

George Traini
Baldwin Village Community Association



Re 191-199 College st. 74,76 Henry st,
app #22-150580.STE 11OZ

Our interest for this proposal to create for a healthy street scape, is important for both tenants of this building and my neighbours. The rear lane now known as Leger Lane, can handle all deliveries especially electric bikes as they would not have to mount College or Henry St sidewalks. The Developer has been interactive , but never with a no deliveries through the Henry st. entrance.

There has been suggestions but Uber stops need much more planning and space allocation.

I have been encouraged by the response to our request from the developer and City staff to review alternative traffic flow for the construction phase and after .

On a more complicated note I bring up an issue that has been on the table from the beginning . The relationship of the proposed building size and location in respect to the U of T Wallberg Building, 184 College st. across the street. The Wallberg building contains Chemistry labs connected to 5 large Exhaust fans with the purpose of exhausting any dangerous fumes caused by mishap High into the air flow to disperse the dangerous into smaller less harmful quantities. I note that two of the exhaust fans are dedicated to Radioactive material labs, and apparently handle no airborne radio active material in these labs. The other three are for Chemical labs with possible air borne toxins .

When these fans were designed in 2017, they would have been required to do modelling, and at that time they were the tallest building on College St. In the designing of these exhaust fans, U of T has a set of rules (Attached) that are in place to insure they work in a safe manner for the building and surrounding area. I have attached this list acquired in 2019, also a photo of the fans from 2018.

As these fans were designed when the Wallberg Building was the tallest on Colleges St., new modelling should be done given the wind study from this proposal . The wind Study locates a number of high downdrafts , combine the downdrafts and the toxic nature of these fans I do not think I am out of place to ask for up to date modelling of these fans.

The developer did respond to this inquiry with an engineer's note, U of T would be governed by Ministry of environment guidelines and would not be allowed to exhaust any dangerous elements. However this exhaust system purpose is to exhaust dangerous chemistry that would not be approved by the Ministry of the Environment.

In conclusion, before a permit is issued to the developer, I ask that they be required to insure that Leger Lane doors be the only entrance for deliveries. That no street parking permit be allocated to this building. That the developer continue to work with the neighbourhood to insure that Uber stops and all traffic issue are addressed including the construction plan.

Concerning the Wallberg building, sound levels and toxic emissions need to be addressed as to their effect on this new development and the neighbourhood.

5.2.3 Radiation Fume Hood Exhaust*The fume hood exhaust stack shall:*

- Discharge vertically upwards at a velocity of at least 1.4 times the average wind velocity;
- Be so positioned as to ensure that emissions are unable to re-enter the building or adjacent buildings;
 - The recommended minimum straight-line distance between the exit point of the exhaust and the building or intake opening is 15.24m;
- For new buildings, be at least 3.05m above the highest point of any adjacent buildings;
- Where possible to determine the prevailing wind direction, be downwind of any air intakes; and
- Be attached to a properly installed trap and drainage system.

6.0 Dispersion Modeling

Prior to a new fume hood system or exhaust stack installation appropriate dispersion modeling will be conducted by:

1. The University of Toronto EHS Office
2. A party that has been delegated responsibility by the UofT EHS Office to complete the dispersion modeling.

A new fume hood system or exhaust stack cannot be installed until:

1. Dispersion modeling of the proposed system has been completed; and
2. The dispersion modeling results adequately demonstrate that the new fume hood system or exhaust stack will not put the UofT out of compliance with:
 - a. Existing Environmental Compliance Approvals granted to the UofT by the Ontario Ministry of the Environment; and
 - b. The Ontario Environmental Protection Act, Section 9.

If the dispersion modeling results indicate that the proposed fume hood system or exhaust stack will put the UofT out of compliance with environmental regulations, then the location or specifications of the proposed fume hood system



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