

November 23, 2021

Toronto & East York Community Council  
City Hall  
100 Queen St. W.  
Toronto, ON M5H 2N2

Dear Chair Perks and Members of Toronto & East York Community Council:

**Re: TE29.3 700 University Avenue - Zoning Amendment - Final Report**

The Toronto Lands Corporation (TLC) is a wholly owned subsidiary of the Toronto District School Board (TDSB), responsible for all land use planning, real estate, and leasing matters on behalf of the TDSB. TLC has reviewed the rezoning application, as well as City staff's Final Report, scheduled for consideration by Toronto & East York Community Council on November 24, 2021.

The subject property is adjacent to TDSB's Orde Street Junior Public School (18 Orde St), with only a small – approximately 7 metre – alleyway separating the two sites.



In our October 26, 2020 and November 2, 2021 commenting letters to City staff on the proposed development at 700 University Avenue, TLC noted concerns regarding the potential for construction activity to impact the Orde Street Junior Public School students and property. These letters highlight the importance that the applicant take any and all precautions to ensure that there are no risks to the health and safety of students or staff as a result of construction activities.

With regard to the expressed construction proximity concerns, TLC notes that the Final Report states that:

*"[i]n order to ensure that the development of the proposed building occurs in a manner that is least disruptive to the community, in particular the Orde Street Junior Public School, the owner will submit a Construction Management Plan (CMP) prior to any excavation or shoring work."*

TLC appreciates City staff's efforts to minimize potential construction impacts on Orde Street Junior Public School by requiring the applicant to provide a Construction Management Plan (CMP). However, in order to minimize the impact on students' learning environment and to ensure the health and safety of TDSB students and staff are protected during the construction process, TLC and TDSB need to be involved in the process. To ensure our involvement and to recognize the importance of mitigating potential impacts on the school community, TLC requests the following modifications to Recommendation 3.b.i (regarding the CMP review). Please see the requested changes in red, below:

- i. Prior to the commencement of any excavation and shoring work, the Owner shall submit a Construction Management Plan to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the General Manager of Transportation Services, and the Chief Building Official, in consultation with the Ward Councillor, the Toronto Lands Corporation (TLC), and the local community, and thereafter shall implement the plan during the course of construction. The Construction Management Plan will include, but not be limited to the following construction-related details: noise, dust, size and location of staging areas, location and function of gates, dates of significant concrete pouring, lighting details, vehicular parking and queuing locations, street closures, parking and laneway uses and access, refuse storage, site security, site supervisor contact information, and a communication strategy with the TDSB and the surrounding community, and any other matters requested by the Chief Planner and Executive Director, City Planning, and the General Manager, Transportation Services, in consultation with the Ward Councillor.

Thank you for the opportunity to provide our feedback throughout this process. If you have any questions regarding this matter, please contact Paul Nichols, Intermediate Planner at [pnichols.tlc@tdsb.on.ca](mailto:pnichols.tlc@tdsb.on.ca).

Sincerely,



Daryl Sage  
Chief Executive Officer  
Toronto Lands Corporation

- c Chris Moise, TDSB Trustee, Ward 10  
Bianca MV Bielski, Director of Planning, TLC  
Yvonne Choi, Manager, Land Use Planning, TLC  
Paul Nichols, Intermediate Planner, TLC  
Mladen Kucic, Senior Planner, City of Toronto Planning Division