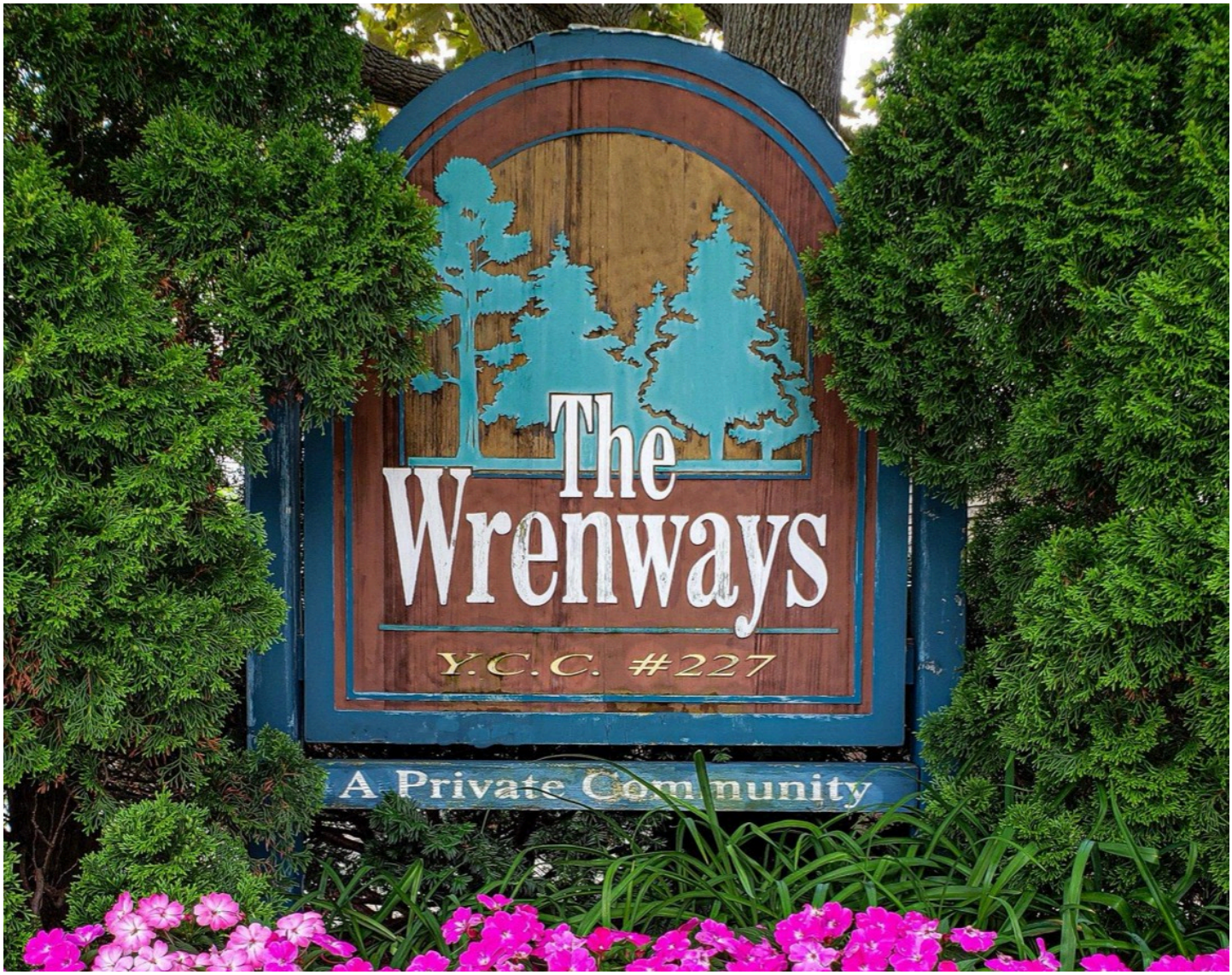


WINTER 2026–27

Winter Circular

York Condominium Corporation No. 227

Jenny Wrenway · Carol Wrenway · Edgar Woods

Quick reference guide to our rules, plus what to do when the cold sets in. Please keep for future reference.

