

July 29, 2022

Carly Bowman  
Manager, Community Planning, Toronto & East York District  
City Hall, 100 Queen St W  
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Toronto, M5H 2N2

CC: Chris Hilbrecht, Planner

**Re: Resubmission of Draft Plan of Subdivision Application for 215 Lake Shore Blvd East  
File No. 17 180289 STE 28 SB**

On behalf of Greenland Lakeside Development Company Ltd. (“Greenland”), Urban Strategies is pleased to provide this resubmission for Draft Plan of Subdivision (“DPOS”) for the property known municipally as 215 Lake Shore Boulevard East (the “site”) in the City of Toronto. This resubmission provides revised reports, studies, plans, and drawings in support of the Draft Plan of Subdivision application, submitted originally on June 14, 2017 (the “First Submission”) and updated with subsequent resubmissions (September and December 2020; February and December 2021). The Draft Plan of Subdivision application seeks to establish and convey a portion of a new east-west road to the City; facilitate the realignment and widening of a section of Lower Sherbourne Street; and permit a two-phase mixed-use redevelopment of the site. Where relevant, these materials focus on responding to staff comments received on the December 2021 resubmission. To this end, a consolidated table of all comments received on the December 2021 resubmission, along with responses and related revisions, is included in this resubmission package.

### **Lands Subject to this Application**

The lands subject to this application comprise the block bounded by Richardson Street to the west, Lake Shore Boulevard to the north, Lower Sherbourne Street to the east, and a block comprised of three properties at 162, 178 and 180 Queens Quay Boulevard East to the south. The resubmission materials use the names “All phases” or “215 Lake Shore Boulevard East” or “FedEx North lands” to refer to the entirety of the site.

### **Overview of Revisions**

Minor revisions to supporting materials have been made to reflect City comments, ongoing discussions with City staff, and in response to the draft preliminary conditions of Plan of Subdivision registration. The key revisions and changes are outlined below.

### *M-Plan and R-Plan*

In response to the request from City Engineering & Construction Services staff, the M-Plan has been revised by KRCMAR to remove the Sherbourne Triangle lands (former Block 5) from the M-Plan. The corner roundings have also been reflected in both M-Plan and R-Plan.

### *Servicing reports and plans*

In response to the comments from City Engineering & Construction Services (ECS) staff, all plans and reports have been revised to reflect staff comments and provide additional information, including to illustrate the proposed municipal infrastructure. More specifically, the following changes have been made:

- Addressing a request by ECS staff, the Functional Servicing Report and External Sanitary Sewer Analysis Report have been updated to include references and supporting documentation/calculations and necessary excerpts from the "East Bayfront External Sanitary Sewer Improvements & Waterfront Sanitary Servicing Master Plan EA";
- In response to a request by ECS staff for conceptual civil engineering plans, the updated Functional Servicing Report includes Post Development Combined Servicing, illustrating the conceptual proposed off-site improvements / upgrades and the new municipal infrastructure to service the proposed development;
- In response to a request by ECS staff, the Stormwater Management Report has been revised to include Phases 1 and 2 and pre and post development condition plans; and
- In response to a request by ECS staff, flow control will be provided by orifice control on the cistern outlet (150 mm diameter orifice tube), instead of the orifice plate.

### *East-West road*

In response to the preliminary draft Plan of Subdivision condition regarding the new east-west public road, the attached comments table outlines concerns regarding the proposed language, namely the inability and impracticality of the Owner of the site to construct infrastructure over lands to which they have no access. We anticipate further discussion with the City on this matter in order to find a solution that advances infrastructure goals while facilitating development of the site in a timely manner.

### *Functional Road Plans*

Based on engineering coordination meetings and discussions with City Planning, ECS, and Transportation Services, the attached functional road plans include, for review, an interim condition approach for the proposed new east-west road. These plans demonstrate that a seamless transition from the proposed interim condition to the proposed ultimate condition for the east-west public road can be achieved from a servicing and transportation perspective.

*Traffic Control Signal*

Understanding that City staff have been separately directed by City Council to expedite the installation of temporary traffic control signals, including the one at Queen’s Quay East and Richardson Street, we would recommend removing the preliminary draft condition regarding this item from the Plan of Subdivision, and resuming coordination on the ultimate signal condition through the Site Plan Application process for the Phase 2 development on the site. Please see attached comments table for additional technical justification by BA Group on this topic.

In addition, please note that all conditions have been reviewed and we have provided responses to the draft preliminary conditions where we have matters we wish to further discuss at this time. We generally understand the remainder of the draft preliminary conditions and continue to review them as a set, understanding they are to be met prior to Final Approval/Registration, not prior to draft approval of DPOS by Planning.

**Resubmission Materials**

In support of the Draft Plan of Subdivision application filed for 215 Lake Shore Boulevard East, this resubmission package includes the following materials:

	<b>Study / Report / Drawing</b>		<b>Responding to Comments from:</b>	<b>No. of Copies:</b>
<b>Studies &amp; Reports</b>	1	City of Toronto Resubmission Form		Digital Only
	2	Project Data Sheet		Digital Only
	3	Comment response table	Engineering & Construction Services	Digital Only
	4	Functional Servicing Report, prepared by WSP and dated June 27, 2022	Engineering & Construction Services	Digital Only
	5	External Sanitary Sewer Study, prepared by WSP and dated April 22, 2022	Engineering & Construction Services	Digital Only
	6	Master Stormwater Management Report, prepared by WSP and dated June 17, 2022	Engineering & Construction Services	Digital Only
	7	Phase 1 Stormwater Management Memo, prepared by WSP and dated June 28, 2022	Engineering & Construction Services	Digital Only

	8	Servicing Report Groundwater Review Form, prepared by WSP and dated June 2022	Engineering & Construction Services	Digital Only
	9	Supplementary Transportation Analysis, prepared by BA and dated January 22, 2021	Engineering & Construction Services	Digital Only
<b>Plans &amp; Drawings</b>	10	Functional Road Plans, prepared by BA: - FD-01 New Public Road Interim Condition (Jan 19, 2021) - FD-02 New Public Road Ultimate Condition (Jan 19, 2021) - FD-04 Interim Road Option (July 14, 2022) - FD-05 Transitional Condition (Aug 26, 2021)	Engineering & Construction Services	Digital Only
	11	Civil Plans, prepared by WSP and dated June 27, 2022: - NT1-A Notes Plan - SG1-A Transitional Site Grading Plan - SG2-A Final Site Grading Plan - SS1-A Transitional Site Servicing Plan - SS2-A Final Site Servicing Plan - ESC1-A Transitional Erosion and Sediment Control Plan - ESC2-A Final Erosion and Sediment Control Plan: - D1-A Details Plan	Engineering & Construction Services	Digital Only
	12	Draft Plan of Subdivision (M-Plan) prepared by KRCMAR and dated July 29, 2022	Engineering & Construction Services	Digital Only
	13	Draft Plan of Subdivision (R-Plan) prepared by KRCMAR and dated June 30, 2022	Engineering & Construction Services	Digital Only

These materials are being submitted concurrently under separate cover with SPA resubmission materials for Phase 1 (Site Plan Control Application No. 17 228459 STE 28 SA).

We trust this resubmission will provide to the City the information required to further assess and provide draft approval of the proposed Draft Plan of Subdivision. Should you have any questions or require any further information please do not hesitate to contact me.

Sincerely,  
URBAN STRATEGIES INC.

A handwritten signature in black ink, appearing to read "Melanie Hare". The signature is fluid and cursive, with the first name "Melanie" being more prominent than the last name "Hare".

Melanie Hare, FCIP RPP  
Partner