



ALPHA Alternative Jr. School

20 Brant Street, Toronto, Ontario M5V 2M1 • Tel: (416) 393-1880 • Fax: (416) 393-8605

Miriam Zachariah, Principal Nigel Dance, Vice-Principal

June 28, 2018

Re: TE34.32 540-544 King West and 1-7 Morrison Zoning Amendment
Application | TEYCC 4 July 2018

To the Chair and Members of the Toronto and East York Community Council:

I am writing on behalf of the staff and students of the TDSB school building at 20 Brant Street. Our building is directly adjacent to the north and east sides of the proposed development at 540-544 King Street West and 1-7 Morrison Street.

Please add our comments to the agenda for the July 4, 2018 Toronto and East York Community Council meeting on item 2018.TE34.32, 540 - 544 King Street West and 1 - 7 Morrison Street Zoning Amendment Application - Request for Interim Direction Report.

Our concerns about this proposed development are as follows:

- **Construction Management**
 - During construction, we need safe access to the school property for pick-up and drop off, outdoor classroom, neighbourhood walking trips, recess and lunch programme. Many of our families cycle, drive and take public transit across the city to school and will be impacted by traffic due to construction next to the building.
 - The proposed development is immediately adjacent to our school. The noise, dust and air quality will impact our students both outdoors and indoors. We need assurance that all measures to minimize such impact will be taken by the developers.

- **Shadow**
 - The height of the proposed building directly west of our school will impact five classrooms. Our outdoor classroom and school greening initiatives will be put at risk due to lack of direct sunlight based on this proposed development. Without natural sunlight, the success of our multi-sensory learning environments, including indoor gardens, pollinator gardens and outdoor classroom, will also be impacted.

- The shadow from the proposed 12 storey development will directly affect snow and ice melt in our school grounds. The TDSB schoolyard safety protocol states that students may not be permitted outdoors due to icy conditions.
- Certainly, alternate designs need to be considered in order to preserve as much sunlight in the school building and grounds as possible.
- **School Ground Greening**
 - Our school is currently engaged with an EcoSchools School Ground Greening initiative with the TDSB and Evergreen, a national non-profit that supports schools to create ecologically sound landscapes. The removal of existing trees along the property line adjacent to the the development site as well as its construction and proposed height directly impacts the success of our Eco Schools School Ground design plan.
 - The success of our outdoor classroom and ecological learning opportunities will be impacted by a reduced tree canopy due to the proposed development.
 - We encourage this development plan to include a sustainable, ecological buffer between the proposed development and our school yard for the preservation of our expanding greening initiatives.

Our staff and students are eager to collaborate with the future neighbours of the school. This has been an incredible learning opportunity for our school community in terms of integrating science, engineering, planning and architecture.

We look forward to being active partners to envision the best possible design that meets the needs of all stakeholders, including our students, who are the future of Toronto.

Sincerely,

A handwritten signature in black ink, appearing to read 'Miriam Zachariah', with a long horizontal flourish extending to the right.

Miriam Zachariah,
20 Brant Street Site Supervisor and Principal