

YORK CONDOMINIUM CORPORATION NO. 323

50 Quebec Avenue, Toronto, Ontario M6P 4B4

Phone: (416) 763-6919 Fax: (416) 763-2138

Email: yorkcondo323@rogers.com

**RENOVATION REQUEST**

Please complete the indemnification form below and return to the Management Office. We will notify you as soon as Board approval is given.

**I/we shall indemnify and save harmless YCC 323 from and against all loss, cost, damage, injury or liability whatsoever caused by the renovation to my/our unit(s).**

**I/we also verify that we have the required building permits and insurance to cover the work directly or through the contractor and agree to the conditions attached hereto as appendix "A".**

Dated the \_\_\_\_\_ Day of \_\_\_\_\_ 20\_\_

Suite No. \_\_\_\_\_ Signature: \_\_\_\_\_

Print name: \_\_\_\_\_

Provide detailed description of work that will be performed (Use the back of this page if required).

\_\_\_\_\_

-----

-----

Approval normally takes seven to ten (7 to 10) days once a Renovation Request is received in the Management Office. Approval of major renovations may take longer.

Interim Approval    Date \_\_\_\_\_    \_\_\_\_\_ Signature of Board Member

Formal Approval    Date \_\_\_\_\_    \_\_\_\_\_ Property Manager

## Appendix "A": Renovation Request

**The following excerpts from YCC323 official documents are provided to assist owners wishing to make renovations to their units. Please discuss your concerns directly with the Management Office**

### RESIDENTS' GUIDE.

#### **Architectural Changes**

Altering the arrangement of the interior walls of your Unit cannot be done without the permission of the Board.

If you are about to do some major renovations in your Unit that are likely to generate excessive noise, please inform your neighbours (above, below and sides) ahead of time and ask their forbearance

### REVISED CONSOLIDATED RULES AND REGULATIONS

7. No plumbing or electrical alterations within any unit or within any partition, load-bearing or party wall, shall be made without the prior written consent of the Board

9. No owner shall do, or permit anything to be done, in a unit, or bring or keep anything therein which will in any way increase the risk of fire or the rate of fire insurance on any building, or on property kept therein, or obstruct or interfere with the rights of other owners, or in any way injure or annoy them, or conflict with the laws relating to fire or with the regulations of the Fire Department or with any insurance policy carried by the Corporation or any owner or conflict with any of the rules and ordinances of the Board of Health or with any statute or municipal by-law.

"Construction garbage" or garbage generated by the renovation of a unit shall be disposed of by the contractor or other party carrying out the renovation and shall not be disposed of through the Corporation's garbage disposal system.

#### **Article II Units and Exclusive Use Common Elements**

##### **2. Renovations, improvements and other installations,**

a) Owners should be aware that renovations, improvements and other installations made to their units by them or by former owners and/or residents of the unit are not covered under the corporation's insurance and that they are therefore responsible to

obtain any necessary coverage under their personal insurance.

b) Any changes or additions that are proposed to the Common Elements or to the "Exclusive Use" Common Elements are subject to Section 98 of the Condominium Act and require a signed agreement with the corporation to be registered on Title prior to the commencement of any work on the installation.

c) An owner may make, install, or may cause to be made or installed, any fixture, improvement or other installation in his or her unit, and shall be responsible for the cost of the removal and replacement of the same should it be necessary for the maintenance or repair of any common element. No plumbing or electrical alterations within any unit or within any partition, load-bearing or party wall, shall be made without the prior written consent of the Board. The Board reserves the right to require the employment of professional, licensed plumbers and/or electricians who are familiar with hi-rise apartment buildings and the fire code.

d) If an owner makes, installs, or has caused to be made or installed, any fixture, improvement or other installation in his or her unit, he or she shall be responsible to obtain and fully comply with the Declaration and By-laws of the Corporation as well as any necessary building, construction and/or other permits (proof of which may be required by the Board.) Nothing in these Rules entitles an owner to Board approval of any particular change, which approval shall be in the absolute discretion of the Board.

e) The installation of hardwood and/or tiled flooring is permitted subject to the written approval of the Board which approval will only be granted following provision of a sample and/or technical description of the material being used for impact and sound insulation together with certification, by YCC 323 Management, that the proposed material qualifies for the Impact Insulation Class rating established by the Board at the time of the installation.

f) Regardless of prior written approvals given under e) above, if complaints about noise due to the installation of the hardwood/tile flooring are subsequently received, which the Board, in its sole discretion, may consider to constitute a disturbance to other residents, the Corporation may require the owner of the unit to carpet the areas of concern and/or to take such other remedial steps as may be reasonably necessary, all at such owner's sole expense.

6. No owner shall enclose any portion of a balcony or patio area.

d) The front entrance to the high-rise building at 50 Quebec Avenue is for personal entry and exit only. The delivery and transportation of any furniture, large boxes, mechanical parts or equipment shall take place through the PI Level SW entrance door, adjacent to the Parking Garage entrance ramp.

f) Any physical damage to a common element caused by an owner or members of his or her family, visitors, contractors, agents or employees shall be repaired by arrangement and under the direction and sole discretion of the Property Manager but at the cost and expense of the owner.