garage**																
1.1	Building																
1.2.1	Garage Suspended Slabs Membrane - Full Replacement																
1.2.2	Garage Suspended Slabs Membrane - Substantial Replacement		700,000														
1.2.3	Garage Suspended Slabs Membrane - Localized Repairs							17,665					19,504				
1.2.4	Garbage Room Membrane - Replacement					39,265										47,863	
1.3.1	Garage Suspended Slabs - Substantial Concrete Repairs																
1.3.2	Garage Suspended Slabs - Localized Concrete Repairs											119,509					
1.3.3	Garage - Concrete Repairs											38,243					
1.4.1	Garage Roof Slab - Front Entrance Courtyard																
1.4.2	Garage Roof Slab - Replacement																
1.4.3	Garage Roof Slab - Repairs													248,675			
1.5.1	Garage Walls - Repairs		70,000					77,286					85,330				
1.5.2	Garage Columns - Repairs														53,266		
1.5.3	Garage Painting									275,685							
1.5.1	Garage Entrance - Overhead Door - Replacement													46,005			
1.5.2	Garage Entrance - Overhead Door - Repairs								6,757					7,460			
1.6.1	Garage Entrance - Ramp - Replacement													136,771			
1.6.2	Garage Entrance - Ramp - Repairs		48,000										58,512				
1.7	Periodic Engineering Review		5,000					5,520					6,095				
1.8	Garage Miscellaneous Repair Allowance		5,300					5,852					6,461				
2	**Roof**																
2.1.1	Main & Mechanical Penthouse Roof - Replacement																
2.1.2	Main & Mechanical Penthouse Roof - Repairs									51,691							
2.2.1	Green Roof - Replacement																
2.2.2	Green Roof - Repairs									22,974							
2.3.1	Suite Terrace Waterproofing - Replacement													472,482			
2.3.2	Amenity Terrace Waterproofing - Replacement																
2.4.1	Roof Anchors																
2.4.2	Roof Anchor Load Testing		9,600					10,599					11,702				

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Reserve Fund Study
30 Year Maintenance Schedule
October 2021

Fiscal Year End Date:
November 30, 2021

Assumed Inflation Rate = 2.00%

Annual Expenditures			**-$1,681,300**	**-$298,758**	**-$48,899**	**-$127,663**	**-$758,785**	**-$2,811,983**	**-$2,956,064**	**-$446,839**	**-$831,878**	**-$222,646**	**-$914,124**	**-$5,317,663**	**-$200,890**	**-$1,959,814**	**-$110,836**
Item No.	**Building Component**		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
3	**Exterior**																
3.1.1	Exterior Walls - Leakage Repair Allowance		65,000					71,765					79,235				
3.2.1	Sealants - Phase I		465,000														
3.2.2	Sealants - Phase II						503,331										
3.2.3	Sealants - Phase III							513,398									
3.2.4	Sealants - Phase IV								523,666								
3.3.1	Balcony - Major Repairs																
3.3.2	Balcony - Minor Repairs															168,169	
3.3.3	Balcony Repainting & Waterproofing															1,513,520	
3.3.4	Balcony - Minor Waterproofing Repairs		5,000			5,306			5,631			5,975			6,341		
3.4.1	Balcony Railing & Dividers - Replacement																
3.4.2	Balcony Railing & Dividers - Repairs															194,041	
3.5.1	Precast Concrete Cladding - Repairs																
3.5.2	Suspended Soffit Repairs																
3.6	Engineering Study					11,673											
4	**Windows**																
4.1.1	Windows Replacement - Phase I																
4.1.2	Windows Replacement - Phase II																
4.1.3	Windows Replacement - Phase III																
4.1.4	Windows Replacement - Phase IV																
4.2.1	Window Wall System Refurbishment																
4.3.1	Window System - Ongoing Replacement Allowance			51,000					56,308					62,169			
4.3.2	Sealed Window Units - Ongoing Replacement Allowance			10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951	12,190	12,434	12,682	12,936	13,195
4.4.1	Balcony and Terrace Doors - Replacement																
4.4.2	Weatherstripping																
4.5	Engineering Study								7,320								

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Consulting Engineers

16 Brookers Lane, Toronto
Toronto Standard Condominium Corporation No. 2264
****FINAL****
Reserve Fund Study
30 Year Maintenance Schedule
October 2021

