

Dear Owners and Residents,

**RE: Update on Piping Replacement Project – November 2025**

We would like to provide you with an update on the ongoing piping replacement project in our building.

**Work Completed:**

**Ground Floor Sauna Room:**

- New sanitary, vent, and domestic water piping has been installed
- Firestopping work is now complete
- Pipe insulation for domestic water risers is also complete

**Typical Laundry Rooms (Floors 2–6, Stack S32 – Riser R32):**

- New floor drain installation was completed on the 2nd floor.
- Pipe replacement has been completed on floors 3 through 6.
- Trap seal primers have been installed on floors 3 through 5

**Work In Progress or Upcoming:**

**Laundry Room Work (Continuing Through December):**

- Floors 3–6: Pipe replacement is complete. Machines and cabinetry will be reinstalled shortly.
- 2nd Floor: Work is still in progress and is tied to sauna-related piping connections.
- Floors 7–14: These floors will be closed starting mid-November for access to risers.
- Target Completion: All laundry room work is expected to be completed by mid-December

**Reinstatement of Finishes:**

- Drywall and laundry cabinet fixtures on floors 4–6 are still to be reinstated
- These reinstatements are scheduled for the week of November 17, including the block wall in the sauna room

**Project Status:**

- The pipe replacement work in the laundry rooms (S32-R32) has encountered unforeseen conditions, including obstructions, inconsistent wall structures, and previously undocumented service routes. These issues have significantly impacted demolition and installation timelines, resulting in an **estimated 10-week delay** to the overall project completion
- All other work is progressing in line with project specifications and professional standards.

**Phase 2 (Starting January 2026):**

**Garage & Ground Level Tie-ins:**

- Work will begin in the **parking garage** to connect the new piping system beneath the ground floor.

**In-Suite Washroom Work (Phase 2A):**

- Work on **01-series washrooms** will begin in January 2026.
- Access will be from the **corridor walls**, with further details to be shared closer to the start of this phase.

**In-Suite Interior Work (Phase 2B):**

- Work inside individual units (starting with **x11-series suites**) is scheduled to begin in **June 2026**.

We appreciate your patience and cooperation as this necessary work continues. If you have any concerns or questions, please contact the property management office.

Thank you,

CCC145 Board

# 151 Bay St. Phase II- Schedule

Date: 29 Oct 2025

# January 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	31	1 ● New Year's Day	2	3
4	5	6	7	8	9	10
	Stack S3 and Riser R3- 01 suites washroom - Drywall removal					
11	12	13	14	15	16	17
	Stack S3 and Riser R3- 01 suites washroom - Pipe demo					
18	19	20	21	22	23	24
	Stack S3 and Riser R3- 01 suites washroom - Pipe reinstate					
25	26	27	28	29	30	31
	Stack S3 and Riser R3- 01 suites washroom - Pipe reinstate					

# February 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
	Stack S3 and Riser R3- 01 suites washroom - Pipe reinstate					
8	9	10	11	12	13	14
	Stack S6 and Riser R6- 02 suites washroom - Drywall removal					
15	16	17	18	19	20	21
	● Family Day (Many regions)	Stack S3 and Riser R3- 01 suites washroom - Drywall Reinstall				
		Stack S6 and Riser R6- 02 suites washroom - Pipe demo				
22	23	24	25	26	27	28
	Stack S3 and Riser R3- 01 suites washroom - Drywall Reinstall					
	Stack S6 and Riser R6- 02 suites washroom - Pipe Reinstall					

# March 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
	Stack S3 and Riser R3- 01 suites washroom - Drywall Reinstall					
	Stack S6 and Riser R6- 02 suites washroom - Pipe Reinstall					
8	9	10	11	12	13	14
	Stack S3 and Riser R3- 01 suites washroom - Drywall Reinstall					
	Stack S6 and Riser R6- 02 suites washroom - Pipe Reinstall					
15	16	17	18	19	20	21
	Stack S17 and Riser R17- 06 suites Kitchen - Drywall removal					
22	23	24	25	26	27	28
	Stack S6 and Riser R6- 02 suites washroom - Drywall Reinstall					
	Stack S17 and Riser R17- 06 suites Kitchen - Pipe demo					
29	30	31	1	2	3	4
	Stack S6 and Riser R6- 02 suites washroom - Drywall Reinstall					
	Stack S17 and Riser R17- 06 suites Kitchen - Pipe reinstall					

# April 2026

Sun	Mon					
29	30	1	2	3	4	
				● Good Friday (Most regions)		
				Stack S6 and Riser R6- 02 suites washroom - Drywall Reinstate		
				Stack S17 and Riser R17- 06 suites Kitchen - Pipe reinstate		
5	6	7	8	9	10	11
	● Easter Monday (NB, NT, NU)					
				Stack S6 and Riser R6- 02 suites washroom - Drywall Reinstate		
				Stack S17 and Riser R17- 06 suites Kitchen - Pipe reinstate		
12	13	14	15	16	17	18
				Stack S20 and Riser R20- 07 suites washroom - Drywall removal		
19	20	21	22	23	24	25
				Stack S17 and Riser R17- 06 suites Kitchen - Drywall reinstate		
				Stack S20 and Riser R20- 07 suites washroom - Pipe demo		
26	27	28	29	30	1	2
				Stack S17 and Riser R17- 06 suites Kitchen - Drywall reinstate		
				Stack S20 and Riser R20- 07 suites washroom - Pipe reinstate		

