

Frequently Asked Questions

Regent Park Demolition Notes – Start of Phases 4–5 (November 2023)

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General

1. Which buildings will be demolished?

- 319 Gerrard Street East
- 325 Gerrard Street East
- 355 Gerrard Street East
- 274 Sackville Street

2. When will demolition start? How long will demolition take?

Demolition will take approximately eight months, starting in November 2023.

3. What are the hours of operation?

Generally, work will take place during the following hours in accordance with the City of Toronto's Noise Bylaw (Chapter 591, City of Toronto Municipal Code):

- Monday to Friday: 7 a.m. to 7 p.m.
- Saturday: 9 a.m. to 7 p.m.

On occasion, contractors may need to work at the demolition sites outside of these hours. In these instances, TCHC will permit contractors to work onsite only if it does not produce any noise in accordance with the City of Toronto Bylaws. For example, the use of heavy machinery will not be permitted outside of standard operational hours.

4. Will any trees be removed?

During the demolition process, some (but not all) trees in the demolition area will be impacted.

TCHC will remove and replace 32 trees, situated between Dreamers Way, Sackville Street, Gerrard Street and Oak Street.

TCHC aims to repurpose wood from the removed trees and use it as material in future buildings, where possible. TCHC will also replace trees that have been removed with new, large-growing shade trees. This aligns with the City's tree replacement policy and the vision for Regent Park to plant tree species that will support a diverse urban canopy along streets, parks, and open spaces, and in private outdoor amenity areas.

TCHC worked with an arborist to provide information about the species, health, and potential for tree preservation for Regent Park Phases 4-5. Their findings are available in our Arborist Report published on the Regent Park revitalization website RP4and5.ca under "Vision" submitted as part of the supporting documents on December 6, 2022.

5. What happens to the site once the demolition is complete? When will construction start?

Once demolition is complete, contractors will clear the site of any remaining debris and grade it to align with the sidewalks. Fencing will remain on site to provide a level of safety and security as we move to the next stage of construction, expected to start in 2025.

Disturbances

6. What are the potential impacts on the surrounding community during demolition?

- **Noise:** Contractors will abide by the City of Toronto's Noise Bylaw, which limits hours of operations to 7 a.m. to 7 p.m. on weekdays, and 9 a.m. to 7 p.m. on Saturdays.
- **Property Damage/Vibrations monitoring:** TCHC has hired a contractor who monitors vibrations at adjacent properties. They will survey the buildings prior to beginning work. There is a specific area of vibration influence. If concerned, provide us with your address and we will refer this to TCHC's Development Division to investigate your concerns.

- **Dust:** To minimize potential impacts from demolition activities to adjacent sites, TCHC requires its contractors to prepare and submit a Demolition and Excavation Dust Control Plan to Toronto Public Health. Contractors will be following dust mitigation and suppression procedures, including but not limited (where needed) to air quality monitoring, daily wetting, and cleaning in and around the site, designated paths of travel for the public, daily garbage removal, and cleaning and covering trucks.

More information on the City's Dust Bylaw can be found on the [City of Toronto's website](#).

- **Site cleanup/debris:** Contractors are responsible for daily wetting and cleaning in and around the site. This includes daily garbage removal, designated paths of travel, as well as cleaning and covering trucks.
- **Equipment storage:** Contractor equipment will remain within the demolition zone, limiting the impact on surrounding roads and sidewalks.
- **Road or sidewalk closures:** There will be no street or sidewalk closures for most of the time that demolition is underway as activity will take place within the TCHC property line. During the demolition of 274 Sackville St, the adjacent sidewalk and one lane of traffic will be closed for a period of 3-5 days as a safety precaution. Street signage and traffic control will be in place during this short closure, as well as any other measures the City of Toronto may require once the proposed closure is approved.

Pedestrian pathways between the buildings within the demolition block will be closed as soon as the fencing is in place. Residents may experience a slight increase in traffic on Gerrard Street East and on Sackville Street due to construction vehicles entering and exiting the demolition site.

Health and Safety

7. Will TCHC monitor the demolition site for community safety (e.g., security cameras)?

Yes. We have established a site entry control system and currently have 24-hour security guards on site conducting patrols and monitoring for fire safety.

8. Who should I contact if I have safety concerns?

Please contact TCHC's Community Safety Unit's Communications Centre at **416-921-2323**.

9. Will there be any support for pest control?

TCHC's demolition contractor will provide rodent control by a qualified specialist at the project perimeter for the demolition work. Traps will be placed at intervals of no less than 4.5 metres around the perimeter of the site and will remain in place until completion.

10. Who do I contact to report negative behaviour from workers on site?

Please contact Client Care for resolution: **416-981-5500**.

Parking

11. Is parking affected?

Yes, the parking area between Dreamers Way, Oak Street, Sackville Street and Gerrard Street East will be permanently closed for demolition and construction. Further, parking in Phases 4-5 will only be available east of Sackville Street. TCHC has notified affected parking permit holders of the closure. Anyone parking illegally after November 1 will be towed.

12. Will there be alternative parking spaces?

TCHC is reaching out to tenants whose parking is affected by the demolition. If you have a parking permit within the demolition area and you have not been contacted by Tenancy Management (Operations Division), please contact our Client Care team: **416-981-5500**.

13. How do I report illegal parking?

To report a parking violation, please call the Community Safety Unit at **416-921-2323**. All Toronto Community Housing Special Constables can write City of Toronto parking tickets. They can also have illegally parked cars towed from TCHC property.