**110 Stoney Brook Drive (“Stoney Brook One”) Fire**

**Wednesday April 14, 2021**

**Frequently Asked Questions**

**Last updated: February 1, 2023**

Building management contact: Insurance Adjuster contact:

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**NOTE: The responses below are based upon the best available information at the time this document was updated. Please treat all timelines as estimates unless stated otherwise.**

Since the last update in June 2022, much work has been completed, but unfortunately, we are still months away from completion. We will ensure that tenants are notified at least 30 days prior to the expected completion date so that moving preparations can be made. We expect to hold a town hall around this time as well.

The emergency phase of the project was extensive as all 3 floors were demolished completely. The smoke and water damage on all 3 floors and in the crawl space beneath the first floor has now been fully mitigated. The thin layer of gypcrete that was part of the flooring system was removed and has now been repoured. The gable brickwork and exterior soffits and flashing have been repaired.

All the interior walls have been replaced, the plumbing and electrical have been largely installed and the walls are now largely drywalled. This process is time consuming as new building code requires 2 layers of 5/8” drywall. The building inspection process requires signoff on each drywall layer separately.

All the exterior walls have been spray foamed to current building code standards. All the windows have been replaced with models that meet or exceed current energy efficiency standards. The balcony doors have been replaced – the new ones have a window to let more light in. Each balcony is being wired with a light and a receptacle.

The kitchens have been roughed in with the larger fridge as promised. Each unit will have an expanded kitchen sink as well. The bathrooms are being equipped with grab bars and all faucets are the levered style. The entry doors are being equipped with automatic door openers.

You will notice that the living room space has bulkheads running along one side and also at the back of the unit. Current code requires separate exhaust venting for the kitchen and bathroom. Code also does not allow this venting to be concealed in the rafters, therefore bulkheads are necessary to hold the venting.

Each unit will be primarily be heated by modern heat pump technology. This technology consists of a compressor placed outside on a wall (or on the balcony) and separate fan units in the living room and in each bedroom. The units placed on balconies do take up some space. Electric space heating will be installed, but only as a backup. The main benefit of heat pump technology is that it can also function as an air conditioner.

**We continue to place tenants affected by the fire in units at our other buildings. If your temporary housing arrangements no longer meet your needs, please contact Dina Guise.**

**Please direct your insurance representative to the contact at the top of this page if you have any concerns about your coverage limits.**

***Management Stoney Creek Community Homes Inc.***