Fiscal Year End Date:
November 30, 2021

Assumed Inflation Rate = 2.00%

Annual Expenditures			**-$1,681,300**	**-$298,758**	**-$48,899**	**-$127,663**	**-$758,785**	**-$2,811,983**	**-$2,956,064**	**-$446,839**	**-$831,878**	**-$222,646**	**-$914,124**	**-$5,317,663**	**-$200,890**	**-$1,959,814**	**-$110,836**
Item No.	**Building Component**		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
5	**Interior**																
5.1.1	Entrance Lobby - Major Refurbishment																
5.1.2	Entrance Lobby - Minor Refurbishment								90,093								
5.1.3	Entrance Lobby - Furniture Replacement								90,093								
5.1.4	Main Entrance Doors																
5.2.1	Corridor Refurbishment - Suite Levels							1,755,488									
5.2.2	Corridor Refurbishment - Amenity Levels																
5.3.1	Suite Entrance Doors - Replacement																
5.3.2	Suite Entrance Doors - Refinishing																
5.3.3	Suite Entrance Door Hardware, Thresholds and Weather Stripping - Replacement																
5.4.1	Theatre Room										86,703						
5.4.2	Cyber Lounge										62,098						
5.4.3	Party Room										316,348						
5.4.4	Reading Room										99,591						
5.4.5	Billiards Room - Finishes										99,591						
5.5.1	Management Office - Finishes										43,351						
5.5.2	Management Office - Equipment			15,300					16,892					18,651			
5.6.1	Gym - Finishes												231,609				
5.6.2	Gym - Equipment			21,420					23,649					26,111			
5.7	Yoga Room																
5.8	Washrooms - Common Area																
5.9	Guest Room										112,479						
5.10.1	Pool Shell - Replacement																
5.10.2	Change Rooms - Finishes																
5.11	Elevator Lobbies																
5.12	Garbage Chute Rooms																
5.13.1	Stairwells - Finishes																
5.13.2	Stairwells - Doors																
5.13.3	Service Areas - Finishes																
5.13.4	Mechanical Room Membrane - Replacement																
5.14	Service Areas - Doors																
5.15	Loading Dock Doors								97,976								
5.16	Interior Miscellaneous Repair Allowance		30,000					33,122					36,570				

BELANGER ENGINEERING
Consulting Engineers

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Item No.	**Building Component**		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
6	**Landscaping**																
6.1	Site Signage - Replacement																48,821
6.2.1	Retaining Walls - Replacement																
6.2.2	Retaining Walls - Repairs													6,590			
6.3	Tree Management		12,000					13,249					14,628				
6.4	Outdoor Furniture & Equipment - Replacement		37,000							42,501							48,821
6.5	Storage Shed - Replacement																
6.6	Landscaping Allowance																
7	**Mechanical**																
7.1.1	Heating Boilers																
7.1.2	Heating Boilers - Overhaul						140,716										
7.2.1	Circulating Pumps - Primary Heating Loop Pumps													49,735			
7.2.2	Circulating Pumps - Heat Pump Condenser Pumps													111,904			
7.2.2	Circulating Pumps - Cooling Tower Condenser Pumps													49,735			
7.2.7	Misc Pumps - Replacement			8,160					9,009					9,947			
7.3.1	Cooling Tower - Replace																
7.3.1.1	Cooling Tower - Overhaul						103,913										
7.4.1	Distribution System - Heat Pump System Piping Replacement																
7.4.2	Distribution System - Chemical Water Treatment System			10,200					11,262					12,434			
7.4.3	Distribution System - Piping Repairs		40,000										48,760				
7.5.1	Makeup Air Units - Replace																
7.5.1.1	Makeup Air Units - Overhaul								236,494								
7.5.2	Pressurization and Supply Fans																
7.5.3	Garage Exhaust Fans																
7.5.4	Carbon Monoxide Detection System			30,600										37,301			
7.6.1	Domestic Hot Water Boilers													261,109			
7.6.1.1	Domestic Hot Water Boilers - Overhaul			32,640													
7.6.2	Domestic Hot Water Storage Tanks																
7.6.2.1	Domestic Hot Water Storage Tank - Relining			21,420										26,111			
7.6.3	Domestic Hot Water Heat Exchangers - Plate																
7.6.4	Thermostatic Mixing Valve - Replacement								36,037								
7.6.5	Domestic Water Booster Pumps																
7.6.5.1	Domestic Water Booster Pumps - Repairs		7,500														
7.6.6	Domestic Water System Replacement													2,175,905			
7.6.6.1	Domestic Hot Water Recirculation Piping													422,747			
7.6.6.2	Domestic Water System Piping - Repair Allowance		50,000										60,950				
7.6.7	Backflow Preventer and Pressure Reducing Valves - Replace																

