

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

February 24, 2022

SESSION Q&A

The below are the list of questions that were asked at the Virtual Community Consultation held on February 24th, 2022, 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).



Parking

Hi! The parking lot where the park is located is continuously at capacity- what is the plan for supporting parking for the cars that are regularly there? We would love more green space, but parking is truly awful here.

We are aware of the limited parking spaces available in this neighbourhood and that most of the community depends on the street parking in this area.

The office and residential buildings will provide parking for residents and tenants. The 94 parking stalls that will be delivered as part of the office buildings will be available for public use on evenings and weekends, which should alleviate some pressure on the limited parking in the neighbourhood. Additionally, through a Section 45 agreement with the City, the office tenants and residential owners will not be allowed to apply for street parking permits and can only use the parking provided as part of the development.

Marlin Springs has rented the property at 278 Sterling Rd. That property has a garage and a parking space, the lot to the north of the house was being used by the residents 4 spaces - as spots that Kingsett were okay for us to use till they were going to lease the former dentist site on Bloor, once your staff rented 278 we were told to no longer park on that site or risk being towed. It seems counter intuitive for Marlin Springs to impact the parking given that we lost the 17 spots south near the site development.

Is there a way to reopen those or some of those spots on the west side of Sterling just north of 278 Sterling?

We understand the concern raised here but Marlin Spring has leased this property along with the parking spaces to allow for on-site construction crews to park to ensure that they don't take up on-street parking spaces during construction. Marlin Spring will look into providing the parking spots overnight when the parking for staff is not needed.

Will there be street parking on the new Perth & Sterling roads? My suggestion would be to allow for parking from 9 pm to 7 am.

There is no street parking planned for the portions of Sterling Road or Perth Avenue that are impacted by our work (including the new Perth Avenue realignment). This is dictated by the City's Transportation department and is due to the spacing requirements given the new sidewalks and bike lanes that will be implemented.

There will be layby spaces available on the new Private Road (connecting Sterling Road north of 128 Sterling to the new Perth/Sterling intersection). Hines is working with the City to make these permit parking spaces in the evening.

New Street Network / Street Naming

Will there be permit parking on that private road?

There will be layby spaces available on the new Private Road (connecting Sterling Road north of 128 Sterling to the new Perth/Sterling intersection). Hines is working with the City to make these permit parking spaces in the evening.

Have Indigenous names been considered for the new private streets?

We welcome additional suggestions! Please email suggestions to Brett.Noiles@hines.com before March 25, 2022.

Who were the stakeholders that you connected with for the short list of street names? South Junction Triangle Grows didn't know about this. We're residents and stakeholders too.

As mentioned above, we are open to additional suggestions. Please email your suggestions to brett.noiles@hines.com.

West Toronto Railpath

I just want to encourage the builders to make a priority the access to the west rail path on Sterling & Perth a priority. I understand it needs to be closed again - but closing it for long periods of time is very disruptive to families with young children, since it's our only safe access to our school, parks and rest of the community. The Bloor/Perth intersection is an unsafe nightmare and last summer it was very hard to be cut off from the rest of our neighbourhood.

Thank you for your comment. We understand how vital the connection is to people in the community and are doing everything that we can to expedite the process and limit any closures.

So, the timing for the closure of the WRP access will be the summer months?

Yes, it will be closed during Summer 2022 for a period of 1-2 months to allow for the construction of the final condition of the new WTRP access.

I just hope this access is not closed for the entire time the new road is being built.

If this is for the West Toronto Railpath, the access won't be closed for the entire time. It'll be closed for a couple of months in early summer.

New Park

How can we be involved in the development and construction of the park?

Hines and Marlin Spring are required to provide a base-park condition (grass, trees, etc.) to the City, with the mature trees maintained. The City is responsible for the design and construction of additional improvements and is beginning that process now. We encourage members of the community to reach out to the Councillor to discuss how they can get involved in that process.

We are very excited about the park! thank you

Project Timing and General Planning Questions

Is it possible to please share a high-level summary of timing for the road, park and WTRP access?