From your Board of Directors

Read it online at **wrenways.pages.dev**

Who to call

Save these numbers in your phone before the first storm.

Fire, police, ambulance

911

Also call 911 if a CO alarm sounds and anyone feels unwell.

Building emergency after hours

905-764-9166 ext. 70

T.S.E. Management emergency line

Smell gas?

1-866-763-5427

Enbridge Gas, 24/7. Leave the house first, then call.

Property Manager, Thomas Fus

905-764-9166 ext. 57

thomas@tsems.com

Power out

416-542-8000

Toronto Hydro · outage map

City services and missed garbage

311

toronto.ca/311

Register a visitor's car

416-231-9191

APO parking · ezpermit.ca or vzmonline.com

Management office

905-764-9166

tse@tsems.com if the property manager is away

Get your home ready for winter

Most winter damage in the complex starts with one of these. Tick them off as you go.

- [ ] **Shut off and drain your outside tap**
  Backyard and garage taps. Steps below
- [ ] **Switch your downspout diverter**
  Keeps meltwater off the driveway. See photo
- [ ] **Find your main water shut-off**
  Usually in the basement. Make sure it turns.
- [ ] **Test your CO alarms, one on every storey**
  Required in Ontario since January 1, 2026. Details
- [ ] **Keep furnace vents and the gas meter clear**
  Check after every snowfall. Why
- [ ] **Clear your balcony of leaves and snow**
  Helps prevent leaks into the garages below.
- [ ] **Pack a 72-hour emergency kit**
  Water, food, flashlight, radio, batteries, blankets. List
- [ ] **Insulate exposed pipes and seal drafts**
  Especially under the kitchen sink on an outside wall.

Winterizing your outside tap

Taps in backyards and garages must be drained for the winter so the pipe between the tap and the house can't freeze and burst.

1. Inside your townhouse, find the shut-off valve for the outside or garage tap and close it.
2. Go outside and open the tap. Let any water drain out.
3. Back inside, if there is a small round "bleed valve" between the inside and outside valves, turn it anti-clockwise to open it part way. A little water will come out. Close it once it stops.
4. Check that no water is flowing at the outside tap.

Who looks after this: **the owner.** Internal plumbing, including the outside tap, belongs to the unit. Questions? Call Thomas Fus at the management office.

Downspout diverters

Set the diverter on your downspout to match the photo. This sends meltwater into the drain pipe instead of across the driveway, where it freezes into a slipping hazard.

1. Find the metal lever on the diverter (circled in green).
2. Turn the lever in the direction of the red arrow until the flap inside moves the water to the other outlet.
3. Make sure it is switched all the way so the water goes to the correct pipe.



Turn the lever the way the red arrow points.

Carbon monoxide, vents and gas meters NEW

Every Wrenways home has a gas furnace and an attached garage, so Ontario's updated Fire Code applies to all of us. Since **January 1, 2026**, a working CO alarm is required on **every storey** of the home and next to each sleeping area. Battery, plug-in and hardwired alarms all count.

Snow is the other risk. The white plastic furnace and water heater pipes on the side of your home must stay clear. If drifting snow blocks them, exhaust can back up into the house. Brush snow off the vents and the gas meter by hand or with a broom after each storm. Don't kick or chip ice off the meter.

Never run a barbecue, generator, camp stove or other fuel-burning device inside the house or garage, even during a power outage. Carbon monoxide has no smell and can kill.

Sources: Ontario CO safety, Toronto Fire Services, Enbridge Gas.

A 72-hour emergency kit

Ice storms in Toronto have left homes without power for days. Toronto Hydro recommends enough supplies for your household to manage on its own for three days.

- Water (about 4 litres per person per day) and non-perishable food
- Flashlight, a battery or crank radio, and spare batteries
- Warm blankets and extra layers
- First aid kit, prescriptions, and anything a baby, older relative or pet needs
- Some cash and a charged phone power bank

Use flashlights rather than candles. Check the kit twice a year and replace anything used or expired.

When the deep cold hits

Frozen and burst pipes are the most costly winter problem in our townhouses, and a power outage makes them worse. Kitchen sink pipes usually freeze first because most of our kitchen sinks sit on an outside wall.