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Annual Expenditures			**-$1,681,300**	**-$298,758**	**-$48,899**	**-$127,663**	**-$758,785**	**-$2,811,983**	**-$2,956,064**	**-$446,839**	**-$831,878**	**-$222,646**	**-$914,124**	**-$5,317,663**	**-$200,890**	**-$1,959,814**	**-$110,836**
Item No.	**Building Component**		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
7.6.8	Backwash Filter													5,222			
7.7.1	Fire Protection System								168,924								
7.7.2	Fire Pump																
7.8.1	Sanitary Sump Pumps								45,046								
7.8.2	Storm Sump Pump								45,046								
7.8.3	Elevator Sump Pump								22,523								
7.8.4	Building Services Allowance													79,576			
7.9.1	Garbage Compactor/Sorter																
7.9.2	Garbage/Recycling Bins		15,000					16,561					18,285				
7.9.3	Garbage Chute			7,548										9,201			
7.9.4	Tractor													18,651			
7.10.1	Plumbing Fixtures and Trim			5,100										6,217			
7.10.2	Heat Pump Units - Common Area								191,448								
7.10.3	Unit Heaters													21,137			
7.10.4	Gas Piping - Repair/Replacement			3,570										4,352			
7.10.5	Irrigation System				5,202					5,743					6,341		
7.10.6	A/C Units													46,005			
7.11.1	Pool Air Handling Unit																
7.11.2	Pool & SPA Equipment								36,037								
7.11.2.1	Pool & SPA Equipment		3,500														
7.12.1	Rain Water Cistern - Waterproofing																
7.13.1	Mechanical Equipment Allowance							33,122							38,047		
7.14.1	Kitchen Stack Cleanouts		23,000														
7.14.2	HVAC Repairs		40,000														

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November 30, 2021

Assumed Inflation Rate = 2.00%

Annual Expenditures			**-$1,681,300**	**-$298,758**	**-$48,899**	**-$127,663**	**-$758,785**	**-$2,811,983**	**-$2,956,064**	**-$446,839**	**-$831,878**	**-$222,646**	**-$914,124**	**-$5,317,663**	**-$200,890**	**-$1,959,814**	**-$110,836**
Item No.	**Building Component**		**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
8	**Electrical**																
8.1.1	Electrical Allowance - Distribution																
8.1.2	Electrical Allowance - Transformers																
8.2.1	Light Fixtures - Garage																
8.2.1.1	Light Fixtures - Garage		4,000														
8.2.2	Light Fixtures - Common Area																
8.2.3	Light Fixtures - Exterior													46,005			
8.2.4	Light Fixtures - Stairwell																
8.2.5	Light Fixtures - Emergency Lighting								9,009								
8.3.1	Emergency Generator & Transfer Switch - Replacement																
8.3.2	Emergency Generator - Overhaul												170,659				
8.4.1	Fire Alarm - System Replacement																
8.4.2	Fire Alarm - Panel Replacement													236,241			
8.4.3	Fire Alarm - Localized Repairs		44,000					48,580					53,636				
8.5.1	CCTV - Partial Replacement													149,205			
8.5.2	CCTV - Repairs								47,299					52,222			
8.5.3	Enterphone/Entry System													41,031			
8.5.4	Access Card Reader													22,381			
8.5.5	Intercom System/Emergency Call System																
8.5.6	Suite Security Alarm System													7,958			
8.5.6	Power Door Operators			25,500										31,084			
8.6.1	BAS System - Replacement																
8.6.2	BAS System Components					19,102										23,285	
8.7.1	Heat Tracing/Electric Heating			15,300					16,892					18,651			
8.8.1	Starters and VFDs													79,576			
8.8.2	Miscellaneous Electrical Repair Allowance				33,293					36,758					40,584		
9	**Elevators**																
9.1	Elevators - Control Modernization								1,013,546								
9.1.1	Hydraulic Elevators Modernization																
9.1.2	Hydraulic Cylinder - Replacement																
9.1.	Hydraulic Valve & Soft Starts - Replacement								30,406								
9.2	Elevators - Safety Code Contingency			25,500					28,154					31,084			
9.3	Elevators - Cab Finishes							198,735									
9.4	Elevators - Door Operators													198,940			
9.6	Elevators - Infraed Safeties								23,649								
9.5	Elevators - Load Testing			15,300					16,892					18,651			
10	**Contingency**																
10.1	Miscellaneous Repair Allowance					33,959			36,037			38,243			40,584		
11	**Engineering Study**																
11.1	Update Study of the Reserve Fund -With Site Visit					7,747						8,724					
11.2	Update Study of the Reserve Fund -Without Site Visit		2,400						2,703						3,044		

