

The following notes are a consolidation of feedback directly from residents, in particular from a meeting held with BENA residents on December 5, 2022.

BENA President, Linda Brett, gave an overview of

1. We can try to influence a development but not likely stop it. Things to consider include site planning issues, Construction Management plan, shadow impacts, how the development fits in the official plan, rezoning (height, density), etc.
2. Projects that BENA has had success influencing include North St. James Town, Cresford developments on Charles, Trader's building (Church & Charles), 1 Bloor St. West.

350 Bloor St. East is owned by Rogers Communications but is currently empty. Rogers staff had been located there, but Rogers has also been trying to sell 350 over the last 2 years to no avail. Rogers has now hired the consultants to work the application.

Residents must review the studies and come prepared to the meeting on Monday December 12. On behalf of the residents, questions could be posed to the City Councillors or City staff.

Problem is the current Bill 23 and 39 (Mayor Tory can just overrule).

Types of studies/plans submitted and online:

- Transportation report & parking standards
- Water and Waste Management plan
- Wind and Wind Tunnel study
- Green Standards checklist(s)

Summary of points raised, grouped by topic:

Project related

- What are the timelines?
 - When will construction start?
 - There is no indication when or if it will be built (could go dormant). Once permits granted then it can take 4-5 years.
 - Lots of approved project inventory is in the pipeline, not yet built.
- Dust and Noise requirements?
 - In Construction Management Plan. But currently city doesn't have the staff to monitor it. Neighbours must complain to the city and then the staff member (Steve Leyland who oversees all the downtown projects) will go to inspect the project and determine what must be "fixed".
- Who benefits most from this project:
 - Rogers Communications?
 - Developers and Construction Contractors?
 - Investors?
 - Families faced with a need for affordable housing?

- Conflict: John Tory is a mayor with “strong mayor” powers. Yet he is also a Trustee of the Rogers Family Trust; Rogers is the owner of the building. Should he recuse himself from this project?
- Construction:
 - Vibrations (affect 360 mostly).
 - By-Laws: Linda to send to Ron/Sandy.
 - Connected by driveways.

Environmental - General

- Green standards checklist(s) study to be completed and used.
- Environmental assessment/arborist report & landscape plan:
 - Project remains within the existing built footprint
 - 4 trees marked for removal: 1 Manitoba Maple & 3 small diameter Cherry
 - 49 trees to be retained (the majority of which are all invasive with a few exceptions – American and Elm, Ash (borer present?), Silver Maple, Sycamore, Freeman Maple.
 - Replacement landscape seems quite reasonable and includes many native species and pollinator species.
 - Lighting for outdoors is dim, cast downward, and appropriate for ravine and natural areas.
 - **Idea:** suggest a native tree nursery be established for stewardship of Rosedale Valley Ravine. Rogers has been very supportive of BENA and supporters of our ravines and stewardship.
 - Development fees go into our green spaces as opposed to “cash in lieu” per city council.

Lighting Effects

- Site Plan Phase usually address the light plan and how it integrates with the neighbours and pedestrian realm.
- Loss of sunlight from the east, south, and west.
- Shadow impacts over South Rosedale and immediate Bloor neighbours to the east and west.
- Illumination affects residents, ravine plants and trees, and animals.
 - Illumination at night
 - Shadows cast during the day
- Shadows:
 - New shadows will fall on South Rosedale, especially in the winter. Will result in shade gardens with little sun in the winter months due to the sun being very low in the sky.
 - New shadows fall on sports fields of Branksome Hall, north side of RVR, north-west of the 350 project.
 - Shadows on natural areas of RVR throughout the day, throughout the year.
 - If approved and built, residents will have to adjust to “shade” gardens
 - Composition of soil and plants, dependent on light conditions in natural areas will change.