# May 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	1	2
	Stack S17 and Riser R17- 06 suites Kitchen - Drywall reinstate					
	Stack S20 and Riser R20- 07 suites washroom - Pipe reinstate					
3	4	5	6	7	8	9
	Stack S17 and Riser R17- 06 suites Kitchen - Drywall reinstate					
	Stack S20 and Riser R20- 07 suites washroom - Pipe reinstate					
10	11	12	13	14	15	16
	Stack S27 and Riser R27/28- 10 suites washroom - Drywall removal					
17	18	19	20	21	22	23
	<div> <div></div> <div>Victoria Day (Many regions)</div> </div> Stack S20 and Riser R20- 07 suites washroom - Drywall reinstate					
	Stack S27 and Riser R27/28- 10 suites washroom - Pipe demo					
24	25	26	27	28	29	30
	Stack S20 and Riser R20- 07 suites washroom - Drywall reinstate					
	Stack S27 and Riser R27/28- 10 suites washroom - Pipe reinstatement					
31	1	2	3	4	5	6



# June 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31	1	2	3	4	5	6
	Stack S20 and Riser R20- 07 suites washroom - Drywall reinstate					
	Stack S27 and Riser R27/28- 10 suites washroom - Pipe reinstatement					
7	8	9	10	11	12	13
	Stack S20 and Riser R20- 07 suites washroom - Drywall reinstate					
	Stack S27 and Riser R27/28- 10 suites washroom - Pipe reinstatement					
14	15	16	17	18	19	20
	Stack S27 and Riser R27/28- 10 suites washroom - Drywall reinstatement					
	Stack R30 and Riser R30-11 suites washroom: Parking Garage/ 111/211- drywall remove/pipe demo and reinstate/drywall reinstate					
21	22	23	24	25	26	27
	Stack S27 and Riser R27/28- 10 suites washroom - Drywall reinstatement					
	Stack R30 and Riser R30-11 suites washroom: 211/311- drywall remove/pipe demo and reinstate/drywall reinstate					
28	29	30	1	2	3	4
	Stack S27 and Riser R27/28- 10 suites washroom - Drywall reinstatement		Canada Day			
	Stack R30 and Riser R30-11 suites washroom:311/411- drywall remove/pipe demo and reinstate/drywall reinstate					

# July 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
28	29	30	1 ● Canada Day	2 Stack S27 and Riser R27/28- 10 suites washroom - Drywall reinstatement Stack R30 and Riser R30-11 suites washroom: 311/411- drywall remove/pipe demo and reinstate/drywall reinstate	3	4
5	6 Stack S27 and Riser R27/28- 10 suites washroom - Drywall reinstatement Stack R30 and Riser R30-11 suites washroom: 411/511-drywall remove/pipe demo and reinstate/drywall reinstate	7	8	9	10	11
12	13 Stack R30 and Riser R30-11 suites washroom: 511/611-drywall remove/pipe demo and reinstate/drywall reinstate	14	15	16	17	18
19	20 Stack R30 and Riser R30-11 suites washroom: 611/711-drywall remove/pipe demo and reinstate/drywall reinstate	21	22	23	24	25
26	27 Stack R30 and Riser R30-11 suites washroom: 711/811-drywall remove/pipe demo and reinstate/drywall reinstate	28	29	30	31	1

# August 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
26	27	28	29	30	31	1
2	<div> <div>Civic/Provincial Day (Northwest Territories, Nunavut)</div> <div>Stack R30 and Riser R30-11 suites washroom: 811/911- drywall remove/pipe demo and reinstate/drywall reinstate</div> </div>	4	5	6	7	8
9	10	11	12	13	14	15
	Stack R30 and Riser R30-11 suites washroom: 911/1011-drywall remove/pipe demo and reinstate/drywall reinstate					
16	17	18	19	20	21	22
	Stack R30 and Riser R30-11 suites washroom: 1011/1111-drywall remove/pipe demo and reinstate/drywall reinstate					
23	24	25	26	27	28	29
	Stack R30 and Riser R30-11 suites washroom: 1111/1211-drywall remove/pipe demo and reinstate/drywall reinstate					
30	31	1	2	3	4	5
	Stack R30 and Riser R30-11 suites washroom: 1211/1411/Roof-drywall remove/pipe demo and reinstate/drywall reinstate					

# September 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
30	31	1	2	3	4	5
		Stack R30 and Riser R30-11 suites washroom: 1211/1411/Roof-drywall remove/pipe demo and reinstate/drywall reinstate				
6	7 ● Labour Day	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30 National Day for Truth and Reconciliation	1	2	3

● Federal Holidays   ● Local Holidays   ● Multiple Events