BELANGER ENGINEERING
Consulting Engineers

Fiscal Year End Date:
November 30, 2021

Annual Expenditures		-$1,308,453	-$4,342,808	-$471,881	-$70,555	-$4,852,638	-$2,355,078	-$4,506,985	-$1,632,555	-$2,278,619	-$991,441	-$1,537,084	-$1,580,543	-$727,646	-$2,094,452	-$1,644,432
Item No.	**Building Component**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**
1	**Garage**															
1.1	Building															
1.2.1	Garage Suspended Slabs Membrane - Full Replacement															
1.2.2	Garage Suspended Slabs Membrane - Substantial Replacement						1,040,163									
1.2.3	Garage Suspended Slabs Membrane - Localized Repairs	21,534					23,775					26,250				
1.2.4	Garbage Room Membrane - Replacement									58,345						
1.3.1	Garage Suspended Slabs - Substantial Concrete Repairs															
1.3.2	Garage Suspended Slabs - Localized Concrete Repairs										160,844					
1.3.3	Garage - Concrete Repairs										51,470					
1.4.1	Garage Roof Slab - Front Entrance Courtyard							1,212,533								
1.4.2	Garage Roof Slab - Replacement											820,303				
1.4.3	Garage Roof Slab - Repairs															
1.5.1	Garage Walls - Repairs	94,211					104,016					114,842				
1.5.2	Garage Columns - Repairs													71,689		
1.5.3	Garage Painting			336,058										409,653		
1.5.1	Garage Entrance - Overhead Door - Replacement												61,916			
1.5.2	Garage Entrance - Overhead Door - Repairs		8,237					9,094					10,041			
1.6.1	Garage Entrance - Ramp - Replacement															
1.6.2	Garage Entrance - Ramp - Repairs						71,325									
1.7	Periodic Engineering Review	6,729					7,430					8,203				
1.8	Garage Miscellaneous Repair Allowance	7,133					7,876					8,695				
2	**Roof**															
2.1.1	Main & Mechanical Penthouse Roof - Replacement								525,633							
2.1.2	Main & Mechanical Penthouse Roof - Repairs								69,569							
2.2.1	Green Roof - Replacement		796,216													
2.2.2	Green Roof - Repairs								30,920							
2.3.1	Suite Terrace Waterproofing - Replacement															
2.3.2	Amenity Terrace Waterproofing - Replacement														1,845,486	
2.4.1	Roof Anchors															
2.4.2	Roof Anchor Load Testing	12,920					14,265					15,750				

BELANGER ENGINEERING
Consulting Engineers

Fiscal Year End Date:
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Annual Expenditures		-$1,308,453	-$4,342,808	-$471,881	-$70,555	-$4,852,638	-$2,355,078	-$4,506,985	-$1,632,555	-$2,278,619	-$991,441	-$1,537,084	-$1,580,543	-$727,646	-$2,094,452	-$1,644,432
Item No.	**Building Component**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**
3	**Exterior**															
3.1.1	Exterior Walls - Leakage Repair Allowance	87,481					96,587					106,639				
3.2.1	Sealants - Phase I	625,829														
3.2.2	Sealants - Phase II					677,417										
3.2.3	Sealants - Phase III						690,966									
3.2.4	Sealants - Phase IV							704,785								
3.3.1	Balcony - Major Repairs															
3.3.2	Balcony - Minor Repairs															
3.3.3	Balcony Repainting & Waterproofing															
3.3.4	Balcony - Minor Waterproofing Repairs	6,729			7,141			7,578			8,042			8,534		
3.4.1	Balcony Railing & Dividers - Replacement															
3.4.2	Balcony Railing & Dividers - Repairs															
3.5.1	Precast Concrete Cladding - Repairs															
3.5.2	Suspended Soffit Repairs															
3.6	Engineering Study	14,805												18,776		
4	**Windows**															
4.1.1	Windows Replacement - Phase I															
4.1.2	Windows Replacement - Phase II															
4.1.3	Windows Replacement - Phase III															
4.1.4	Windows Replacement - Phase IV															
4.2.1	Window Wall System Refurbishment															
4.3.1	Window System - Ongoing Replacement Allowance		68,639					75,783					83,671			
4.3.2	Sealed Window Units - Ongoing Replacement Allowance	13,459	13,728	14,002	14,282	14,568	14,859	15,157	15,460	15,769	16,084	16,406	16,734	17,069	17,410	17,758
4.4.1	Balcony and Terrace Doors - Replacement															
4.4.2	Weatherstripping					495,316										
4.5	Engineering Study		8,923										10,877			

