

COMMUNICATION – C46

ITEM 4

Committee of the Whole (Public Hearing)
September 22, 2020

Survey of Neighbours of Chabad Flamingo

Q1. What are the first three digits of your postal code?

Answer Choices	Responses	
L4J	96.4%	296
L4C	1.6%	5
L4K	1.0%	3
L6A	0.7%	2
Other (please specify)	0.3%	1
Answers		307

Q2. To help us better understand your responses, please mark all that apply:

Answer Choices	Responses	
I regularly drive through the intersection of Bathurst and Flamingo (including left and right turns).	88.9%	273
I regularly drive on Flamingo Rd. and/or Highcliffe Dr.	78.5%	241
Members of my family regularly walk or play along Flamingo Rd. and/or Highcliffe Dr.	58.6%	180
My home is on Flamingo Rd., Highcliffe Dr., or Trafalgar Sq.	31.6%	97
From my property, I will likely be able to see a high or mid-rise building on the Chabad property.	54.7%	168
None of the above	1.6%	5
Answers		307

Q3. The proposed construction includes a 12 story building and 237 parking spaces. How concerned are you about the following:

	Very concerned		somewhat concerned		A little concerned		Not concerned		Total
The height of the proposed building relative to other buildings in the neighbourhood	84.3%	257	7.5%	23	2.0%	6	6.2%	19	305
Increased vehicle traffic in and around the neighbourhood	90.9%	279	3.3%	10	1.6%	5	4.2%	13	307
Increased traffic congestion at the Bathurst intersections (Flamingo and Atkinson)	92.2%	283	1.0%	3	3.3%	10	3.6%	11	307
Loss of "community" feeling in the neighbourhood	66.3%	203	19.0%	58	5.2%	16	9.5%	29	306
Increased crime associated with the building	48.4%	148	20.6%	63	10.1%	31	20.9%	64	306
Increased street parking	83.0%	253	7.9%	24	2.6%	8	6.6%	20	305
Decreased housing values	73.4%	224	12.8%	39	4.6%	14	9.2%	28	305
Loss of privacy (in your home/on your property)	55.6%	169	15.8%	48	9.5%	29	19.1%	58	304
Other General Concerns									55
Answers									307

Q4. Which of the following are a concern for you during construction? Select all that apply.

Answer Choices	Responses	
Construction noise during regular weekday business hours	70.0%	215
Construction noise outside of regular weekday business hours	74.3%	228
Dirt and dust from construction site floating through the neighborhood	82.4%	253
Runoff from construction site	52.4%	161
Increased traffic in the neighborhood during construction	90.9%	279
Social behaviour of construction workers (smoking, leering/whistling at women, etc.)	38.4%	118
Disrupted access to sidewalks	75.2%	231
Disruption to neighbourhood roads during construction	86.3%	265
House vibrations during digging	47.6%	146
Damage to vehicles from construction debris	54.4%	167
None of the above	4.9%	15
Other and Comments		21
Answers		307

Q5. In the event of construction which of the following standards would you like to see adopted? Mark all that apply.

Answer Choices	Responses	
Limiting construction to regular weekday business hours.	81.1%	249
Requiring use of a flagman to improve safety and traffic flow while construction vehicles enter/exit the property.	76.9%	236
Requiring use of wheel-wash to clean construction vehicles when exiting the construction site.	66.1%	203
Prohibiting access to the construction site from Highcliffe Dr.	64.8%	199
Prohibiting on-street parking of construction vehicles on Flamingo Rd. and Highcliffe Dr. during construction.	79.5%	244
Prohibiting dumpster/ disposal/ portable toilets within view of existing homes.	71.0%	218
Prohibiting on-street parking of synagogue attendees/ visitors during construction.	61.6%	189
None of the above.	3.9%	12
Other (please specify)	6.2%	19
Answers		307

Q6. In the last two years, Chabad Flamingo experienced alleged anti-Semitic attacks on its property and just in the last month has increased its security initiatives. To what extent do you believe the increased flow of people associated with construction and housing puts the synagogue and its attendees at greater risk for attacks?

Answer Choices	Responses	
Very likely	47.6%	146
Likely	17.6%	54

Neither likely nor unlikely	20.9%	64
Unlikely	5.9%	18
Very unlikely	8.1%	25
Answers		307

Q7. The Toronto and Region Conservation Authority recently designated the neighbourhood around Chabad Flamingo as a SNAP community, an initiative intended to accelerate environmental improvements, improve community health, etc. Considering this designation, please select the environmental attributes you think would be important for any Chabad construction plan to include.

Answer Choices	Responses	
Building conforms to construction's highest environmental standards (LEED Platinum)	57.1%	165
Solar power	39.5%	114
Geothermal climate control (temperature-stable underground air for heating/cooling)	37.7%	109
Grey-water and run-off reuse	37.0%	107
Integrated smart technology for energy conservation	49.8%	144
Zero water run-off	48.4%	140
Building orientation to optimize solar heat and ventilation	38.4%	111
Building techniques to harness solar heat	37.4%	108
Green building materials	52.9%	153
Certified zero carbon building	44.6%	129
Green roof	45.0%	130
Native landscaping	40.1%	116
Permeable pavement	37.4%	108
In-unit on-demand hot water systems	32.5%	94
Motion sensing lighting	42.9%	124
Designated above ground Zipcar parking	20.8%	60
Zero light pollution	49.1%	142
Community garden	51.9%	150
Outdoor play space	53.3%	154
None of the above	10.4%	30
Other (please specify)	6.9%	20
Answers		289

Q8. The Chabad Flamingo proposal is for the construction of a 12-story apartment building. What, if any, construction would you support on the property? Select all that apply.

