ADDENDUM TO

WEST DON LANDS CLASS ENVIRONMENTAL ASSESSMENT MASTER PLAN

FOR STORMWATER QUALITY

City of Toronto
Waterfront Toronto

July 2013

R.V. Anderson Associates Limited
engineering · environment · infrastructure
2001 Sheppard Avenue East Suite 400
Toronto Ontario M2J 4Z8 Canada
Tel 416 497 8600 Fax 416 497 0342
www.rvanderson.com

RVA 071345
July 2013

ADDENDUM TO

WEST DON LANDS
CLASS ENVIRONMENTAL ASSESSMENT
MASTER PLAN

FOR
STORMWATER QUALITY

Waterfront Toronto

City of Toronto

FINAL REPORT

R.V. Anderson Associates Limited
engineering · environment · infrastructure

2001 Sheppard Avenue East Suite 400
Toronto Ontario M2J 4Z8 Canada
Tel 416 497 8600 Fax 416 497 0342
www.rvanderson.com

RVA 071345

July 2013

TABLE OF CONTENTS

Page

1.0 INTRODUCTION: 1-1

1.1 Completed Class EA Documents 1-1

1.2 Installed Stormwater Quality Components 1-3

1.3 Problem Statement 1-4

1.4 Need for the Addendum 1-4

1.5 Process to Amend the West Don Lands Class EA Master Plan 1-4

1.6 Project Definitions 1-5

2.0 UPDATE OF TREATMENT PROCESS 2-1

2.1 Background 2-1

2.2 Pretreatment Process Options 2-1

2.3 Pretreatment Process Analysis 2-3

2.4 Preferred Pretreatment Solution 2-6

2.5 Contingency Plan 2-6

3.0 EXPANSION OF STORMWATER QUALITY FACILITY 3-1

3.1 Study Area 3-1

3.2 Service (Storm Drainage) Areas 3-2

3.3 Conveyance of Storm Drainage from East Bayfront Precinct 3-3

3.4 Conveyance of Storm Drainage from North Keating Area 1 3-4

3.5 Description of the Expansion of the Stormwater Quality Facility 3-6

3.6 Inventory of Existing Environment 3-8

3.7 Expansion of the Proposed Stormwater Quality Facility 3-18

3.8 Notice to Developers, Building Owners and Designers of Plumbing / Drainage and Stormwater Management Systems for Buildings in the West Don Lands Precinct and North Keating Areas 1 and 2 of the Lower Don Lands Precinct. 3-19

4.0 UPDATE OF PHASING 4-1

4.1 Phase 1 4-1

4.2 Phase 2 4-1

5.0 ENVIRONMENTAL EFFECTS AND MITIGATION 5-1

5.1 Overview 5-1

5.2 Potential Environmental Effects 5-1

5.3 Mitigation 5-2

6.0 AGENCY AND STAKEHOLDER COMMUNICATION 6-1

7.0 CONCLUSION 7-1

FIGURES

Figure 1-1: Proposed Stormwater Quality Concept for WDL by Previous Class EA (2005)
Figure 1-2: Proposed Stormwater Quality Concept for WDL by Previous Class EA Addendum
Figure 1-3: Existing Stormwater Quality Components Installed at WDL as of 2012
Figure 3-1: Study Area
Figure 3-2: Proposed Service (Storm Drainage) Areas for Stormwater Quality Treatment at 480 Lake Shore Boulevard
Figure 3-3: Simplified Representation of the Stormwater Quality Concept
Figure 3-4: Proposed Stormwater Quality Concept for the East Bayfront Precinct
Figure 3-5: Options for Stormwater Tank Locations for North Keating Area 1 of the Lower Don Lands Precinct
Figure 3-6: Evaluation of Options for Location of the Stormwater Tank
Figure 3-7: Conceptual Site Plan Showing Expansion of the Stormwater Quality Facility at 480 Lake Shore Boulevard