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Item No.	**Building Component**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**
5	**Interior**															
5.1.1	Entrance Lobby - Major Refurbishment					699,269										
5.1.2	Entrance Lobby - Minor Refurbishment							121,253								
5.1.3	Entrance Lobby - Furniture Replacement							121,253								
5.1.4	Main Entrance Doors							56,080								
5.2.1	Corridor Refurbishment - Suite Levels					2,316,330										
5.2.2	Corridor Refurbishment - Amenity Levels					203,954										
5.3.1	Suite Entrance Doors - Replacement															
5.3.2	Suite Entrance Doors - Refinishing		199,054													
5.3.3	Suite Entrance Door Hardware, Thresholds and Weather Stripping - Replacement		274,557													
5.4.1	Theatre Room								114,402							
5.4.2	Cyber Lounge								81,937							
5.4.3	Party Room								417,415							
5.4.4	Reading Room								131,408							
5.4.5	Billiards Room - Finishes								131,408							
5.5.1	Management Office - Finishes								57,201							
5.5.2	Management Office - Equipment		20,592					22,735					25,101			
5.6.1	Gym - Finishes															
5.6.2	Gym - Equipment		28,828					31,829					35,142			
5.7	Yoga Room					69,927										
5.8	Washrooms - Common Area					69,927										
5.9	Guest Room														167,138	
5.10.1	Pool Shell - Replacement										603,164					
5.10.2	Change Rooms - Finishes										96,506					
5.11	Elevator Lobbies											131,248				
5.12	Garbage Chute Rooms											123,045				
5.13.1	Stairwells - Finishes															
5.13.2	Stairwells - Doors															
5.13.3	Service Areas - Finishes			70,012												
5.13.4	Mechanical Room Membrane - Replacement							318,290								
5.14	Service Areas - Doors		15,101													
5.15	Loading Dock Doors												145,587			
5.16	Interior Miscellaneous Repair Allowance	40,376					44,578					49,218				

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Item No.	**Building Component**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**
6	**Landscaping**															
6.1	Site Signage - Replacement															
6.2.1	Retaining Walls - Replacement															
6.2.2	Retaining Walls - Repairs															
6.3	Tree Management	16,150					17,831					19,687				
6.4	Outdoor Furniture & Equipment - Replacement							56,080							64,418	
6.5	Storage Shed - Replacement							9,700								
6.6	Landscaping Allowance															
7	**Mechanical**															
7.1.1	Heating Boilers		1,166,868													
7.1.2	Heating Boilers - Overhaul															230,860
7.2.1	Circulating Pumps - Primary Heating Loop Pumps															
7.2.2	Circulating Pumps - Heat Pump Condenser Pumps															
7.2.2	Circulating Pumps - Cooling Tower Condenser Pumps															
7.2.7	Misc Pumps - Replacement		10,982					12,125					13,387			
7.3.1	Cooling Tower - Replace		796,216													
7.3.1.1	Cooling Tower - Overhaul															170,481
7.4.1	Distribution System - Heat Pump System Piping Replacement															
7.4.2	Distribution System - Chemical Water Treatment System		13,728					15,157					16,734			
7.4.3	Distribution System - Piping Repairs						59,438									
7.5.1	Makeup Air Units - Replace									2,176,121						
7.5.1.1	Makeup Air Units - Overhaul															
7.5.2	Pressurization and Supply Fans							318,290								
7.5.3	Garage Exhaust Fans															
7.5.4	Carbon Monoxide Detection System							45,470								
7.6.1	Domestic Hot Water Boilers															
7.6.1.1	Domestic Hot Water Boilers - Overhaul							48,501								
7.6.2	Domestic Hot Water Storage Tanks												200,810			
7.6.2.1	Domestic Hot Water Storage Tank - Relining							31,829								
7.6.3	Domestic Hot Water Heat Exchangers - Plate													71,689		
7.6.4	Thermostatic Mixing Valve - Replacement							48,501								
7.6.5	Domestic Water Booster Pumps		101,586													
7.6.5.1	Domestic Water Booster Pumps - Repairs															
7.6.6	Domestic Water System Replacement															
7.6.6.1	Domestic Hot Water Recirculation Piping															
7.6.6.2	Domestic Water System Piping - Repair Allowance						74,297									
7.6.7	Backflow Preventer and Pressure Reducing Valves - Replace		28,828													

