



Bell Real Estate Services  
5025 Creekbank Road  
Mississauga (Ontario) L4W 0B6

**Josie Lee, CFA**  
**Senior Specialist, Asset Management**

E: josie.lee@bell.ca  
T: 905 614-8189 | M: 416 574-5310

February 8, 2021

**Delivered by Email (teycc@toronto.ca)**

Toronto and East York Community Council  
100 Queen Street West, 2nd Floor West  
Toronto, Ontario  
M5H 2N2

**Members of Toronto and East York Community Council:**

**Re: Planning Application Number: 19 144266 STE 10 OZ (Zoning Amendment Application)**

**Addresses: 126, 132, and 142 John Street, 259, 261, 263, and 267 Richmond Street West and 41-59 Widmer Street, Toronto**

Bell Canada ("Bell") is submitting this letter to Toronto and East York Community Council ("TEYCC") with respect to Planning Application Number 19 144266 STE 10 OZ ("Subject Planning Application"), both as a circulated commenting agency and as an adjacent landowner. Bell owns and operates from the property municipally known as 299 Queen Street West and 260 Richmond Street West (the "Bell Property") which is north-east adjacent to the consolidated properties which are the subject of this application ("Subject Property").

We are in receipt of the Notice of Public Meeting for this matter and understand that TEYCC will be receiving input and reviewing the Subject Planning Application before making recommendations to City Council. Bell has previously made written submission to City Planning, in a letter dated August 12, 2020, wherein Bell outlines the details of its operations at the Bell Property and identifies concerns with the introduction of new sensitive receptors. The August 12, 2020 Bell letter is attached for TEYCC's consideration.

Summarizing our concerns, we would like to reiterate that the 'Noise Impact Study' submitted in support of the Subject Planning Application, prepared by RWDI, dated November 15, 2019 does not sufficiently address the potential impacts of routine operations conducted on the Bell Property. An Air Quality Study has not been submitted by the applicant to date.



Since the proposed development will introduce new sensitive receptors in proximity to the Bell Property, Bell retained a noise and air quality consultant to assess the noise levels and emissions produced on the Bell Property. Bell's consultant recommendations are as follows:

1. Sensitive receptors (i.e. child care facility) should be prohibited from locating at heights greater than 13 storeys above grade in the proposed development for façades facing the Bell Property.
2. Warning Clauses with respect to the Bell Property should be included in all development agreements, and offers of sale and purchase or lease of all properties within the proposed development.

Bell's noise and air quality consultant recommended that the following language be included as part of the Warning Clause related to stationary noise.

*"Purchasers/tenants are advised that due to the proximity of Bell Media operation located at 299 Queen Street West and 260 Richmond Street West noise emanating from these properties may at times be audible within the development."*

We respectfully request that TEYCC consider the inclusion of the above terms in its recommendations to City Council, specifically in regards to mandatory Warning Clause language addressing stationary noise, and require them as a condition of Site Plan Approval.

In closing, we look forward to working with the applicant and the City of Toronto to address Bell's concerns noted above and, provided our concerns are satisfactorily addressed, would be supportive of the development.

Sincerely,

A handwritten signature in black ink, appearing to read "Josie Lee".

Josie Lee

Senior Specialist, Asset Management

encl.



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**Josie Lee, CFA**  
**Senior Specialist, Asset Management**

E: josie.lee@bell.ca  
T: 905 614-8189 | M: 416 574-5310

August 12, 2020

**Delivered by Email** (John Duncan <John.Duncan@toronto.ca>)

John Duncan (Planner, Community Planning)  
Toronto City Hall  
12th fl. E., 100 Queen St. W.  
Toronto ON M5H 2N2

Mr. Duncan:

**Re: Planning Application Number: 19 144266 STE 10 OZ (Zoning Amendment Application)  
126, 132, and 142 John Street, 259, 261, 263, and 267 Richmond Street West and 41-59  
Widmer Street, Toronto**

Bell Canada ("Bell") is submitting this letter with respect to City of Toronto planning application number 19 144266 STE 10 OZ, both as a commenting agency circulated on this application and an adjacent landowner. Bell owns and operates from the property municipally known as 299 Queen Street West and 260 Richmond Street West (the "Bell Property") which is north-east adjacent to the consolidated properties which are the subject of this application.

The Bell Property serves as Bell Media Headquarters for television and radio broadcasting. The Bell Property is improved with a 5 \ 2 storey building located at 299 Queen Street West and a 6 storey building at 260 Richmond Street West containing Bell Media broadcasting operations. The balance of the Bell Property is occupied by surface parking areas which are also used for events from time to time.

#### Noise and Air Quality Emissions

Bell has reviewed the 'Noise Impact Study' submitted in support of the subject planning application, prepared by RWDI, dated November 15, 2019 as well as the most recent Architectural Plans on the City's development applications website submitted May 8, 2020. We note that no 'Air Quality Study' has been submitted as part of the planning application process to date.



Bell observes that the Noise Impact Study does not identify/acknowledge the Bell Property or its operations in any capacity.

Due to its critical function in Bell's network, the Bell Property is supported by one (1) standby generator located on the roof and one (1) mobile generator as back-up located at grade level. These generators protect building power supplies in the event of an emergency resulting from power interruption or utility failure. These generators are tested regularly (at least once a month) independently ensuring proper operation and working condition. During this testing period, contaminants recognized by the *Environmental Protection Act*, such as nitrogen oxides, are released into the atmosphere.

The Noise Impact Study does not identify the Bell Property and its operation of stationary sources of noise and does not explore generator testing as a primary source of noise emanating from the Bell Property. The proposed development will introduce sensitive receptors to the area that will be in closer proximity to the generators than existing sensitive receptors.

Given the inherent concerns with the omission in the supporting Noise Impact Study, Bell retained a Noise and Air Quality professional who has assessed the Noise Impact Study and independently reviewed the Architectural Plans for the proposed development. They provide the following conclusions:

Emissions produced on the Bell Property can continue to operate in compliance with the applicable screening limits for emergency generator testing as per the current building design for the proposed development. This was assuming that no sensitive receptors (i.e. child care facility, health care facility, senior citizen's residence, long-term care facility, school) are included in the proposed development at heights greater than 13 storeys above grade on building facades facing the Bell property.

Noise impact predictions at all identified points of reception (existing and proposed) are below the applicable noise limits for the operation (testing) of emergency equipment and for the operation of Bell's stationary sources.

Bell's Noise and Air Quality consultant provides the following criteria that should be enforced by the City with respect to the proposed development.

- Sensitive receptors (i.e. child care facility) should be prohibited from locating at heights greater than 13 storeys above grade in the proposed development for facades facing the Bell Property.
- Warning clauses with respect to the Bell Property should be included in all development agreements, and offers of sale and purchase or lease of all properties within the proposed development.



- Bell's consultant provides the following language: "*Purchasers/tenants are advised that due to the proximity of Bell Media operation located at 299 Queen Street West and 260 Richmond Street West noise emanating from these properties may at times be audible within the development.*"

Bell requests that these items be required of the development applicant and be included as a condition of site plan approval.

Regards,

A handwritten signature in black ink, appearing to read "Josie Lee".

Josie Lee  
Senior Specialist, Asset Management

CC: James Daniel (RioCan) <Jdaniel@riocan.com>