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By Email

Toronto and East York Community Council
City Clerk's Office
Toronto City Hall
100 Queen Street West
Toronto Ontario
M5H 2N2

Attention: Ms. Cathrine Regan
Committee Administrator

Dear Councillors and Deputy Mayor:

Re: TEYCC Statutory Public Meeting and Community Council Meeting of July 10, 2024
Item: TE15.7 - 20-22 Front Street West - Official Plan and Zoning By-law Amendment
Application / Hockey Hall of Fame and Museum

We represent the Hockey Hall of Fame and Museum ("HHFM"), the owner and operator of the Hockey Hall of Fame, a museum and place of entertainment located at Brookfield Place, 30 Yonge Street. The Hockey Hall of Fame receives around 300,000 visitors every year. It is the top-rated specialty museum to visit in the City of Toronto according to Trip Advisor. As a forerunner in the Sports Hall of Fame industry, the Hockey Hall of Fame has succeeded in diversifying its business to include thriving hospitality, retail, licensing, educational and outreach programs. The Hockey Hall of Fame occupies historic and iconic premises that directly abut 20-22 Front Street West (the "Site"), the property that is the subject of the above-noted Official Plan and Zoning By-law Amendment Application.

HHFM is supportive of the proposed redevelopment of the Site and the additional dwelling units that will be introduced into the housing market when the development is realised. However, HHFM is concerned that the construction of the project at 20-22 Front Street West, as embodied in the Official Plan and Zoning By-law Amendment application, will be disruptive to the Hockey Hall of Fame's operations and administration. Because of the cultural significance and charitable purposes of HHFM, it is in the public interest to ensure that construction on the Site is undertaken in a sensitive way that protects the Hockey Hall of Fame.

The Ask

Council direct Staff to require the following as conditions of the notice of Site Plan Approval (“NOAC”) for the Site, to protect the Hockey Hall of Fame during construction:

1. A noise study be undertaken to determine how construction noise impacts may be mitigated so that the Hockey Hall of Fame, an acoustically sensitive space and use, may continue to operate without disruption;
2. A vibration study be conducted to determine how construction related vibration may be mitigated to protect the irreplaceable artifacts, displays and the historic building that houses the Hockey Hall of Fame;
3. The mitigation recommendations of the noise study and the vibration study be incorporated into a Construction Management Plan that considers impacts on the Hockey Hall of Fame and also addresses how:
 - a. Construction occupation of a lane of Front Street in front of the Site will be minimized in extent and duration;
 - b. Construction related full closures of Front Street will be coordinated with the Hockey Hall of Fame; and
 - c. Site construction activities, including without limitation the staging of vehicles for concrete delivery, will not occupy any portion of Front Street West between the Site and Yonge Street or any portion of Yonge Street in front of 30 Yonge Street; and
4. HHFM will be consulted in the preparation of the noise study, the vibration study, and the Construction Management Plan for the Site. The applicant will also provide HHFM with a copy of the draft noise study, the draft vibration study, and the draft Construction Management Plan and the City will give HHFM the opportunity to provide input into the Construction Management Plan review and approval process before Site Plan Approval is granted.

Explanation of the Recommended NOAC Conditions

The Museum is an Acoustically Sensitive Use

The Hockey Hall of Fame is an immersive, interactive, contemplative museum with the world’s largest hockey collection – from access to the Stanley Cup to artifacts dating back to the game’s origin up to and including this current season. Given the full sensory experience the Hockey Hall of Fame offers to its guests, including tourists, school groups, corporate sponsors, etc., the installation of shoring, the drilling of piles, the driving of pile foundations and/or the mixing of concrete that is taking place next door at the Site could have an adverse effect on the vital acoustic component of such guest experience. The concern with noise impacts will not stop when the foundation work at the Site is complete, as structural framing and exterior finishing can also produce high levels of sustained disruptive noise.

For the reasons noted above, HHFM recommends that a noise study be undertaken for the Site to determine how construction noise impacts may be mitigated so that the museum, an acoustically sensitive use, may continue to operate without disruption.

The Hockey Hall of Fame is a Repository for Culturally Significant Irreplaceable Items

The Hockey Hall of Fame contains one of a kind irreplaceable items that are culturally significant. Only select items of collected material are on display at HHFM's museum premises, while the rest is continuously rotated from storage to public display throughout the year.

The building that houses the Hockey Hall of Fame, the former Bank of Montreal, was built in 1885 and was the only building on its block that survived Toronto's Great Fire in 1904. The 45-foot-high stained-glass dome in the Esso Great Hall is the largest of its kind in Toronto. As home to the Stanley Cup and all the major NHL trophies and recognition structures for individuals elected into Honoured Membership, the Hall is a "cathedral for the icons of hockey".

For the reasons noted above, a vibration study should be conducted for the Site to determine how construction related vibration may be mitigated to protect the artifacts, displays, and the building that houses the Hockey Hall of Fame.

Limiting Construction Occupation of Front Street West

Daily loading and delivery operations for the Hockey Hall of Fame occur on Front Street West, particularly for special functions held at the Hall of Fame, from dinners and cocktail receptions to award ceremonies and corporate meetings. Also, mobile broadcast trucks must park along Front Street in proximity to the Hockey Hall of Fame during the annual Induction Celebration and other significant televised events. Principles to consider in the Construction Management Plan include:

- minimizing the construction occupation of a lane of Front Street West in front of the Site both in extent and duration;
- construction related full closures of Front Street West must be coordinated with the Hockey Hall of Fame, including for crane erection and take-down, to avoid interference with the loading and delivery operations and mobile broadcasting requirements of the Hockey Hall of Fame. Since the Hockey Hall of Fame operates 362 days a year, the closure of the westbound lanes of Front Street West by the Site for a weekend in order to erect a crane is not a trivial problem; and
- certain Site construction activities, including without limitation the staging of vehicles for concrete delivery, may not occupy (no stopping on) any portion of Front Street West between the Site and Yonge Street or any portion of Yonge Street in front of 30 Yonge Street (the Hockey Hall of Fame).

Consultation with HHFM, Input into the Construction Management Plan and Process

Among other things, the mitigation recommendations of the above-noted noise study and vibration study should be incorporated into the Construction Management Plan as action items, to make sure that such recommendations are implemented and that there are consequences if the Construction Management Plan is not followed.

HHFM should be consulted in the preparation of the above-noted noise study, vibration study, and Construction Management Plan. The applicant should also provide HHFM with a copy of the draft noise study, the draft vibration study, and the draft Construction Management Plan for review and the City should give HHFM the opportunity to provide input into the Construction Management Plan review and approval process.

Conclusion

HHFM is concerned that construction activities at the Site may be disruptive for the Hockey Hall of Fame from a noise and vibration perspective and from construction related activities that may temporarily occupy Front Street West or Yonge Street. HHFM asks to be circulated with the draft noise, vibration and Construction Management Plans for the Site and have the opportunity to provide comments and input into the Construction Management Plan through the Site Plan Approval process for the Site.

Thank you for the opportunity to raise these concerns on behalf of HHFM and if you have any questions or require further information, please contact me to discuss. Please also provide me with notice of any upcoming Committee or Council meetings with respect to this matter and also provide me with notice of Council's decision on this matter

Yours truly,

Stikeman Elliott LLP



Calvin Lantz
Partner

CL/na

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