

Virtual Community Open House RE: Public Works in Sterling Road Community

April 15 2021

SESSION Q&A

The below are the list of questions that were asked at the Virtual Community Consultation held on April 15th, 2021, regarding the Public Works being jointly undertaken by Marlin Spring and Hines (the Realignment of Perth Avenue, the new West Toronto Railpath Connection, the new Park, the widening of Sterling Road, the delivery of the Daycare and the delivery of the Affordable Housing).



Park:

Will the Block 2 public park be open to the public when it is turned over to the City (Summer 2022) or will the City then work on it for a while delaying the opening until after Summer 2022?

Funds for the Park are allocated within the City's capital budget. Typically, it takes approximately 2 years from the beginning of the design process until completion of construction. The design process cannot commence until the land is conveyed to the City. There will be at least one public consultation on design of the space and amenities. In the period between conveyance and construction, the Park will be open to the public as a grassed area.

What is the size of the park?

.56 acres (270m²)

Amenities:

Which block will the daycare be in?

The Daycare comprises 6,000 square feet of indoor space and 3,000 square feet of outdoor space is currently proposed to be included in the Block 3B residential building to be delivered by Marlin Spring.

Will the affordable housing take all of Block 5B?

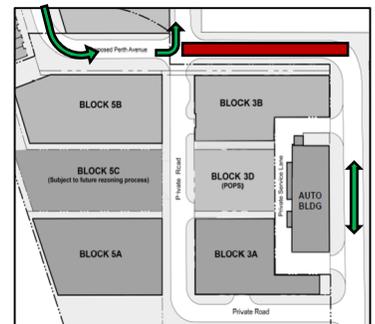
No, the 6,000 square foot affordable housing, which will include a range of unit sizes, will comprise only a portion of the residential building on Block 5B.

Construction, Traffic and Parking:

What's the plan for traffic impacts during construction?

Roadways will remain open throughout construction EXCEPT for a short period in late 2021. At this time southbound traffic on Perth Avenue will be redirected north on Sterling Road. Northbound traffic on Sterling Road from Dundas will need to turn around.

It looks like this will put pressure on northbound Sterling Road – heading to Sterling and Bloor – resulting a long line of idling traffic. Would like to flag this as a potential problem.



Noted, thank you. We have also informed our contractors at Ellis Don that all truck traffic coming to and from the site must enter from and exit to Dundas Street to the south.

The road re-alignment has the potential to be confusing for motorists - are there plans for signage (particularly for northbound traffic) as Sterling Road snakes & turns?

The road realignment was designed in close collaboration with the City of Toronto, namely Engineering and Construction Services and Transportation and has a robust signage plan in place. That said, we will take note of these suggestions as we move forward.

Can you speak to whether permit parking will be provided on the north/south sides of sterling/Perth after re-alignment?

City permit parking is within purview of the City of Toronto – please contact Ward 9 – Davenport, Councillor Bailao’s office for more information.

Our kids play in this lot - will we be able to access it at all once the lot is closed? It would be great if we can (when it’s safe to do so)

This area known as “Block 2” will remain open for parking/playing until Fall of 2021. After that point, it will be closed off and clearly signed. At that point it would no longer be safe for anyone to access that area.

The park is currently being used for parking by the residences of Perth and Sterling (which is helpful). Every evening, there is 10-15 cars parked here. We will need somewhere else to park in the future. Please take note of this.

We know how important this area is to residents in the community. We have delayed when this area will be closed to the public. It will remain open until Fall 2021.

While construction is being redirected up Sterling Road can you have signage that asks drivers to be patient and to not honk as they wait in lineups due to the lights?

That is a great idea - thank you for the suggestion, we will pass this along to our general contractor.

If there are parking issues (full because of construction workers, etc), can residents use the parking lot on the east side of Sterling Road?

We have provided explicit instructions to our construction teams, trades and other contractors **to NOT** park in residential areas. They will be parking in that lot on the east side of Sterling. If you do see contractors parked on the street or in private areas, please call the site superintendent and they will be moved immediately.

The site superintendent’s contact information will be posted on the construction hoarding on the site.

As construction progresses, the lot will also be used for staging and construction equipment, so will not be publicly accessible.

When we close portion of Sterling Road for two months – will the new (private) road be open to take that traffic?

Unfortunately, not.

Planning Process and Timing:

When will the Hines T3 office building construction start?

Construction will likely begin Spring 2021 – with delivery anticipated in the first half of 2023.

Has the T3 office building signed new tenants?

Not yet.

Can we see the arborist report for the “wild” area that will be eliminated for the realignment? What are the numbers of replacement trees to replace the ones to be removed and where will they be planted?

Several arborist reports provided to the City dating back from as early as 2011 address the areas to be conveyed to the City, including the area upon which realigned Perth will be situated. These reports were submitted to the City as part of the Plan of Subdivision process, which concluded approximately 2 years ago. However, an updated arborist report was submitted to the City in 2020 in conjunction with application for permits to begin work. We are looking into where these reports are stored on the City of Toronto website so that they can be accessed by the public.

There is 1 tree situated within this area that needs to be removed in order to accommodate the new road. Though City regulations require that 1 replacement tree is required to replace 1 City-owned tree proposed for removal, in fact 3 trees will be planted to replace this tree, in addition to 16 further trees that will be planted as part of the Public Works.

Additionally, arborist reports and tree inventories must be (and have been) completed for each development block as they move through the Site Plan Application process.

What species of new trees will be planted?

A variety of species local to the area are proposed including: Red Maple, Hackberry, Kentucky Coffeetree, Ironwood, Red Oak and Black Locust.

Please confirm regarding trees in the wild area. There is definitely a tree of sufficiently diameter in the area of reference.

See above response regarding the arborist reports, the tree that will be removed and the replacement trees.

Presuming there will be delays along the way, especially given Covid. will you provide the community with timely updates if the spring 2022 deadline will not be met.

Absolutely. We will keep in close communication with area residents and Councillor’s office if there are any expected changes in the schedule. We will be using social media, maildrops and updates will also be posted at: <https://t3sterling.com/community-updates/>

Please sign up for the email listserv at the website listed above.

Will you be coming to the community with possible street lighting designs?

Street lighting standards for public streets are driven primarily by Toronto Hydro design and construction requirements.

Meeting Logistics and Next Steps:

Can you tell us how many people are participating tonight?

There were 32 people on the call.

Will there be another update in the future to give more specific dates for these timelines (e.g., when will block 2 close such as October/ November 2021 or later? How will this be communicated?

100%. We will definitely do this again (later in the Summer, early Fall) if people would like to do it again.

We will keep in close communication with area residents and Councillor's office if there are any changes in the schedule. Updates will also be posted at: <https://t3sterling.com/community-updates/>

Please email Alex or Brett at Hines if you have any questions in the meantime -

Alex Khazzam: alexandra.khazzam@hines.com

Brett Noiles: Brett.Noiles@hines.com

Thank you for arranging this - I appreciate that residents are able to take time out of their night, I get asked about the timing of the project so this helps.

Excellent, thanks for joining us.

Next time would be great to start a little later. even 6pm. Agreed, timing wise 5pm is tough for young families

Noted. Thanks so much for this feedback – and thank you so much for taking the time to be with us tonight.