Always all winter	• Keep the house warm, including overnight and when you're away. Rooms with water pipes should stay above 8°C. • Keep the garage door closed if there are water pipes in the garage. • Make sure the outside and garage tap shut-offs are closed.
−10°C overnight forecast	• Open the cupboard doors under the kitchen and bathroom sinks so warm air reaches the pipes. • If needed, point a small fan heater into the cupboard under the kitchen sink. Don't leave it running unattended. • Raise the thermostat a degree or two overnight.
−15°C and colder	• You can run a pencil-thin stream of water from a tap on an outside wall. You'll pay for the water used, and keep the drain clear.
No power in extreme cold	• If the house is cooling fast, shut off the main water valve in the basement. • Drain the pipes by opening the lowest tap in the house, such as the laundry sink. Leave the water off until the power and heat are back. • Check the Toronto Hydro outage map for restoration times.

Based on the Board's guidance and the City of Toronto's Prevent or Thaw Frozen Pipes page.

If a pipe freezes

1. Check pipes along outside walls first, and where the water line comes in through the foundation.
2. Open the basement cold water tap, ideally the laundry sink, so water can flow as the ice melts.
3. Warm the pipe with a hair dryer, heating pad or warm towels. This can take one to six hours.
4. Still no water? Call a licensed plumber or 311.

Never use a torch, propane heater or any open flame on a pipe.

If a pipe bursts, turn off the main water valve right away.

Ice, snow and outages

Icicles
Watch for icicles overhead, don't slam doors as you leave, and don't park too close to the house.

Ice storms
Watch for falling branches on windy days, falling ice from roofs, and black ice on walkways and roads.

Salt boxes
Blue and grey salt boxes are placed around the complex. Help yourself for your front entrance or driveway. The landscaper can't be on site 24 hours a day.

Power outages
Use flashlights, not candles, and never bring a barbecue or generator indoors.

Short videos worth watching

All under three minutes, mostly from the City, Toronto Fire, Toronto Hydro and the Province.
Each opens on YouTube.



Tips to avoid frozen pipes
City of Toronto



How to winterize your hose bib
Drip Depot



What to do if your CO alarm sounds
Toronto Fire Services



Testing and replacing CO alarms
Toronto Fire Services



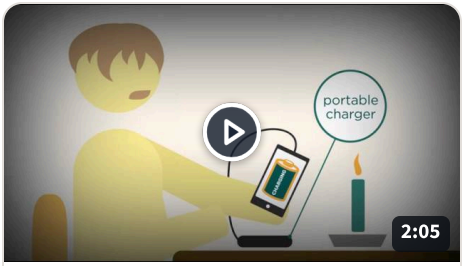
CO safety inside the home and with appliances
Toronto Fire Services



Keep your meter clear all year
Enbridge Gas



Power outage safety
Government of Ontario



Essential items for a household emergency kit
Toronto Hydro

Rules and regulations, A to Z

A plain-language summary. The Corporation's Declaration, By-laws and Rules are the final word.

Appliances and large items

The City picks up large items like furniture, stoves and fridges on garbage day, which is **Tuesday** unless it's a holiday week. Put them at the curb by 7:00 a.m. If they're still there at 6:00 p.m., call 311.

Report a missed pickup within one business day at toronto.ca/311 or by calling 311, and leave the item at the curb. The City looks into it within two business days.

🚫 **The City will not pick up building debris or renovation waste.**

Never leave old stoves, washers or similar items on the sidewalk unless they'll be picked up within 24 hours. It isn't fair to neighbours to leave them on the common elements for days.

Balconies

Keep balconies clear of leaves and snow in fall and winter. This helps prevent leaks into the garages.

Board meetings

Regular Board meetings are usually on the **fourth Wednesday of each month**. Owners are welcome to come and raise issues informally. The Board and T.S.E. Management Services look forward to meeting you.

