



NEWSLETTER

Welcome to the 221 Balliol Street newsletter, issued to you by Park Property Management Inc. We have started this newsletter to keep you informed with respect to the neighbouring construction activity. The newsletter will be available for the taking in the building's lobby.

235 Balliol Construction

In or around late August or early September 2022, the owner of the neighbouring property, Artmico Holdings G.P. Inc., is expected to begin construction of a new rental apartment building. The construction will include matters such as demolition of the existing townhouses and adjacent areas. Select demolition of 265 Balliol Street's underground parking garage will be included in the above-mentioned demolition.

We advise that the construction of 235 Balliol Street is expected to take roughly three years to complete. While we recognize that the upcoming changes will have impacts. As with any construction project there will be vibration, dust and noise. If construction noise bothers you, please see Linda Bermingham and Adam Kent, your building superintendents. They will have noise cancelling headphones for your use.

Our new Community Manager, Irisa Dharmo, located in 265 Balliol Street in Unit 102, will assist and advise tenants of construction phases on the neighbouring property and notify tenants of specific construction activities anticipated to be the most noisy or disruptive via posted bulletins and periodic newsletters.

Questions and Answers

1. **Question:** Will the construction of the new apartment building shut down the rear visitor parking lot at 221 Balliol Street?

Answer: No. None of the visitor parking spaces at the rear of 221 Balliol Street will be used or impacted to build the new rental apartment building at 235 Balliol Street.

2. **Question:** Is there a proposed closure of the back entrance to 221 Balliol Street?

Answer: The back entrance of 221 Balliol Street will not be closed.

3. **Question:** We are concerned about residents from 265 Balliol Street with mobility issues using the garage at 221 Balliol Street, how is this concern being addressed?

Answer: Residents with mobility issues will continue to be provided with parking at 265 Balliol and will not be relocated.

4. **Question:** We are concerned about the security of 221 Balliol Street.

Answer: Those residents of 265 Balliol Street that will be provided with a temporary parking space at 221 Balliol Street will access the garage with a fob. We will investigate the security concerns and provide further feedback.

5. **Question:** For the tenants at 221 Balliol Street that have a parking space as part of their lease arrangement with the owner, will they lose their parking space?

Answer: No. Only parking spaces that are not leased by the existing tenants of 221 Balliol Street, or are not provided as visitor parking, will be made available to the residents of 265 Balliol Street. Residents of 221

Balliol Street have priority over the residents of 265 Balliol Street as it relates to parking in the underground garage.

6. **Question:** How long will the residents of 265 Balliol Street use the parking spaces at 221 Balliol Street?

Answer: Tenants of 265 Balliol Street that are required to temporarily parking off-site will be provided with parking at 265 Balliol when occupancy of the new building is permitted. Occupancy of the new building at 235 Balliol Street may occur in phases if permitted by the City, such that the reconstructed below grade parking garage at 265 Balliol Street may be permitted to be occupied in advance of any permitted residential occupancy of the new building. The construction is anticipated to take three years.

7. **Question:** We have heard that residents of 265 Balliol will be offered noise cancelling headphones, given Park Property is managing both buildings, can residents who are sensitive to noise impacts also obtain noise cancelling headphones?

Answer: Yes, if you require noise cancelling headphones, Park Property will make the headphones available upon request in the Community Manager's office.

Upcoming Projects at 221 Balliol St. in 2022

1. Renovation of corridors which includes replacement of carpets, repainting of walls and exit stairwells and restoration of terrazzo flooring
2. Accessible doors at the back entrance with automatic door operators
3. Resurfacing of the pool decks and replacement of drainage
4. Phased replacement of hot and cold-water risers and drains
5. Replacement of garbage compactor system
6. Improvement of the lounge with more furniture and wifi coverage so it can be used as a quiet room