



**August 20, 2024**

**Re: Committee of Adjustment File Number A0312/24NY 3180-3202 YONGE ST**

I am submitting this letter with regard to the above file number on behalf of the students and families of Blessed Sacrament Catholic School, located at 24 Bedford Park Avenue, immediately adjacent to 3180-3202 Yonge Street.

Since this project was announced, we have expressed concern regarding the potential risks that demolition and construction activities may pose to the 80-year-old Blessed Sacrament building, as well as the school's 460 students and 50 staff. Therefore, we are opposed to any activity that negatively impacts the safety and well-being of Blessed Sacrament students and staff, as well as the building itself. The risk mitigation measures we expect to be undertaken are outlined in detail below. These were first communicated to Montcrest Asset Management, The Toronto Catholic District School Board, Councillor Mike Colle – Eglinton Lawrence, and the City Planning Department in June 2023. We have not yet received any documented commitments from any of the previously listed parties as to whether/how any of these risk mitigation measures will be undertaken:

To ensure the health, safety and well-being of Blessed Sacrament's 460 students and their families, 50 staff and the surrounding community throughout demolition and construction, we expect extensive risk mitigation measures to be in place in advance of any activity commencing at the site. The following outlines our expectations in detail.

The Toronto Catholic District School Board and Blessed Sacrament have worked together to conduct a risk assessment that identifies potential risks to the school during demolition and the various stages of construction. We expect that a robust mitigation plan be put in place to address the identified risks. The plan should include:

- Developer to conduct a pre-construction assessment of the school building to assess the current condition of the school before demolition begins and produce a report, including photos
- As the installation of air conditioning throughout the school is not feasible, TCDSB to undertake the following measures:
  - Install air conditioning throughout 3rd floor (TCDSB to investigate options and feasibility)

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- Turn library into second cooling centre (in addition to the gym cooling centre)
- Install ceiling fans in all classrooms and common areas (2 per classroom)
- Install solar window film on all south facing windows to reduce heat
- TCDSB to install portable HEPA air filtration units throughout the school
  - Supplement existing units with additional units so that all classrooms and common areas are adequately covered
  - Ensure all HEPA filters are new and replaced more frequently than recommended
- TCDSB to conduct continuous and ongoing monitoring of:
  - All friable asbestos containing materials (ACM) within the school
  - All flaking lead-containing paint within the school
- Due to the Kindergarten playground's close proximity to the construction site, children will not be able to use the playground due to safety concerns. They will need to be relocated to one of the outdoor areas on the west side of school property, which are already crowded during recesses. One area in particular (the upper primary playground facing Bedford Park Avenue) is in a state of disrepair. TCDSB to begin the process of planning the replacement of this playground and the surface beneath it as soon as possible, and seek adequate funding from the developer to cover associated costs.
- Demolition is not to begin until measures outlined in the mitigation plan have been implemented, and all demolition activities to take place when school is not in session (i.e. July-August 2024)

As part of the construction management plan, we expect to see the following:

- Continuous and ongoing monitoring for pests, radon, mould and structural damage in and around the school
- Continuous and ongoing air quality monitoring in and around the school for diesel emissions, nitrogen oxide, dust, etc.
- Regardless of whether the school is within the vibration zone of influence, continuous and ongoing vibration monitoring (over and above what is required of the developer) in and around the school
- Robust construction traffic management and pedestrian safety plans that include:
  - Banning construction vehicle traffic altogether on Bedford Park Avenue from Yonge Street to Jedburgh Road
  - Zero truck traffic at/near the site between 8:00-8:45am, and again from 2:30-3:30pm each school day
  - Significant activity to be performed, whenever possible, outside of school hours (winter break, March break, July-August, weekends, after 3:30pm)

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- Full-time traffic control personnel directing vehicles surrounding the site during all construction hours
- Paid duty police officers at key locations to direct traffic and ensure pedestrian safety
- Plan for handling/storage of hazardous materials should include safe storage of flammable materials, tie-down/securing of all construction materials in case of high winds
- Ensure all dirt, water and ice in and around construction site are cleared at all times
- Provide adequate netting to contain debris, dust and loose objects, including netting along all perimeter metal fencing
- Use of broadband backup alarms instead of traditional tonal back-up alarms on all construction vehicles
- Crane operating safety plan, including no load lifting over school property at any time
- Detailed fire safety plan
- Robust communications plan to ensure Blessed Sacrament parent community is notified in advance of construction activity and kept up to date on major developments

We respectfully request that the Committee of Adjustment consider the aforementioned concerns in its decision.

Sincerely,



Danielle Riposati  
Blessed Sacrament Parent Council Chair

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