Wind tunnel Effects

- Wind study will be created.
- How will 350 Bloor East when added to the other large nearby buildings, add to the already strong wind tunnel effect for pedestrians along Bloor Street? Note: recent 52 storey Bloor hotel/condo complex across the street is in the same block nearing completion.
- Rosedale Valley Ravine is a wind tunnel; 350 will add to this impact on the ravine.
- Rosedale Valley Ravine is an echo chamber, tall buildings along Bloor East act to reflect the noise north into Rosedale.
- Can there be sound muffling materials used at 350?
- Can there be recessed balconies to shield them from the wind?

Infrastructure - Building

- No parking for the businesses; and only 74 for the bare minimum for the condo residents.
- Structural challenges: tall building built atop of existing building considering substructure infrastructure (e.g., TTC, or bridge over Mt. Pleasant Road).
- Footprint: do not extend to the north into the ravine. Restriction is the current garage and driveway access footprint.
- Safety considerations of people in such high rises?
- Tear it down and start again?
 - Brutalism style however to BENA's knowledge it has not been designated historic.
 - Even if demolished, likely would not be allowed to rebuild to the same footprint.
 - Affects greenhouse gases so leave it as is!

Infrastructure - Neighbourhood

- To what extent will utilities, electrical and communications lines be affected by this increased addition of people, vehicles, and structures?
- For pedestrians it is already difficult to get across the street.
- Traffic issues:
 - Transportation report will be created, consider parking standards.
 - Exacerbated traffic problems: vehicular, bike infrastructure & pedestrian.
 - can't turn left to go eastbound from several condos (e.g., 300 Bloor); similar restrictions on other buildings?
 - people can't get around, will make bad traffic behaviour worse.
 - Difficult to get out of the existing buildings at the best of times; so this project will make it even worse.
 - Compound the problem regarding cyclists.
- Utilities:
 - Utilities: Electricity, Water, etc. Capacity increased by city. Ask city for plans?!
 - Electrical work on Bloor is still outstanding?
 - Natural gas pipes: where will they go?
 - 300 are in the east-side walkway POP (public access over private land).
 - 360 pipes are built into front of building.

- Where do mechanicals and various things go? Consider air intake that doesn't inhale ravine campfire air! 300 Bloor affected by ravine smoke, dust. Air intake from 388 gets smoke from 360 fireplaces! No new fireplaces? Or eliminate wood burning fireplaces as Montreal has done to improve air quality?
- Access Blockages:
 - How will this construction avoid adding more restrictions and blockages both in the construction phase, and later, as the anticipated 1200 additional people with cars and bicycles flow from this building?
 - Bloor Street in this area is severely restricted by bike lanes, parking, construction.
 - Blocking parts of the street and frequently bringing traffic to a standstill.
 - Emergency vehicles and firetrucks are often severely blocked, adding to dangerous service delays.
- Rainwater / storm runoff
 - Where will it go? Wash down into the ravine? Or overload the city sewers? Consider ground water & sink holes.
 - Category: Water and Waste Management.
- Pets
 - Site Plan includes pet (dog) impacts:
 - must be built into the area. Identify where the facilities are to go? (i.e., pet relief areas).
 - includes bike access to greenspace.
 - also looks at light pollution. How it affects bedrooms and living spaces.
 - Regulations to build additional greenspace for pets? (Or pet grooming areas inside).
 - Note: little green sloping strip from Bloor St to Mt. Pleasant Rd is used by about 12 dogs at 360. And estimate about 100 dogs present east of Yonge!

Density

- To what extent will the increased density from this building impact the movement of people as they access transit, goods and services considering the present construction of a 52-storey condo hotel close by?
- Why the need for this height and mass in this established area? (If not just for profit)

Affordability and Unit Size

- Does this proposal address the affordable housing needs in Toronto?
- What proportion of the units will be large enough and at an affordable price for mid to lower income families?

Privacy Loss

- For 360 Bloor St. East in particular: terraces, glass roof; looking into resident suites!
- 300 Bloor St. East facing suites also lose privacy and partial easterly views.

Property Values

- Decrease in property values for residents affected by loss of view and/or loss of privacy.