Answer Choices	Responses	
None	52.4%	161
Semi-detached housing	24.1%	74

Townhomes or linked homes	21.5%	66
Any residential development that does not exceed the height of the current structure on the property (2-3 stories).	33.2%	102
Development of 4-6 stories	8.5%	26
Development of 7-10 stories	1.6%	5
Development of more than 10 stories	4.9%	15
Other (please specify)	6.8%	21
Answers		307

Q9. To what extent will the proposed 12 story apartment building and related construction impact the following aspects of you/your family's wellbeing:

	Very negative		Moderately negative		No impact		Slightly positive		Very positive		Total
Interest in participating in outdoor activities on your property and/ or in the neighbourhood.	45.2%	137	30.36%	92	20.46%	62	1.32%	4	2.64%	8	303
Willingness to walk or exercise in the vicinity of Chabad Flamingo	52.8%	161	27.87%	85	15.08%	46	1.64%	5	2.62%	8	305
Your financial wellbeing	44.4%	132	25.59%	76	24.24%	72	2.02%	6	3.70%	11	297
Your level of stress	54.5%	165	29.37%	89	13.20%	40	0.99%	3	1.98%	6	303
Answers											305

Q10. For the following statement, please indicate your level of agreement: Rental housing in this neighborhood is needed.

Answer Choices	Responses
Strongly agree	7.8% 24
Agree	8.2% 25
Neither agree nor disagree	14.1% 43
Disagree	23.2% 71
Strongly disagree	46.7% 143
Answers	306

Q11. In the last two years have you attended Chabad Flamingo for High Holidays?

Answer Choices	Responses
Yes	29.8% 91
No	70.2% 214
Answers	305

Q12. In the last 12 months, how often have you attended services and/or events at Chabad Flamingo?

Answer Choices	Responses
Never	52.3% 160

Less than 5 times	29.4%	90
Approximately 6-12 times per year	6.9%	21
A few times per month	5.6%	17
At least once per week	2.9%	9
Other (please specify)	2.9%	9
Answers		306

Q13. Have you ever donated to Chabad Flamingo?

Answer Choices	Responses	
Yes	39.4%	121
No	60.6%	186
Answers		307

Q14. When you think about the proposed 12-story apartment building construction, which of the following emotions do you feel? Select all that apply.

Answer Choices	Responses	
Anxiety	60.6%	186
Anger	60.9%	187
Sadness	36.5%	112
Joy	2.3%	7
Betrayal	38.4%	118
None of the above	9.5%	29
Other (please specify)	10.4%	32
Answers		307

Q15. This is the end of the survey. If you have any further comments, please add them here. Be sure to click the Submit button below.

Answered **6100.0%**

I hope this project can be stopped so as to preserve a low density residential area

No to a building in our neighbourhood

NA

My husband and I want to attend the Public Hearing in Sept. Anyone has the information?

Stop building stuff, we just want peace and stability and less money-grabbing all the damn time. Only build if it's going to shelter the needy for free.

Synagogues should be in the business for prayer not housing change our neighbourhood and squeeze another condo building. Chabad Flamingo is doing an antagonistic move by trying to go ahead with this condo building!!!!

Good work. I'll do what I can to contribute to the group working towards a successful outcome for us all.

Nonr

I have no idea if the condo proposal originated from the synagogue or from a developer in the community.

I don't understand who is actually in favour of this project located on a very small piece of land at a very busy intersection.

We treasure the single family residence neighbourhood this community has offered and building subsidized housing into our backyard is a selfish way to attract new members to Chabad Flamingo while negatively impacting the residents of this area.

On June 5, at the Zoom meeting, the rabbi spoke of wanting to improve the community through the construction of this residence. I understand that he would like to bring in younger members who may not be able to afford to live in the neighbourhood, but I am not sure how the existing community will be improved with increased congestion and parking issues, particularly on Jewish holidays and perhaps during affairs held at the centre once the improvements to the facility are completed. At this meeting he kept repeating that there will be no additional cost to his members. It feels like his idea of community are the synagogue's members, to the exclusion of the concerns of neighbours who do not share his goals. He did apologize for "springing" the news of this idea on the public, but said it was just the beginning phase. It is always easier to ask for forgiveness than permission. It feels in fact like there has been a significant expenditure of time and money to get to this "beginning phase" (architects, landscape designers, traffic analysis). As a listener, it did not feel like this was a starting point, but a complete vision

rezoning should not be allowed. this is to betray the home owners and community.

Personally, I'm interested in seeing more rental and lower cost housing in the neighborhood, to give young families a chance to start their lives here. Without initiatives like this, they'll never be able to afford even a starter home in the area.

