

CONSTRUCTION MITIGATION AND TRAFFIC PLAN & TENANT COMMUNICATION STRATEGY FOR THE DEVELOPMENT OF 265 BALLIOL STREET, TORONTO

DATED: April 6, 2022

The following Construction Mitigation and Traffic Plan and Tenant Communication Strategy has been developed as required by the Section 37 Agreement between Artmico Holdings G.P. Inc., the “Owner”, of 265 Balliol Street, the “Development Site”, and the City of Toronto.

The Owner has engaged the services of the Toddglen Group, “Toddglen”, as Construction Managers for the renovation of 265 Balliol Street and the development of the new tower, 235 Balliol Street. Toddglen will work with City of Toronto agencies, Park Property Management staff, being the Property Manager for the Owner, the existing tenants at 265 Balliol Street, and area residents to effectively and efficiently carry out the plan as outlined below.

For the purpose of communicating effectively and more directly with the existing tenants, the Owner has engaged a Community Manager (Laura Loga). The Community Manager’s office at 265 Balliol St., will temporarily be within the Rental Office located within townhouse unit number 251, and will be open daily, Monday through Friday, from 10:00 a.m. to 6:00 p.m., until such time as the new Leasing Office is relocated within 265 Balliol Street. Thereafter the permanent location of the Rental Office will be located within 235 Balliol Street.

Phasing of Construction

The construction of 235 Balliol Street and renovations to 265 Balliol Street involve several phases which include the renovation of the first floor of 265 Balliol Street, the select demolition and construction of the underground parking garage, and the construction of the new 27-story tower complete with outdoor amenities, as follows:

Phase 1 (a): ~ 4-month duration

Renovations to be completed prior to the start of construction for new development.

Reconfiguration and renovation of lounge area on the first floor of 265 Balliol Street to laundry facilities

The existing laundry room located within the basement of 265 Balliol Street will remain in operation during the construction of a new laundry room on the first floor of 265 Balliol Street. It is expected that construction activities as it relates to renovations will occur in late-2021. Tenants will be notified in advance prior to the commencement of construction activities.

Preparation and renovation of the existing lounge on first floor of 265 Balliol as new laundry facilities – estimated commencement date January 2022 and completion March 2022. To be completed prior to the first above grade building permit for 235 Balliol. Retrofitting the underground drainage system, estimated to commence January 2022 and completion April 2022

- The Owner and Toddglen recognize that there will be the need for trades to have access to the interior of 265 Balliol Street and as such, construction staff will be required to sign in and wear identifiable clothing, ensuring that the area remains safe and clean at all times.

Phase 1 (b): ~ 11-month duration

Select Demolition, reconstruction of below grade parking garage for 235 and 265 Balliol Street

Preparation and Demolition

- Hoarding installation
- Removal of trees
- Demolition of townhouses. West section of the parking for tenants on both levels, approximately 37 presently occupied parking spaces, will be decommissioned due to temporary shoring requirements and switched to off-site parking as soon as demolition starts. Note the areas in the attached document.
- Select Demolition of below grade parking garage.
- Temporary shoring
- Excavation
- Below grade parking garage reconstruction
- Parking will be available back to residents once the occupancy for 235 Balliol is granted.

New Storage Room

Renovation of basement laundry room to storage space. This work is schedule to be completed prior to first above grade permit for the new building

Phase 2: ~ 10-month duration

Construction of 235 Balliol Street tower – above grade

Structural Works of New Building

- Construction duration of the new tower is approximately 32 months
- Structural concrete work
- Building envelope, entailing precast erection and window installation
- Exterior finishes
- Roofing and terraces
- Balcony installation
- Mechanical penthouse including, but not limited to, mechanical chiller, boiler, etc.