APPENDICES

Appendix A - Photographs of 480 Lake Shore Blvd. during / following Outfall Tunnel Construction (2011 to 2012)
Appendix B - Information Packages and Responses from Agencies and Stakeholders

1.0 INTRODUCTION:

1.1 Completed Class EA Documents

The West Don Lands Class Environmental Assessment (Class EA) Master Plan (Earth Tech et al., 2005) was completed on May 31, 2005. The Class EA was undertaken to support the redevelopment of the West Don Lands Precinct (WDL) with respect to storm, sanitary, water and transportation aspects. In particular, it was recommended that stormwater be treated by an end-of-pipe facility located on the north side of the railway corridor, east of Cherry Street. This facility was to treat stormwater from the WDL catchment area, nominally 30 ha. The treatment process was to consist of an oil-grit separator, filtration and ultra-violet disinfection. Refer to Figure 1-1.

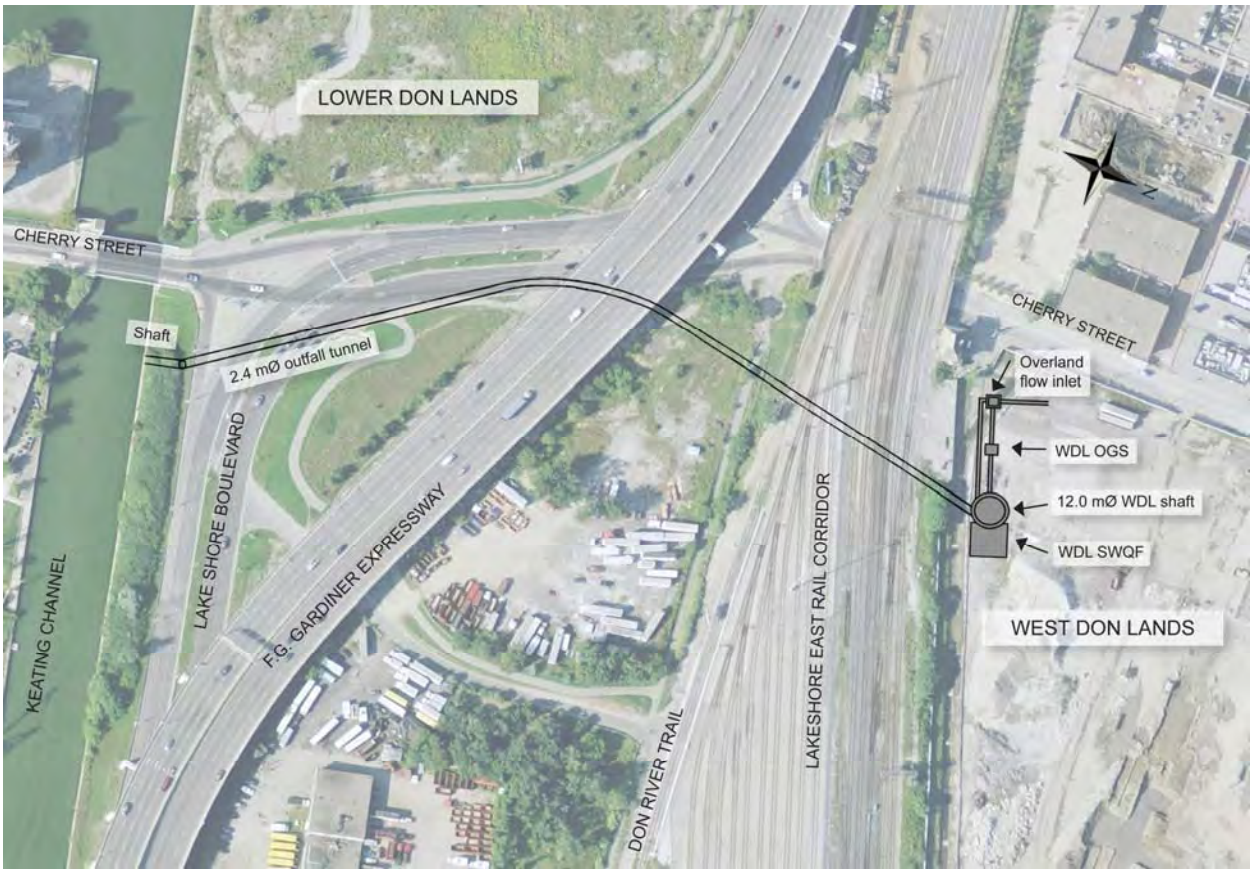


Figure 1-1: Proposed Stormwater Quality Concept for WDL by Previous Class EA (2005)