Cameras

⚠ **Security cameras need Board approval before they go on the building. Talk to property management first.**

Approved cameras must follow the City of Toronto's best practices for cameras on private property:

- ✓ Record only the area right next to your townhouse
- ✓ Respect other residents' privacy
- ✓ Post a sign saying recording is in progress
- ✓ Keep footage for a short time only, for example 72 hours

Driveways

Rule 17

Each home has an exclusive-use driveway in front of its garage, for normal private passenger vehicles only.

🚫 **No vehicle repairs on the common elements, including your driveway, and no driving anywhere on the common elements except a driveway.**

Commercial vehicles may park briefly for deliveries, pickups or repairs to your home.

Front doors and storm doors

Rules 35 and 36

Thinking of replacing your front door? Call T.S.E. Management first at 905-764-9166.

- ✓ All front doors must be **brown**.
- ✓ A wooden front door may be left in its natural grain.
- ✓ Install a storm door unless you have an insulated steel door.

The rule is practical. A few doors that don't match change how the whole complex looks, and that can affect everyone's property value.

Front door paint is free. When your door needs it, ask the management office.

Furnaces

If you're installing, replacing or repairing a gas furnace, black ABS plastic pipe can no longer be used to vent exhaust. The building code now calls for white PVC pipe stamped "636".

- ✓ 636 pipe is required for exhaust only. ABS is still fine for intake.
- ✓ Existing ABS is allowed until any work is done on the furnace venting.
- ✓ ABS is made for water and expands and contracts more with heat, which loosens glued joints. 636 has its own glue.

Talk to the management office before any furnace or air conditioner work. See Renovations.

Garage doors

Rule 28

Many garage doors in the complex are near the end of their life, and some are in poor enough shape to be a danger to people and property.

Under the Declaration, **each owner owns their garage door** and is responsible for maintaining and replacing it at their own cost.

⚠ Owners may be held liable for damage or injury caused by the operation or failure of their garage door.

The specified door (Thermocraft T12 or T16 in Tudor Brown) has become hard to find, so the Board now allows both 3-panel and 4-panel doors in the specified colour. Call the Property Manager to discuss.

Garbage

Rule 8

Garbage day is Tuesday

Unless it's a holiday week, when pickup moves.

Out
No earlier than late Monday afternoon

Back in
Cleared from the curb by the next morning

Bins left out longer attract raccoons, rats and mice, and green bins are the worst for this.

City bins can't be stored at your front entrance. Keep them in your garage or unit with lids closed tight against rodents.

Please don't put household garbage in the playground litter bin. Litter around the complex costs all of us in clean-up.

When a holiday moves pickup, check the City's collection schedule or get reminders from the TOwaste app.

Insurance

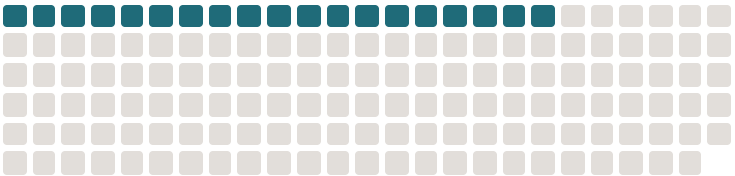
Each owner's own insurance should cover at least:

- **Personal property:** furniture, clothing and personal belongings
- **Improvements:** upgrades you've made, such as wallpaper, better flooring, new bathrooms and kitchens
- **Personal liability:** injury or damage you're legally responsible for as an owner

Condo insurance is complicated and this list isn't complete. Review your needs with your insurance broker. The Property Manager can also help.

Parking

Visitor spaces are for real visitors only. Register your guest's car with your unit's EZ Permit number by calling APO at **416-231-9191**, or online at ezpermit.ca or vzmonline.com.



19 visitor spots for 149 townhouses, about one spot for every eight homes.

No parking on the streets inside the complex, ever.

Our narrow roads are fire routes. A parked car can block a fire truck or ambulance. Illegally parked cars are towed, and towing is expensive. Please tell your guests to use visitor parking, not the curb.

Pets

Only pets may be kept, and only inside the owner's unit. Dogs must never run loose and must be on a short leash on the roads, sidewalks and pathways.

Owners must clean up after their pets and pay for any damage to the common elements, including the lawns and gardens. A pet that becomes a nuisance may have to be removed from the property.