Shame on Chabad and the local councillor

Why are the same arguments which prevented the building on net Israel not relevant here? How will the parking work in Saturday's will it be closed? Why don't they open the parking lot now on Saturdays. People drive anyway and block the street (not now obviously)

Scale of development not appropriate for the existing site.

This is not a good land use - it changes the characteristics of the neighborhood. Density is too high, it takes away green space and will dramatically increase traffic congestion.

The Bathurst/Flamingo intersection is already very busy, it just unsafe to construct high-rise building there.

Traffic on Highcliffe during any shul function makes the street nearly insurpassable. The increase in cars of visitors to tenants would make driving conditions extremely dangerous. Also, Flamingo is already a very busy street during rush hour. The added traffic would cause lots of delays.

i would love to add something but it would be totally inappropriate. On occasion parking lot is full and streets all around are jammed. Only 1 lane (almost) is available on Highcliffe and Flamingo. The only positive and this is with tongue in cheek, is that with the added vehicular traffic, it would slow down the yahoos who speed on Highcliffe

I think it's great for all of us, if we just think about it objectively

please advise whether your Group plans on delivering orally or by video one or more deputations to Council on the evening of the hearing. Please send reply with names of deputants to Joel Ginsberg LL.B.

Residents are making a mountain out of a molehill. They should care about the people who need the housing and less about their own temporary relatively minor inconvenience.

We specifically moved into this neighborhood to get away from the impact of living near a condo. We are firmly against all aspects of this project.

He wanted only a small synagogue then they doubled in size but was never a talk about high-rise building

Who is the developer ? Who is behind this proposal?

attending the 4 schools that are impacted by the increased traffic/speeding need to be our first priority. We cannot and should not sacrifice the needs and well-being of existing residents in favour of future residents.

Rabbi Kaplan is a homophobic, racist extremist. I wonder if he will be willing to rent apartments to gay couples, to black people, to muslims. I very much doubt it.

to hurt their relationship with the Chabad Flamingo administration. There is no positive way to look at this. It will greatly disturb the residents of this community before, during and indefinitely after its completion. A VERY BAD IDEA!

Very much disagree with the construction

park in Highcliffe and Flamingo. Semi or townhomes would add value to the area. A high rise may decrease the value of the homes directly around the chabad. Rental properties are needed but not at this location.

We don't want rental housing across the street from us.

The congestion felt during the bus line construction changed my lifestyle, in terms of what time I left for work or came home, and what route I took, but that was temporary. The congestion that will be created by a permanent building will not be temporary, and to be honest, I'm quite surprised that no community input was sought before these plans were drawn up, from the community leader proposing this development. Maybe we wouldn't be here today had the community been able to have a conversation about issues and concerns that a highrise would bring.

Not only will Flamingo and High Cliff be impossible to drive through, but Bathurst will be where traffic will be completely stopped. It will be a disaster. My only main concern is that Highcliffe Drive is opened as an access/exit point from the building resulting in a huge traffic congestion along Highcliffe Drive.

any through traffic or construction vehicles allowed any more on the street. Construction parking site should be designated on city land across the street. Any housing must be open to public. Everyone needs affordable housing.

I like the design and the plan and support the intensification but not if the parking lot is closed and not if Rentals and or ownership is not equitably open to all citizens.

property makes it clear that the development is motivated by greed and power.

summer and fall is more than I have ever seen in another community because we feel safe and secure. There is no need to add more unnecessary housing in an affluent neighborhood!! Leave our neighborhood alone. It's bad enough the City has already removed one play park in the Lower

None thanks

I am worried about increased traffic. Increased noise. Increased parking on Highcliffe and surrounding streets.

There are plenty of rental buildings just two blocks away.

I am extremely concerned about further high density living and the lack of resources to support it. This will impact the quality of living for the existing residents.

Relax yourself.

Not a good idea.

Bad idea

Don't do it!!!!

If this proposed construction takes place, i will be selling my home and moving

Don't construct anything in addition to the existing property conditions

I'm against the construction

No building should be permitted between housing only it is a horrible idea

I am very concerned about this project as this would create chaos during construction, and once done would block most of the day light my home received. The rooms facing north we will lose all the privacy.

This is the absolute worst idea EVER!!!

If this complex is built I will find a new congregation and donate my money elsewhere. This is absolutely absurd and will bring nothing but problems to our neighbourhood! Please don't do this!!

The plans are not for a glamorous expensive condo building. Yet it would be surrounded by multi million dollar houses. There is no positive to the neighbourhood. It's a disgrace.

I am not sure who exactly has created this survey but your agenda is quite clear. We really don't need further density in the area; who are the target renters/buyers for this property? who is building it? I know nothing about this proposed project

Listen to the residents!!! This is not an appropriate development for that site!!!

feature. The low income rental units will lower the value of our homes and neighborhood. My home will suffer if a 12 story building is erected in the parking lot. I will lose the limited afternoon sun that my property currently receives. This is extremely upsetting. A lack of consideration has been

Very surprised none of the synagogue goers were informed

We are beyond upset about this!