An addendum to WDL Class EA (R.V. Anderson Associates Limited) was completed on June 8, 2010 in efforts to reduce the overall number of stormwater management facilities required for the waterfront area. The Stormwater Quality Facility (SWQF) was relocated just south of the railway corridor to offer the ability to service a larger area of the waterfront (except for the centralized oil-grit separator which remained on the north side of the railway corridor). The relocation allowed for future inclusion of storm drainage from the easterly portion of the North Keating area (NK2 – east of Cherry Street) of the Lower Don Lands (LDL) Precinct), an additional nominal area of 12 ha. The treatment process was revised to consist of sedimentation (with an underground sedimentation tank) rather than filtration. The addendum also addressed phasing of implementation of the ultra-violet equipment.

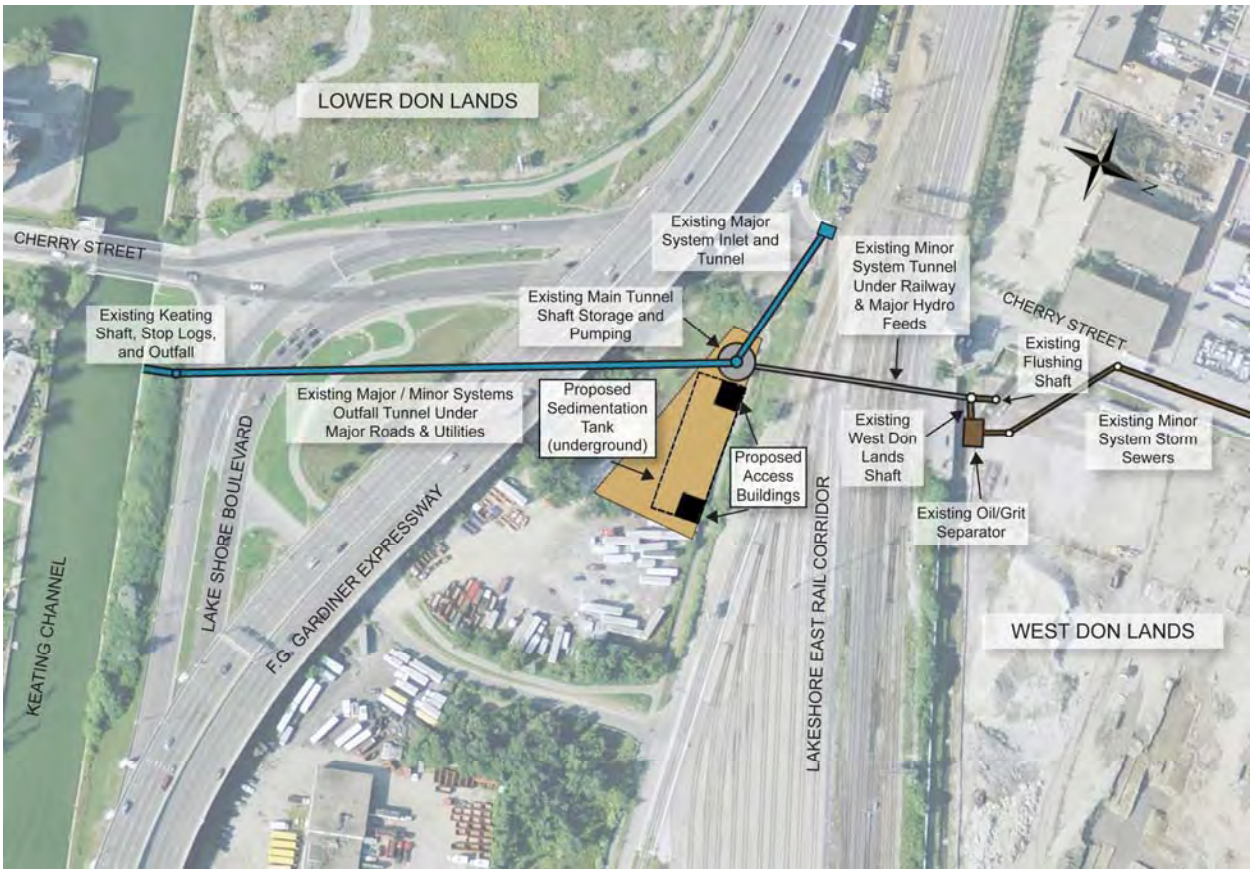


Figure 1-2: Proposed Stormwater Quality Concept for WDL by Previous Class EA Addendum (2010)

1.2 Installed Stormwater Quality Components

By late 2012, a new stormwater outfall was constructed to convey and treat stormwater for the WDL, primarily consisting of the following:

- Outfall tunnel to Keating Channel.
- Stormwater storage shaft and pumping at 480 Lake Shore Boulevard.
- Major system inlet (for overland flow) from the low point at Cherry Street.
- Minor system inlet (for local storm sewers) from the WDL.
- Oil-grit separator in the WDL.