BELANGER ENGINEERING
Consulting Engineers

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Item No.	**Building Component**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**
7.6.8	Backwash Filter															
7.7.1	Fire Protection System							227,350								
7.7.2	Fire Pump							272,820								
7.8.1	Sanitary Sump Pumps		54,911										66,937			
7.8.2	Storm Sump Pump		54,911										66,937			
7.8.3	Elevator Sump Pump		27,456										33,468			
7.8.4	Building Services Allowance															
7.9.1	Garbage Compactor/Sorter							80,330								
7.9.2	Garbage/Recycling Bins	20,188					22,289					24,609				
7.9.3	Garbage Chute							11,216								
7.9.4	Tractor															
7.10.1	Plumbing Fixtures and Trim							7,578								
7.10.2	Heat Pump Units - Common Area												284,481			
7.10.3	Unit Heaters		23,337					25,766					28,448			
7.10.4	Gas Piping - Repair/Replacement							5,305								
7.10.5	Irrigation System			7,001					7,730					8,534		
7.10.6	A/C Units															
7.11.1	Pool Air Handling Unit		247,101													
7.11.2	Pool & SPA Equipment							48,501								
7.11.2.1	Pool & SPA Equipment															
7.12.1	Rain Water Cistern - Waterproofing							63,658								
7.13.1	Mechanical Equipment Allowance					43,704							50,203			
7.14.1	Kitchen Stack Cleanouts															
7.14.2	HVAC Repairs															

BELANGER ENGINEERING
Consulting Engineers

Fiscal Year End Date:
November 30, 2021

Annual Expenditures		-$1,308,453	-$4,342,808	-$471,881	-$70,555	-$4,852,638	-$2,355,078	-$4,506,985	-$1,632,555	-$2,278,619	-$991,441	-$1,537,084	-$1,580,543	-$727,646	-$2,094,452	-$1,644,432
Item No.	**Building Component**	**2036**	**2037**	**2038**	**2039**	**2040**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**
8	**Electrical**															
8.1.1	Electrical Allowance - Distribution															
8.1.2	Electrical Allowance - Transformers															
8.2.1	Light Fixtures - Garage							112,159								
8.2.1.1	Light Fixtures - Garage															
8.2.2	Light Fixtures - Common Area															
8.2.3	Light Fixtures - Exterior															
8.2.4	Light Fixtures - Stairwell							40,923								
8.2.5	Light Fixtures - Emergency Lighting							12,125								
8.3.1	Emergency Generator & Transfer Switch - Replacement															1,225,333
8.3.2	Emergency Generator - Overhaul															
8.4.1	Fire Alarm - System Replacement															
8.4.2	Fire Alarm - Panel Replacement															
8.4.3	Fire Alarm - Localized Repairs	59,218					65,382					72,187				
8.5.1	CCTV - Partial Replacement															
8.5.2	CCTV - Repairs		57,657					63,658					70,284			
8.5.3	Enterphone/Entry System															
8.5.4	Access Card Reader															
8.5.5	Intercom System/Emergency Call System		43,929													
8.5.6	Suite Security Alarm System															
8.5.6	Power Door Operators							37,892								
8.6.1	BAS System - Replacement	228,798														
8.6.2	BAS System Components									28,384						
8.7.1	Heat Tracing/Electric Heating		20,592					22,735					25,101			
8.8.1	Starters and VFDs															
8.8.2	Miscellaneous Electrical Repair Allowance			44,808					49,471					54,620		
9	**Elevators**															
9.1	Elevators - Control Modernization															
9.1.1	Hydraulic Elevators Modernization		205,918													
9.1.2	Hydraulic Cylinder - Replacement															
9.1.	Hydraulic Valve & Soft Starts - Replacement							40,923								
9.2	Elevators - Safety Code Contingency		34,320					37,892					41,835			
9.3	Elevators - Cab Finishes					262,226										
9.4	Elevators - Door Operators												267,747			
9.6	Elevators - Infraed Safeties							31,829								
9.5	Elevators - Load Testing		20,592					22,735					25,101			
10	**Contingency**															
10.1	Miscellaneous Repair Allowance	43,068			45,704			48,501			51,470			54,620		
11	**Engineering Study**															
11.1	Update Study of the Reserve Fund -With Site Visit	9,825						11,064						12,460		
11.2	Update Study of the Reserve Fund -Without Site Visit				3,428						3,860					