Phase 3 (a): ~ 10-month duration

Interior construction of 235 Balliol Street

- Rough-in Plumbing, HVAC and electrical
- Fire separations and interior partitions
- Painting and wall coverings
- Interior finishes including, but not limited to: finish carpentry, floor and wall finishes
- Kitchen and bathroom vanities
- Finish plumbing, HVAC and electrical
- Appliances installation
- Closets, shelves
- Finishes and fixtures for the amenities

Phase 3 (b): ~ 4-month duration

Interior Renovations to 265 Balliol Street – indoor amenity areas and storage room

1. Conversion and renovation of Rental Office into indoor amenity space at 265 Balliol Street, having a minimum area of 50 square metres. Tenants to be notified of location for new Rental Office prior

to the commencement of this work. To be completed within three (3) months of the first occupancy of the new tower

2. Renovation of basement laundry room to storage space. All renovations to 265 Balliol to be completed prior to start of construction of new tower

Construction of a new indoor amenity space in 235 Balliol having a minimum gross floor area of 510.0 square metres, to be completed prior to occupancy of floors 6 to 27 of the new building.

Phase 4: ~ 7-month duration

235 Balliol Street - landscaping, indoor and outdoor amenity areas, bicycle storage

- 5th floor amenity area, installation of kitchen, gym equipment, children's room, dining area, meditation room
- Bicycle storage, outside and inside
- Landscaping of 5th floor garden area
- Landscaping of outdoor amenity areas and grounds
- Outdoor pet relief area;
- Two new outdoor amenity areas;
- 48 new bike parking spaces for the use of tenants of the Retained Rental Building.

This work will be completed ahead of first occupancy of the New Residential Rental Building

Construction Mitigation and Traffic Plan

Construction Hours

Construction activities directly affecting the proposed development, public walkway and the existing building including, but not limited to the renovation of the ground floor, the garage demolition and re-construction, tower construction, landscape activities, etc. will be subject to City of Toronto By-Laws.

Access

The removal of existing trees, erection of hoardings and the use of landscaped area for construction purposes will commence prior to the start of construction. Tenants will be given a minimum of 2 (two) weeks' notice that the above-mentioned area will no longer be accessible. Detailed information can be found via the included Construction Mitigation and Traffic Plan located within Appendix A.

Safety Measures

A protocol will be setup for work within the interior of 265 Balliol, covering all aspects related to communication, COVID-19 clearance, access, noise, vibration, fumes, short term disruption of services. Provision of safety measures and protocols will be made available for residents via Appendix B: Health & Safety Job Site Policies and Procedures and www.balliol.ca.

Toddglen will implement related Ministry of Labour requirements at all times, as well as specific COVID-19 related safety procedures and checks. Toddglen's health and safety policies will be updated with requirements and conditions specific to this project, and imposed on all trades contractors via agreements.

Trades that will require access to the interior of 265 Balliol Street and construction staff will be required to sign in and wear identifiable clothing, ensuring that the area remains safe and clean at all times.

The construction site will be fully separated with hoarding, temporary fences, gates, with traffic control during working hours.

Traffic control personnel to direct pedestrians, cyclists, and motorists, will be provided as needed.

Security will be coordinated with 265 Balliol current security requirements, to avoid potential gaps during various stages of construction.

Dust Mitigation & Construction Waste Management Protocol

Toddglen to implement measures to monitor and limit the generation of dust caused by construction of the Development, which may include the wetting of all soft and hard surfaces as needed, cleaning of roads and sidewalks adjacent to 235 Balliol Street minimum once per week, measures to limit the amount of sediment deposited into nearby catch basins and measures to limit the tracking of dirt and dust off-site (i.e. a gravel base for entrances and exits), all of which shall be done in accordance with City standards. Detailed information can be found via the included Construction Mitigation and Traffic Plan located within Appendix A.

Toddglen to ensure all waste generated by Development construction activity shall be deposited into waste bins and removed as needed, in accordance with applicable City by-laws.

