



Rogers Communications Inc.
333 Bloor Street East
Toronto, Ontario
M4W 1G9

03 April 2024

Councillor Dianne Saxe
Toronto City Hall
100 Queen Street West, Suite C47
Toronto, ON M5H 2N2

RE: 350 Bloor Street East

Dear Councillor Saxe,

On April 3, 2024, Toronto East York Community Council recommended approval of the Official Plan Amendment and Rezoning applications for 350 Bloor Street E. Rogers Communications Inc. (Rogers) is the owner of the property. As a follow-up to our discussions with staff, Rogers is pleased to provide confirmation of our commitments as we enter the Site Plan and construction phases.

Rogers is committed to providing the following green commitments within the 350 Bloor Street East project:

- Achieving TGS version 4.0 Tier 1, a very high standard of building performance.
- Pursuing a low-carbon energy strategy as part of the site plan agreement that includes at least the following sustainability measures:
 - i. a highly energy-efficient building envelope;
 - ii. low carbon building heating and cooling, including Energy Recovery Units that provide sensible and latent heat recovery from ventilation in each suite;
 - iii. ample electrical outlets for bicycle charging in the interior bicycle parking area;
 - iv. fixtures and appliances that are efficient in their use of water and energy;
 - v. rainwater capture, used for site irrigation;
 - vi. electric-only appliances or fireplaces for a minimum of 85 percent of the residential units;
 - vii. motion sensor-controlled LED lighting in common areas;
 - viii. improved stormwater management measures;
 - ix. installation of outdoor (dark sky) downward lighting;
 - x. provision of indoor space dedication for household hazardous waste;
 - xi. diversion of 75 percent of total construction waste from landfill;
 - xii. installation of 16.0 metre height of exterior glazing as bird friendly;
 - xiii. provide 100% of vehicle parking spaces as Electric Vehicle Supply Equipment (EVSE) spaces; and



- xiv. installation of cabinet space in kitchen suites for segregated waste.
- xv. Design to reduce impact of potential window glare.

Community Benefits Charge (CBC)

As part of our CBC contribution, we are proposing to improve access into the Rosedale Valley Ravine with the replacement of the staircase on the north-west corner of Bloor Street East and Mt. Pleasant Road. The existing staircase would be replaced with a new metal framed staircase with wood treads, complete with a bike-ramp. Further discussions with the Toronto and Region Conservation Authority (TRCA) and additional study on slope stability and ecological restoration is underway to determine the scope of the project.

The amount of the CBC will be assessed at first building permit issuance. Costs will be determined based on further discussion with City Staff, detailed design, project scoping and cost analysis. Timing of implementation is to be determined through the Site Plan process, in conjunction with the development of the site.

Community Engagement

Rogers is aware of the importance of keeping the community informed as the development progresses, and we will continue to engage residents as we proceed with finalizing the Site Plan Application, Construction Management Plan, and Transportation Management Plans. This can include the establishment of a community working group in partnership with City staff, the Councillor's Office, and consist of representation from residents within the Bloor East Neighbourhood Association (BENA), South Rosedale Residents Association (SRRRA), and other interested parties/individuals as identified within the community.

We would like to thank you, City staff and area residents for their contributions to this project. We look forward to working collaboratively as the project evolves.

Sincerely,

A handwritten signature in black ink that reads "John Malloy". The signature is written in a cursive, flowing style.

John Malloy
VP Corporate Real Estate
Rogers Communications Inc.