

3180 Yonge Street Condo Development

Blessed Sacrament Parent Update – August 25, 2024



Dear Parent/Guardian,

We have important updates to share regarding the condo development at 3180 Yonge Street, directly adjacent to the school.

A committee of Blessed Sacrament parents has been working with the TCDSB, the developer, Councillor Mike Colle's office and the City Planning Department for the past 18 months, advocating for risk mitigation measures during demolition and construction of the project to ensure the safety and well-being of Blessed Sacrament students, staff and the school building.

Since the project was first announced, there has been very little activity at the site. However, on July 9, 2024, the developer, Montcrest Asset Management, was granted a demolition permit by the City. One of the key risk mitigation requirements identified by Blessed Sacrament was that demolition take place when school is not in session. While not all demolition activities will be completed by September 3, we expect that those involving heavy trucks and equipment and causing the most noise and dust should be completed before the first day of school.

The week of August 19, scaffolding and hoarding were installed around the site. As requested by Blessed Sacrament, vibration monitors were installed in the school basement to monitor vibrations during the demolition process and alert the TCDSB if vibrations exceed acceptable levels. Demolition of the above-grade structure began on August 23 and is expected to be completed by August 31. The section of the structure attached to the TD Bank at the corner of Yonge Street and Bedford Park Avenue will be demolished using hand tools to ensure the TD Bank building is not damaged. This part of the process will likely continue beyond September 3 but is not expected to cause excessive noise or dust.

We have requested that the developer undertake certain safety measures throughout demolition to ensure Blessed Sacrament students and staff remain safe and that learning is not disrupted. These include:

- No truck traffic along Bedford Park Avenue
- No truck traffic at all between 7:45-9:00 am and 2:30-3:30 pm
- Adequate traffic control and pedestrian assistance from 7:45-9:00 am and 2:30-3:30 pm
- No activities involving excessive noise to take place during school hours
- Direct line of communication between Mr. Agostino and the site supervisor to ensure continuous communication and issue resolution

Following demolition, the remaining hole will be filled with gravel, scaffolding will be removed, and hoarding will remain to keep the site contained. Although the developer does not have a specific

construction timeline in place at this point, they expect that construction will not begin until the Spring of 2026.

Should you have any concerns regarding activity on site, please reach out to Mr. Agostino at riccardo.agostino@tcdsb.org

As we communicated on August 20, the developer has applied for an additional 4 storeys to the already-approved 11 storeys. The North York Committee of Adjustment will hold a hearing on August 29 at 10 am to decide whether to grant the developer's request.

A letter was sent to the Committee of Adjustment and Councillor Mike Colle's office on August 20 by Blessed Sacrament Parent Council expressing their concerns. Several BSCS parents also submitted letters of concern. Councillor Cole's office has submitted a letter of opposition to the Committee of Adjustment, and the City Planning department has recommended that the Committee refuse the developer's request. Danielle Riposati, BSCS Parent Council Chair, will speak at the hearing to express opposition, as will TCDSB Trustee Maria Rizzo. Should you wish to watch the August 29 hearing virtually, you can do so on the Toronto City Planning YouTube Channel at <https://www.youtube.com/c/TorontoCityPlanning>

Additional information regarding the development is posted on the Blessed Sacrament website at <https://www.blessedsacramentcs.com/condo-development>

Thank you to the BSCS parent community for your ongoing support and engagement on this important issue. We will provide another update following the August 29 Committee of Adjustment hearing.

Kind regards,

Riccardo Agostino

Principal

Danielle Riposati

Blessed Sacrament Parent Council Chair