Milestones	Key Dates
<u>Commence Construction:</u> Mobilization	Complete
<ul style="list-style-type: none"> Demolition of Existing Works at the Southern Perth Avenue Stub 	Complete
<ul style="list-style-type: none"> Environmental clean up and grading preparation 	Complete
Widening of Sterling Road (North and South Boulevard)	Summer 2022
Closure of temporary parking lot for community on Block 2	Summer 2022
Open New Perth Avenue Realignment	Late Summer 2022
Completion of West Toronto Rail Path Connection	Late Summer 2022
Closure and demolition of Existing Perth Avenue	Late Summer 2022
Environmental clean up and grading for Future Park	Late Summer 2022
Turnover of Base Park to City – topsoil, sod, trees, fencing	Early Winter 2022
Re-Paving of Sterling Road N/S (adjacent to Auto Building)	Spring 2023
Day Care	Future Phase
Affordable Housing	Future Phase

What is the timeline for the residential buildings?

Block 4B (east side of Sterling Road, immediately south of Ethica Coffee Roasters) will be under construction shortly. The other residential blocks do not have set timelines but Marlin Spring will provide an update about Block 3B later this year. Only Rezoning has been approved for the remaining blocks but Site Plan Application submissions have not yet been made.

What is planned for block 5c? Is it commercial/residential/other?

Initially, the public park was proposed on Block 5C but the City decided that Block 2 was a better location of the park. At this time, there is no future use defined for 5C, but Marlin Spring will provide an update on 5C later this year.

Where can I find the overall site plan?

We will add a slide with the approved Zoning map to this presentation before it is posted which shows the heights and building envelopes for what was approved in 2015.

Here is the link to the site plan application for Block 4B

<http://app.toronto.ca/AIC/index.do?folderRsn=c7cOi%2B5yDYRPljytU2EUiA%3D%3D>

Are there any plans to create a proper sidewalk on the West side of Perth Ave, from 72 Perth up to Bloor Street?

There are two active development applications along that stretch (not by Hines or Marlin Spring) and both of them will include sidewalks.

When will the church be replaced with the purpose-built rental building?

This project is not a part of the Sterling Road development we are discussing this evening, but Councilor's office provided this update: The project received OPA/Rezoning through a final report at Community Council on Feb 16th. The timeline depends on how quickly the developer and planning work through the site plan process; however, construction could begin as little as a few months away.

Construction Questions and Comments

Is there a publicly accessible URL to view the construction camera that monitors the progress on Blocks 3A/5A?

The camera is unfortunately not available through a public URL.

Is it possible to slightly dim the light on the construction crane? It is so bright it gets into the north facing condos to the southwest of the train tracks and some of us are thinking we need to get black out curtains to block it out.

We have received many complaints about this and have asked the crane operators to put a timer on the light so it turns off at night and turns on again in the morning. Please be in touch with us if this does not occur.

There are only a few holidays in a year, why would you even consider engaging in loud construction on one of those few days when a residential community has a day or two of peace and quiet? It seems totally unnecessary. You shook the whole street up last Canada Day at 8 in the morning!

We agree with this concern. We were caught off guard by our Contractor last Canada day. Generally, we don't consider working on public holidays and we aim to avoid that unless it is deemed necessary for schedule reasons, but we will certainly give advance notices if it's the latter.

Summer is coming, are you going to do a better job of dust control than what happened in the past? EllisDon did not use water trucks to keep the dust down like they're supposed to.

We understand that this has been a real issue from the beginning. While we have tried to minimize this as much as possible with frequent watering and cleaning, unfortunately it's a reality of working with such a large construction site. We have provided car wash coupons to residents occasionally to counter the unavoidable impacts. We believe the worst of the dust issues are behind us and will work to make sure these issues will be minimized by continuing to use water trucks to keep the dust down and keeping the street and sidewalk clean.

Notification + Next Steps

The tenants at 221-227 claim they do not get notices.

Thanks for flagging that, we will ensure future notices are delivered to these tenants.

Will you be able to share the slide deck or the recording of this meeting to be posted up on our neighbourhood Facebook page for folks who can't be here tonight?

The recording and the transcript of the questions and answers will be shared on the T3 Sterling website.

Can you provide newsletter sign up address for anyone not already on it. Thanks!

One can sign up to be on the email list on the website: www.t3sterling.com/community-updates/

Thank you- this has been a great consultation! Looking forward to continued conversation!

I personally think we should all be excited by the developments. Huge value add to our neighbourhood. short term pain, long term gain! :)

Thank you for the opportunity share our concerns.