

Topics for Discussion  
with the Committee of Adjustments  
February 21, 2023

Reference: 107 Chandler Dr, Kitchener, N2E 1G7  
(Item 5.1 on the agenda)

- When is the basement construction project expected to begin and end?
- Laundry facilities
  - Continuance of right to current washers and dryers in the basement?
  - Alternate plan to add ensuite facilities in unrenovated units?
  - What, if any, are the cost implications to the current tenants of unrenovated units, should either of the above happen?
  - Will tenants be evicted, in order to install ensuite laundry facilities?
  - If neither option is a possibility, will the owner reduce our rent for the period of time we don't have access, to help cover the cost of going to a laundromat?
- Lockers
  - Continuance of right to access to our current lockers?
  - Alternate plan?
- Parking
  - Continuance of right to our current parking spots?
  - Where will contractors park? (they often park in our spots, randomly)
  - Will there be any visitor parking? (currently there aren't any assigned visitor parking spots)
- Bins for construction debris
  - Location of them
  - Will they be using our garbage dumpster and recycling bins? (they fill them up)
  - Will they be putting garbage around the dumpster, as they have in the past? (no one cleans it up, unless tenants complain)
- Days and hours of construction (noise, construction dust and possible odors)
  - What are the municipal noise control bylaws around this?
  - Right to peaceful enjoyment of my unit.
- Safety of tenants during construction
  - Building infrastructure, if structural changes are made in the basement
  - Safe removal of any asbestos. How will this affect current tenants?
  - How will they keep the common areas clean and free of debris?
- Cleanliness while under construction.
  - Will cleaners come more often, to maintain cleanliness? They currently clean every two weeks, but that won't be sufficient during construction.
  - Will contractors clean up after themselves? (they have not done so in the past)
- How will basement windows be installed, with balconies over them? Will any balconies be removed? If so, will they be replaced with new ones?
- Will they be adding an additional stairwell down to the basement?

- Will existing tenants ever be asked, or forced, to vacate their apartments and if so, for what purpose and for how long?
- Will existing tenants lose water, sewage, heat or hydro during the construction period?  
If so:
  - How much notice will be given?
  - For how long can these rights legally be cut off at any one time?
  - Are there specific hours or days when these can legally be cut off?
  - Will tenants be asked or forced to move out as a result?
- Will new smoke alarms be hard wired into existing, unrenovated units?
- Will our mailboxes be moved, removed or changed?