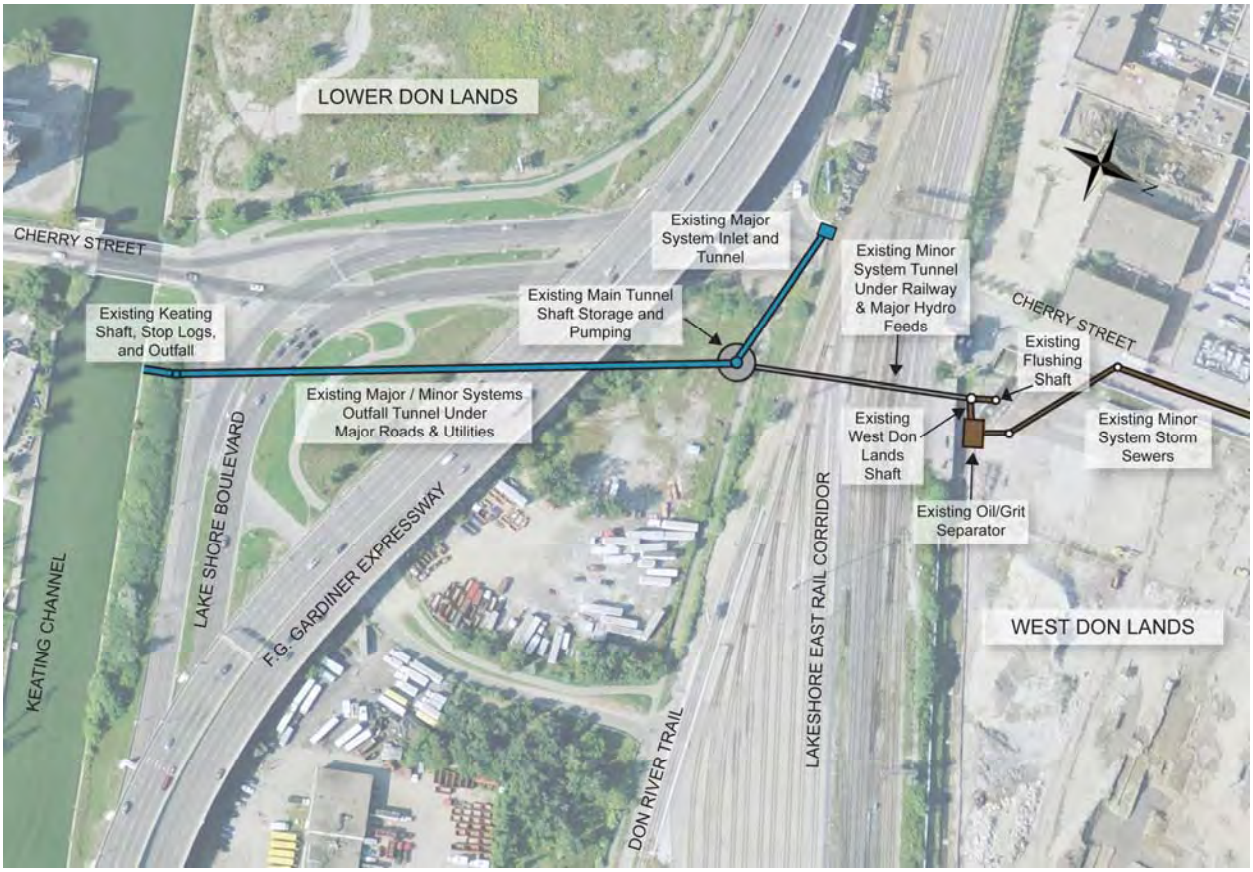


Figure 1-3: Existing Stormwater Quality Components Installed at WDL as of 2012

1.3 Problem Statement

A Class EA Addendum is concurrently being undertaken for the East Bayfront (EBF) Precinct and has identified conveying additional stormwater flows to the WDL Stormwater Quality Facility as either an alternative or the preferred alternative (to be confirmed through those addenda).

Also, the treatment technology for the sediment removal is being updated to reflect the City's experience gained with treatment technologies.

1.4 Need for the Addendum

An addendum to the WDL Class EA Master Plan is required to facilitate the following changes to be made to the proposed Stormwater Quality Facility:

- Expansion of the treatment capacity at 480 Lake Shore Boulevard site.
- Updated stormwater treatment process.
- Updating the phasing of the implementation as development proceeds.

1.5 Process to Amend the West Don Lands Class EA Master Plan

The following process was followed to amend the West Don Lands Class EA Master Plan:

- Waterfront Toronto and the City of Toronto reviewed the planning and design process to ensure that the project and the mitigation measures are still valid given the current planning context;
- Documentation of the circumstances necessitating the change, the environmental implications of the change, and the mitigation measures that can be implemented to minimize negative environmental effects;
- Notification to interested stakeholders and agencies of the amendments;
- Public issuing of a Notice of Filing Addendum and providing a 30-day review period and the opportunity to request a Part II order (elevation request) under the EA Act.

This Addendum documents:

