



DUNCAN MILLS LABOURERS' LOCAL 183 CO-OPERATIVE HOMES INC.

A non-profit housing co-operative sponsored by the
Labourers' International Union of North America Local 183



February 2, 2010

Community Development and Recreation Committee

Hello everyone. I would like to thank the Chair and committee members for giving Duncan Mills Labourers' Local 183 Co-operative Homes Inc. the time to address this Committee.

Duncan Mills Labourers' Local 183 Co-operative Homes is a two hundred and twenty one (221) unit housing co-operative located in the former borough of North York. One hundred nine (109) units are rent-g geared-to-income. The co-op began operations in 1993; we are a non-profit corporation in the business of providing affordable housing to our members.

I am here today to ask consideration for an important remedial project at our co-operative that has not been included in recommended allocations of Year Two Funds in the Social Housing Renovation and Retrofit Program. First of all, I would like to acknowledge and thank the staff of the Social Housing Unit for all of their work on this program with its tight timelines and the huge amount of applications. I would like to acknowledge that there are important allocations in the recommendations for our co-operative (page 35 of Appendix D, Ward 34, Duncan Mills Labourers' Local 183) in the amount of \$254,240.00.

However, as the representative of the Board of Directors and the members of the co-op, I feel that it is my responsibility to brief the members of the committee about a significant structural issue at our co-op.

Some years ago, an engineering study identified a serious problem of "overburden" in the garage roof deck structure. There should be approx. 18 inches of soil covering the deck of the underground garage – instead the study discovered approx. four feet of soil covering 70% of the garage roof. The study is a qualified engineering study and tests were done to confirm the findings. The concrete pad was not designed to bear the load that it currently does and is severely overstressed. There is the possibility of possible failure (collapse).

We believe that the staff at the Social Housing Unit understand the issue and are committed to working with us for a resolution. However, the estimated cost is \$730,939.00 and we believe that funds from the Social Housing Renovation and Retrofit Program should be allocated for this structural repair. We understand that there are many requests and the demand for funds far outstretch the available funding; but we are asking that this request be reviewed and the report amended to include this serious building issue.

Once again, I would like to thank the entire committee for their time and for giving our co-op an opportunity to speak on this issue.

Thank You

Gordon Hawkins
President
Board of Directors