16 Brookers Lane, Toronto
Toronto Standard Condominium Corporation No. 2264
Reserve Fund Study
Contribution Table

Year	A Annual Contribution	% Increase Over Previous Year	B Other Contribution	Total Contribution Each Year
2021	1,063,587	n/a	0	1,063,587
2022	1,080,601	1.60%	0	1,080,601
2023	1,109,733	2.70%	0	1,109,733
2024	1,139,651	2.70%	0	1,139,651
2025	1,162,444	2.00%	0	1,162,444
2026	1,185,693	2.00%	0	1,185,693
2027	1,209,407	2.00%	0	1,209,407
2028	1,233,595	2.00%	0	1,233,595
2029	1,258,267	2.00%	0	1,258,267
2030	1,283,432	2.00%	0	1,283,432
2031	1,309,100	2.00%	0	1,309,100
2032	1,335,283	2.00%	0	1,335,283
2033	1,361,988	2.00%	0	1,361,988
2034	1,389,228	2.00%	0	1,389,228
2035	1,417,012	2.00%	0	1,417,012
2036	1,445,353	2.00%	0	1,445,353
2037	1,474,260	2.00%	0	1,474,260
2038	1,503,745	2.00%	0	1,503,745
2039	1,533,820	2.00%	0	1,533,820
2040	1,564,496	2.00%	0	1,564,496
2041	1,595,786	2.00%	0	1,595,786
2042	1,627,702	2.00%	0	1,627,702
2043	1,660,256	2.00%	0	1,660,256
2044	1,693,461	2.00%	0	1,693,461
2045	1,727,330	2.00%	0	1,727,330
2046	1,761,877	2.00%	0	1,761,877
2047	1,797,114	2.00%	0	1,797,114
2048	1,833,057	2.00%	0	1,833,057
2049	1,869,718	2.00%	0	1,869,718
2050	1,907,112	2.00%	0	1,907,112

NOTICE OF FUTURE FUNDING OF THE RESERVE FUND
(UNDER SUBSECTION 94 (9) OF THE *CONDOMINIUM ACT, 1998*)

Condominium Act, 1998

TO: All owners in Toronto Standard Condominium Corporation No. 2264

The board has received and reviewed the Class 3 Updated Study of the Reserve Fund (not based on a site review) dated October 2021 prepared by Belanger Engineering, and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the Condominium Act, 1998, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

This notice contains:

1. A summary of the reserve fund study.

2. A summary of the proposed funding plan.

3. A statement indicating the areas, if any, in which the proposed funding plan differs from the reserve fund study.

At the present time the average contribution per unit per month to the reserve fund is $219.93. Based on the proposed funding plan, the average increase in contribution per unit per month will be $3.52 in 2022, $6.02 in 2023 and $6.19 in 2024.

The proposed funding plan will be implemented at the beginning of the 2022 fiscal year, that being December 1, 2021.

Dated this ……. day of ……, …..……... .

Toronto Standard Condominium Corporation No. 2264

……..……..
(signature)

……..……..
(print name)

……..……..
(signature)

……..……..
(print name)

SUMMARY OF RESERVE FUND STUDY

The following is a summary of the Class 3 Updated Study of the Reserve Fund (not based on a site review) dated October 2021, prepared by Belanger Engineering for Toronto Standard Condominium Corporation No. 2264 (known as the 'Reserve Fund Study').

Subsection 94(1) of the *Condominium Act, 1998* , requires the corporation to conduct periodic studies to determine whether the amount of money in the reserve fund and the amount of contributions collected by the corporation are adequate to provide for the expected costs of major repair and replacement of the common elements and assets of the corporation. As a result, the corporation has obtained the Reserve Fund Study.

The estimated expenditures from the reserve fund for the next thirty (30) years are set out in the CASH FLOW TABLE. In this summary, the term 'annual contribution' means the total amount to be contributed each year to the reserve fund, exclusive of interest earned on the reserve fund. The recommended annual contribution for 2022 is $1,080,601, based on the estimated expenditures and the following:

Opening Balance of the Reserve Fund (for 2021):	$4,455,579
Minimum Reserve Fund Balance during the projected period:	$473,070
Assumed Annual Inflation Rate for Reserve Fund Expenditures:	2.00%
Assumed Annual Interest Rate for interest earned on the Reserve Fund:	3.00%

The Reserve Fund Study can be examined at Management Office, c/o Maple Ridge Community Management, 16 Brookers Lane, Toronto, Ontario, during normal business hours, provided a request is in writing.

CASH FLOW TABLE

Opening Balance of Reserve Fund:	$4,455,579		
Minimum Desired Reserve Fund Balance:	$300,000	**Initial Contribution Increment:**	1.60%
Assumed Annual Inflation Rate:	2.00%	**2nd Contribution Increment:**	2.70%
Assumed Interest Rate:	3.00%	**Post-Critical Cont. Increment:**	2.00%
Number of Suites:	**403**		