- The baseline environmental conditions in the study area;
- An assessment and evaluation of alternatives;
- A description of the proposed undertaking;

- A description of potential project effects and mitigation measures that will be implemented to minimize or reduce these effects; and
- The advantages and disadvantages of the undertaking.

The recommended undertaking for stormwater quality that has been identified through this addendum process is considered to be a Schedule 'C' project under the MEA Class EA as it involves a revised stormwater quality control where biological treatment / disinfection is included. This project has therefore been planned in accordance with the requirements for Schedule 'C' projects, as described in the Municipal Engineers Association's Municipal Class Environmental Assessment document (October 2000, as amended in 2007 and 2011).

1.6 Project Definitions

Abbreviations and acronyms have been used extensively in this report. A list of abbreviations used follows:

City – City of Toronto
CPTED – Crime Prevention through Environmental Design
CSO – Combined Sewer Overflow
EA – Environmental Assessment
EBF – East Bayfront
HGL – Hydraulic Grade Line
LDL – Lower Don Lands
MH – Maintenance Hole
OGS – Oil/Grit Separator
PLC – Process Logic Control
SWQF – Stormwater Quality Facilities
TSS – Total Suspended Solids
UV – Ultraviolet
WDL – West Don Lands
WT – Waterfront Toronto
WWFMG –Wet Weather Flow Management Guidelines (November 2006)
WWFMP –Wet Weather Flow Master Plan

2.0 UPDATE OF TREATMENT PROCESS

2.1 Background

The previous treatment process for the West Don Lands consisted of a centralized oil-grit separator, a sedimentation tank and ultra-violet (UV) disinfection.