The stoop and scoop law applies in the park, on the streets and in the complex. We're lucky to have a large park and ravine nearby for exercising dogs. Bring a bag.

Our landscaping is the first thing visitors and buyers see, and we all pay for it through our fees. The less we have to replace, the less we spend.

Property management

T.S.E. Management Services Inc. manages the property day to day for the Corporation. They collect fees, keep the accounts, inspect the property, supervise work, handle emergencies on the common elements and enforce the by-laws and rules. Contact details are at the top of this page.

Renovations

Contact the Management Office before you start any renovation, or before installing a furnace or air conditioner.

The outside of your home is owned in common with every other owner. The rules make sure installations don't harm the structure of the buildings or the value of our homes.

Who is responsible for what

The general rule: **inside the townhouse is the owner's**, **outside is the Corporation's**. There are exceptions. This guide doesn't replace the Declaration, By-laws and Rules.

ITEM	WHO	NOTES
Roof	Corporation	Maintained and replaced as needed
Brickwork and siding	Corporation	Common elements
Windows and doors	Owner	Front, garage, patio and balcony doors. Replace at your cost, following the Rules
Plumbing and wiring	Owner	Includes the outside tap. Corporation's part ends at the main shut-off valve
Sewers below the basement floor	Corporation	Common element

ITEM	WHO	NOTES
Front porch and driveway	Corporation	Exclusive use by your unit, maintained by the Corporation
Backyard	Shared	Owner maintains it; the Corporation looks after lawns
Mailbox and street number	Owner	Must follow the Rules
Basic cable TV	Corporation	Included in your fees through Rogers
Extra TV, internet, phone	Owner	Your choice of provider, at your cost

Road safety

Always obey the stop signs in the complex, and ask your guests to do the same.

Our roads can be dangerous with cars coming and going. Please teach children road safety and keep them off the roads.

Team sports on the roads put people and cars at risk. Owners should be able to park in their driveway, and residents walk the Wrenways, without worrying about a stray ball or player.

Satellite dishes

No satellite dishes, antennas or similar items anywhere on the common elements, including the parts you have exclusive use of.

Dishes will be removed at the owner's cost, and any damage repaired and charged back. The Board reviews complex-wide options from time to time, but none is currently feasible.

Basic cable from Rogers is included in your fees under a favourable contract with a few years to run. The complex is also wired for Bell Fibe TV and internet if you want it, at your own cost.

Directors and officers

These owners serve as directors until the next Annual General Meeting:

Stanley Shoolman
President

Anar Ismayilov
Vice-President and Secretary

Peter DeClerq
Treasurer

Ali Ghafoori
Director

Helpful links

City of Toronto

Prevent or thaw frozen pipes
Updated November 2026

Weather and winter
Cold weather alerts, warming centres, snow

Garbage collection schedule
Holiday changes to Tuesday pickup

TOwaste app
Pickup reminders and what goes where

Before an emergency
Toronto Emergency Management

Safety

Carbon monoxide safety
Government of Ontario, 2026 alarm rules

CO alarms
Toronto Fire Services

Natural gas safety
Enbridge Gas

Get prepared
Government of Canada emergency kits and plans

Power and parking

Toronto Hydro outage map
Updated about every 10 minutes

Toronto Hydro emergency preparedness
Kit checklist and outage alerts

EZ Permit
Register a visitor's vehicle

VZM Online
Register a visitor's vehicle

Board of Directors

York Condominium Corporation No. 227

Board meetings are usually held on the fourth Wednesday of each month.

Property management

T.S.E. Management Services Inc.
30 East Beaver Creek Road, Suite 107
Richmond Hill, Ontario L4B 1J2

Telephone 905-764-9166 · Fax 905-882-0228

Property Manager

Thomas Fus
thomas@tsems.com · ext. 57

After hours: 905-764-9166 ext. 70, or tse@tsems.com if the property manager is away.

Prepared by the Board of Directors of York Condominium Corporation No. 227 for the owners and residents of The Wrenways. This summary is a guide only; the Declaration, By-laws and Rules of YCC No. 227 govern. Video and web links go to outside sites, which are responsible for their own content.