FINAL - October 25, 2021

Year	Opening Balance	Recommended Annual Contribution	Estimated Inflation Adjusted Expenditures	Estimated Interest Earned	Percentage Increase in Recommended Annual Contribution	Estimated Closing Balance	Comments
2021	$4,455,579	$1,063,587	-$1,681,300	$124,402	n/a	$3,962,268	
2022	$3,962,268	$1,080,601	-$298,758	$130,596	1.60%	$4,874,706	
2023	$4,874,706	$1,109,733	-$48,899	$162,154	2.70%	$6,097,694	
2024	$6,097,694	$1,139,651	-$127,663	$198,111	2.70%	$7,307,793	
2025	$7,307,793	$1,162,444	-$758,785	$225,289	2.00%	$7,936,740	
2026	$7,936,740	$1,185,693	-$2,811,983	$213,708	2.00%	$6,524,157	
2027	$6,524,157	$1,209,407	-$2,956,064	$169,525	2.00%	$4,947,025	
2028	$4,947,025	$1,233,595	-$446,839	$160,212	2.00%	$5,893,993	
2029	$5,893,993	$1,258,267	-$831,878	$183,216	2.00%	$6,503,597	
2030	$6,503,597	$1,283,432	-$222,646	$211,020	2.00%	$7,775,403	
2031	$7,775,403	$1,309,100	-$914,124	$239,187	2.00%	$8,409,566	
2032	$8,409,566	$1,335,283	-$5,317,663	$192,551	2.00%	$4,619,736	
2033	$4,619,736	$1,361,988	-$200,890	$156,009	2.00%	$5,936,844	
2034	$5,936,844	$1,389,228	-$1,959,814	$169,547	2.00%	$5,535,804	
2035	$5,535,804	$1,417,012	-$110,836	$185,667	2.00%	$7,027,647	
2036	$7,027,647	$1,445,353	-$1,308,453	$212,883	2.00%	$7,377,429	
2037	$7,377,429	$1,474,260	-$4,342,808	$178,295	2.00%	$4,687,176	
2038	$4,687,176	$1,503,745	-$471,881	$156,093	2.00%	$5,875,133	
2039	$5,875,133	$1,533,820	-$70,555	$198,203	2.00%	$7,536,601	
2040	$7,536,601	$1,564,496	-$4,852,638	$176,776	2.00%	$4,425,235	
2041	$4,425,235	$1,595,786	-$2,355,078	$121,368	2.00%	$3,787,311	
2042	$3,787,311	$1,627,702	-$4,506,985	$70,430	2.00%	$978,457	
2043	$978,457	$1,660,256	-$1,632,555	$29,769	2.00%	$1,035,928	
2044	$1,035,928	$1,693,461	-$2,278,619	$22,300	2.00%	$473,070	Critical Year
2045	$473,070	$1,727,330	-$991,441	$25,230	2.00%	$1,234,190	
2046	$1,234,190	$1,761,877	-$1,537,084	$40,398	2.00%	$1,499,381	
2047	$1,499,381	$1,797,114	-$1,580,543	$48,230	2.00%	$1,764,182	
2048	$1,764,182	$1,833,057	-$727,646	$69,507	2.00%	$2,939,099	
2049	$2,939,099	$1,869,718	-$2,094,452	$84,802	2.00%	$2,799,167	
2050	$2,799,167	$1,907,112	-$1,644,432	$87,915	2.00%	$3,149,762	

Notes:
1) HST included in expenditures
2) 2021 Fiscal Year: Dec 1, 2020 - Nov 30, 2021

SUMMARY OF PROPOSED PLAN
FOR FUTURE FUNDING OF THE RESERVE FUND

The following is a summary of the board's proposed plan for the future funding of the reserve fund.

The board of Toronto Standard Condominium Corporation No. 2264 has reviewed the Class 3 Updated Study of the Reserve Fund (not based on a site review) dated October 2021, prepared by Belanger Engineering for the corporation (known as the 'Reserve Fund Study') and has proposed a plan for the future funding of the reserve fund that the board has determined will ensure that, in accordance with the regulations made under the Condominium Act, 1998, the reserve fund will be adequate for the major repair and replacement of the common elements and assets of the corporation.

The board has adopted the funding recommendations of the Reserve Fund Study and will implement them as set out in the Contribution Table.

The total annual contribution recommended under the proposed funding plan for the current fiscal year is $1,063,587, which is the same amount that has already been budgeted.

The Proposed Plan for Future Funding of the Reserve Fund can be examined at Management Office, c/o Maple Ridge Community Management, 16 Brookers Lane, Toronto, Ontario.

CONTRIBUTION TABLE

Year	A Annual Contribution	% Increase Over Previous Year	B Other Contribution	Total Contribution Each Year
2021	1,063,587	n/a	0	1,063,587
2022	1,080,601	1.60%	0	1,080,601
2023	1,109,733	2.70%	0	1,109,733
2024	1,139,651	2.70%	0	1,139,651
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2049	1,869,718	2.00%	0	1,869,718
2050	1,907,112	2.00%	0	1,907,112

DIFFERENCES BETWEEN
THE RESERVE FUND STUDY AND
THE PROPOSED PLAN FOR FUTURE
FUNDING OF THE RESERVE FUND

The Plan for Future Funding of the Reserve Fund proposed by the board differs from the Reserve Fund Study in the following respects:

NONE