Parking

There will be no changes during construction other than the removal of, approximately 37 presently occupied parking spaces. Residents will be provided off-site parking at 25 Wood Street, accessed through a valet service, or at 221 Balliol Street. Accommodations will be made on-site for residents with special needs and/or mobility issues.

Should changes be required to offsite parking, the Owner shall update the parking plan, with ample notice to all tenants parking onsite and to the satisfaction of the Chief Planner and Director of Technical Services.

Communication Protocol for Tenants and Developer

Purpose of the Community Manager

- Assist existing tenants in such matters as relocation options;
- Assist and advise tenants of construction phases; and, providing advance notice of the expected start and estimated completion date of each construction phase;
- Assist special needs tenants if and when required;
- Notify tenants of specific construction activities anticipated to be the most noisy or disruptive;
- Notify tenants of changes to any contact names and 24-hour phone numbers for tenants to call regarding noise and other construction-related questions or complaints, including emergency contact information;
- To notify tenants of any other matters that may be appropriate, including but not limited to, the anticipated interruption to services, utilities or access to facilities and the provision, where possible, of alternative services or facilities, as well as providing ample notice of critical dates;
- The go to person to address issues, concerns and complaints raised by existing tenants and area residents, including but not limited to noise complaints, and to act as liaison between the Owner, the Construction Manager and the Senior Property Manager, Davinder Hora, the Project Management Team and existing tenants.
- Shall respond as soon as is reasonably practical to any noise complaints regarding the construction of the Development.

Methods and Frequency of Communication

In addition to communicating personally with the Community Manager, information will be provided to the tenants via posted bulletins within the elevator lobby, postings on lobby monitor(s) and, where necessary, by direct mail and/or periodic newsletters. Residents are encouraged to visit the Development Site's website at www.balliol.ca for all relevant communication and construction updates.

Tenant Requests for Additional Information & Complaint Protocol

Tenant complaints to be filed with Community Manager and escalated to the Developer and/or Construction Manager.

Contact information

The site office for the Toddglen Project Management Team will be in an onsite trailer at the side of 265 Balliol St.

Community Manager	Laura Loga	T: 437-332-7598 E: lloga@parkprop.com
Park Property Management Office	100 Roehampton	T: (416) 929-3131
Park Property Project Manager	Christopher Janisse	T: (905) 940-1718
Park Property Project Manager Ass't	James Mostofi	T: (905) 940-1718
Construction Manager 24-hour Response Number		T: (416) 262-3926
*Construction Manager Site Foreperson	TBC	T: TBC

*Prior to the start of construction, The Owner will provide tenants and City staff with the contact details of the Construction Manager's site foreperson.

Website

www.balliol.ca

Tenant Association

Developer to communicate with Tenant Association when and if when is created.

Special Needs Requirements

Developer to address specific tenant special needs requirements as requested.

Interruption of services and facilities

During the final phase, power to 265 Balliol Street will be temporarily interrupted for a short duration in order to conduct mandatory tests and verification of the fire alarm system. Tenants will be notified three (3) days in advance of said test and is estimated to take place during last week of August 2024 and 1st week of September 2024.

With the exception of emergencies, the Owner will provide a minimum of three (3) days' notice should disruptions to utility services be required.

Amendment of Construction Mitigation Plan and Tenant Communication Strategy

The Parties agree that both the Construction Mitigation Plan and Tenant Communication Strategy may be amended from time to time with the agreement of both parties.

Appendix A: Construction Mitigation & Traffic Plan

Staging Occupation: ~32-month duration

- Daily traffic control to be implemented at both locations throughout project duration.
- All interfering trees and light standards to be removed at the beginning of construction (new development) via applicable city issued permits/permission
- To mitigate disruption to local traffic as a result of construction access to and from the site, construction staging (identified in blue via the attached Construction Mitigation and Traffic Plan) to be used during all stages of construction.
- Overhead protection along Balliol Street required from start of construction (new development) to dismantling of tower crane.

Appendix B: Health and Safety Job Site Policies and Procedures