2.2 Pretreatment Process Options

The pretreatment technology for the sediment removal (i.e. the sedimentation tank) is being updated to reflect the City's experience gained with treatment technologies. Several pretreatment options were considered as part of the 2010 Class EA addendum as follows:

- Cartridge Filtration
- Pressure Filters
- Ballasted Flocculation, and
- Sedimentation

2.2.1 Cartridge Filtration

Cartridge filtration is a stormwater management technology that uses a passive filtration method through cartridges such as the Stormwater Management StormFilter® provided by Contech® Engineered Solutions. As the influent reaches the unit it starts rising on the outside part of the cartridge and through the filter media.

On the top of the cartridge the influent enters a centre column on the inside. A float valve guards the outlet of the cartridge, and as the water level rises within the cartridge, buoyancy forces open the valve allowing the filtered water to exit the cartridge.

The system is provided with a water column that allows air to scour the filter media after the storm event so that sediments are removed from the inside of the cartridge and sedimented to the bottom of the vault.

Regular maintenance is required to remove these sediments and to periodically replace the cartridges. The estimated hydraulic headloss through the units is 0.6 m.

2.2.2 Pressure Filters

Upflow pressure filtration system through cartridges such as the EBS Series Filters provided by Amiad® Water Systems. Water enters the cartridge from the bottom and passes through a weave wire screen which provides a straining action for solids removal, forming a biosolids cake film through the media filter. Filtered water exits the unit radially. A pressure differential switch is used to gauge the headloss through the media. Like any standard pressure filtration system, whenever the allowable headloss is exceeded, the cleaning process begins.

A drive unit is connected to a suction scanner which consists of numerous nozzles installed along the central tube that rotate and move linearly and impart scouring action to the weave wire screen. An exhaust valve is used to connect the internal cavity to the atmosphere. When this opens, the pressure differential provides a suction force at the nozzles which makes the water flow backwards generating a backwash action that cleans the wire mesh so that entrapped solids are removed. Piping should be arranged so that a filter-to-waste branch is provided during the cleaning sequence. The complete filter package comes with a Process Logic Control (PLC) panel so that the whole system operates automatically.

The system requires a minimum working pressure of 30 psi (207 kPa) and has a maximum operating pressure of 225 psi (1,551 kPa). Different sizes and configurations can be arranged based on the required piping and pump design. The filtration mesh is also sized and designed according to the required filtration degree.

Electrically or pneumatically actuated butterfly valves and check valves are also provided as part of the package.

System is in-line type using standard flanges configuration. Standard material of construction is epoxy coated carbon steel for the housing and stainless steel for the cleaning mechanism. The supplier can also fabricate the filters using other materials of construction.

2.2.3 Ballasted Flocculation

Ballasted flocculation is a process with a high density lamella plate clarifier such as Actiflo® provided by Veolia Water Solutions. It utilizes a microsand as ballast which increases the

collision frequency between the ballast and formed flocs thus increasing the overall flocculation kinetics. A high density lamella plate clarifier is used for a rapid sedimentation of the flocs. All this leads to a high-rate treatment process with solids settling velocities which are several times higher than conventional flocculation processes.

The ballasted flocculation clarifier unit is usually supplied as a package complete with mixers, flocculator, clarifiers, return sludge pumps and hydrocyclone for microsand separation-recovery.

A coagulation chamber is firstly used to flash mix the influent with the coagulant. Polymer is later added as a flocculant aid in a different compartment where it is also mixed with recycled ballast (microsand). The treated water is gently mixed in a maturation tank so that the formed floc is allowed to swell and mature.

Lamella plate clarifier, where formed, sweep flocs from this process and are sedimented to the bottom of the tank and clarified water is decanted through a weir on top of the unit.

