

Written Submission

Toronto and East York Community Council – Item TE34.55

47-65 Huntley Street, 2-18, 24, and 26 Linden Street and 1-11 Selby Street – Rental Housing Demolition Application

On behalf of: 365 Bloor Management, Property Management for 365/345 Bloor Street, and the businesses operating within those properties

Good afternoon Chair and Members of Council,

I am writing on behalf of the property management of 365 and 345 Bloor Street, as well as the commercial tenants who operate within our buildings and depend on consistent and reliable delivery access.

We are not opposed to responsible development in principle. However, we have significant concerns about the potential construction impacts associated with this site, particularly given its proximity to Selby Street and the surrounding properties south of us.

Our primary concerns are as follows:

1. Maintaining Continuous Traffic Flow on Selby Street & Huntley Street

Selby Street serves as a critical local circulation route. We are concerned that construction staging, truck queuing, or partial lane restrictions could impede traffic movement and create unintended congestion and safety issues.

We respectfully request that Council ensure:

- Construction activity does not obstruct or degrade through-traffic on Selby Street
- Any staging or laydown areas are fully contained on site
- Truck movements associated with the project are carefully managed to avoid spillover onto the public right-of-way

2. Uninterrupted Delivery Access for Existing Businesses

The businesses at 365 and 345 Bloor Street rely on regular deliveries for day-to-day operations. These include scheduled freight, service vehicles, and time-sensitive supply chains.

It is essential that:

- Delivery routes remain fully accessible at all times
- There is no loss of loading access or interference from construction activity
- Any temporary disruptions are coordinated in advance with affected parties

Even short-term interruptions can have a disproportionate impact on commercial operations and tenant viability.

3. Protection of Parking Access and Revenue

Our properties include parking facilities that are integral to both tenant operations and revenue streams. We are concerned about:

- Construction-related displacement of parking demand
- Unauthorized street parking by contractors or delivery vehicles
- Potential reduction in accessibility or usability during construction phases

We ask that Council ensure:

- No encroachment on private parking resources

- Clear enforcement measures are in place
- Any parking impacts are mitigated so that existing revenue streams are not adversely affected

4. Request for Clear Construction Management Commitments

Given the scale of the proposed development, we respectfully request that Council require:

- A detailed and enforceable Traffic Management Plan
- A delivery and loading coordination strategy that includes adjacent properties
- A designated point of contact responsible for resolving operational issues in real time

These measures are critical to protecting existing uses and minimizing conflict during construction.

In closing, while we recognize the merits of redevelopment, it is essential that it proceed in a manner that does not compromise the functionality of surrounding properties.

We therefore ask that Council either:

- Strengthen the conditions attached to this approval to explicitly address traffic flow, delivery access, and parking impacts; or
- Ensure that these matters are fully secured through binding agreements prior to any permits being issued

Thank you for your time and consideration.

Sincerely,



Tim Douglas

Assistant Property Manager

365 Bloor Management Inc