

## **\*Addendum 01\***

# **CONSTRUCTION MITIGATION AND TRAFFIC PLAN & TENANT COMMUNICATION STRATEGY FOR THE DEVELOPMENT OF 235 BALLIOL STREET, TORONTO**

DATED: October 17, 2022

*Updates to the Construction Mitigation and Traffic Plan & Tenant Communication Strategy can be found below.*

### **Community Manager**

For the purpose of communicating effectively and more directly with the existing tenants, the Owner has engaged a Community Manager (Irisa Dharmo). The Community Manager's office at 221 Balliol St., unit 102, will be open daily, Monday through Friday, from 8:00 a.m. to 5:00 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.

### **Parking**

There will be no changes during construction other than the relocation of a maximum 82 to 89 parking spaces from 265 Balliol Street for an approximate duration of 28 to 36 months. Residents of 265 Balliol Street will be provided off-site parking at 221 Balliol Street. 221 Balliol Street can accommodate parking for a total of 283 vehicles, excluding visitor parking, which remains unchanged. With the relocation of a maximum of 82 to 89 tenant vehicles from 265 Balliol Street to 221 Balliol Street, a total of 201 to 194 parking spaces will be available for tenants of 221 Balliol Street.

As of October 2022, tenants of 221 Balliol Street occupy 155 parking spaces. Historic data comprised of three years of tenant parking records show that the parking garage of 221 Balliol Street has an average utilization rate of approximately 150 vehicles. During the construction of the new building at 235 Balliol Street, a minimum of 175 parking spaces shall be reserved for the exclusive use of 221 Balliol Street tenants, providing a buffer of 25 spaces more than the average historical use of 150 Spaces.

Accommodations will be made on-site at 265 Balliol Street for residents with special needs and/or mobility issues. As there are a number of residents that have families within 265 Balliol Street, maintaining close proximity to off-site parking is important. If required, 25 Wood Street can be utilized for off-site parking, accessed through a shuttle service.

Residents of 265 Balliol will be assigned a designated space within the garage at 221 Balliol to provide that the balance of the resident parking spaces at 221 Balliol are available for use by residents of 221 Balliol. Residents of 265 Balliol will be provided with fobs for access to 221 Balliol during the period of off-site parking. Since August 1, 2022, security firm, Logixx, has been providing increased security consisting of two site-walks during the night, and these site-walks will continue throughout the construction process.

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

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### **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	Iris Dhamo	T: (437) 332-7598 E: idhamo@parkprop.com
Park Property Management Office	100 Roehampton	T: (416) 929-3131
Park Property Senior Project Manager	Christopher Janisse	T: (905) 940-1718
Park Property Project Manager	James Mostofi	T: (905) 940-1718
Construction Manager 24-hour Response Number		T: (416) 262-3926
Construction Project Manager	Amir Tabrizi	T: (416) 492-2450