A return sludge pump is used to recirculate sludge into a hydrocyclone that centrifugally separates the microsand from the sludge. Some sludge is recirculated while some is wasted. Estimated sludge production is around 6.67 L/s per 200 L/s of treated stormwater (3.3% waste stream).

Total Suspended Solids (TSS) removal is approximately 80%. Hydraulic loading rates for this application can be up to 180 m/h with a hydraulic retention time of ten minutes or even less which yields a compact treatment package that greatly reduces the overall required footprint. Based on a preliminary analysis and evaluation of the process it is expected that the coagulant (typically alum) will be dosed at 30 mg/L while the flocculant aid (anionic polymer) dosage will be approximately 0.5 mg/L. Actual chemical dosages are optimized during startup / commissioning of the units.

2.3 Pretreatment Process Analysis

This section reconsiders the pretreatment options from an operations perspective since the City (the operating authority) was concerned with any process that was viewed to be operationally complex or involved frequent maintenance (i.e. changing filters, handling chemicals etc). The

following table provides a comparative analysis of the pretreatment options using the following criteria for analyzing and evaluating the pretreatment options:

- Footprint of the facility;
- Controllability of the quality of the effluent produced;
- Operational intensity;
- Experience of operations staff;
- Amount of residual generated; and
- Cost

Pretreatment Process	Description and Analysis
Cartridge Filtration	- Provides a known physical barrier with consistent properties to produce effluent of reliable quality - Operationally more intensive (frequency of changing cartridges) - Relatively high operational cost for replacement filters - Smaller footprint, however some storage area is needed for replacement cartridges - Solid waste issues related to disposal of large quantities of spent cartridges - Operations staff have no experience with such filters in stormwater applications
Pressure Filters	- Provides a known physical barrier with consistent properties to produce effluent of reliable quality - Operationally more intensive (backwashing, changing media) - Operations cost for pumps to increase pressure to around 70-90 psi (483-620 kPa) - Residual generated - Smaller footprint - Operations staff have no experience with such filters in stormwater applications
Ballasted Flocculation (a form of assisted settling)	- Reliable results - Operationally more complex - Operationally more controllable - Higher power and ballast costs - Residual generated - Small footprint - Operations staff have similar experience with such equipment processes in sanitary wastewater treatment applications
Sedimentation (unassisted settling)	- Largest footprint - Reliable results provided and influent parameters are known - Monitoring suggested to optimize design once development is substantially completed - Runoff must be held for longer duration for settling to occur - Residual generated - Operationally least complex and operationally least costly - City has experience with this unit process

It is noted that common to all pretreatment processes is the need for the influent (i.e. surface run-off) to pass through an oil-grit separator. Also, the flow of the influent needs to be

attenuated to allow treatment at a controlled rate, which is facilitated by the existing storage shaft (equalization tank).

2.4 Preferred Pretreatment Solution

After considering the various pretreatment processes, the ballasted flocculation process was selected since this treatment process, used in wastewater / sanitary treatment applications, could provide reliable results from varying degrees of quality of stormwater coming from the storage tank(s). Ballasted flocculation is also appropriate for the City of Toronto, who will own and operate the facility, since their staff have similar experience with such processes in their wastewater treatment plants.

The ballasted flocculation clarifier would primarily be housed within the proposed Stormwater Quality Facility Building located at 480 Lake Shore Boulevard.

Given the actual influent parameters are not known and therefore the effluent results not predictable, the ballasted flocculation process can be modified to provide the effluent quality level required for UV treatment.

2.5 Contingency Plan

A contingency plan was developed to install additional oil-grit separator (OGS) units in the WDL precinct in the future if required. This contingency plan is required in the event that greater amounts of sediment pass through the final OGS and cause a problem in the downstream treatment system.

3.0 EXPANSION OF STORMWATER QUALITY FACILITY

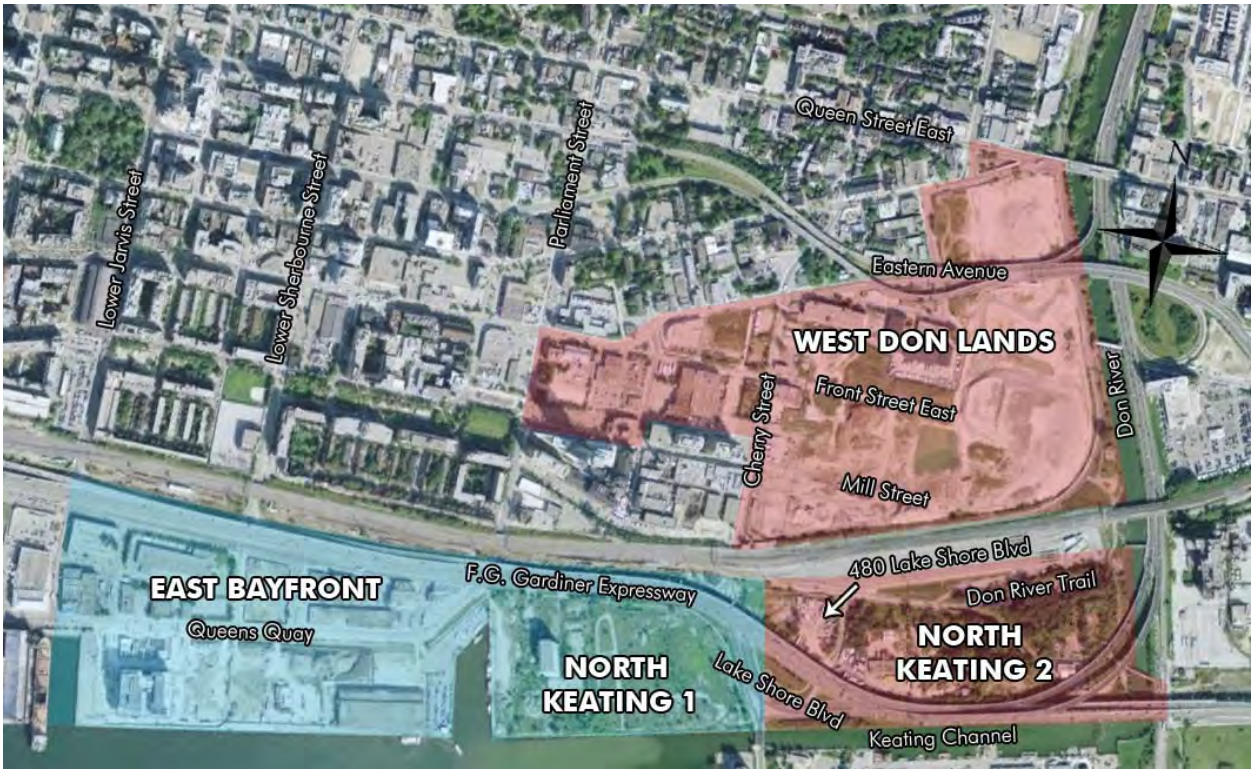
3.1 Study Area

The Study Area reviewed under this addendum is located directly south of the West Don Lands boundaries as indicated in Figure 2-1. The municipal address of the site is 480 Lake Shore Boulevard East. Borders of the study area are defined by the CN rails to the north, Cherry Street to the west, the F. G. Gardiner Expressway / Lake Shore Boulevard to the south and the site driveway to the east. This is the site of the proposed Stormwater Quality Facility (SWQF).

Figure 3-1: Study Area

3.2 Service (Storm Drainage) Areas

Figure 3-2 identifies the proposed storm drainage areas of the North Keating areas of the Lower Don Lands (LDL), East Bay Front and the West Don Lands (WDL) Precincts that will be serviced by the proposed Stormwater Quality Facility at 480 Lake Shore Boulevard.



Previous Storm Drainage Area
- West Don Lands (32 ha)
- North Keating 2 (10 ha)

Additional Storm Drainage Area
- East Bayfront (22 ha)
- North Keating 1 (14 ha)

Figure 3-2: Proposed Service (Storm Drainage) Areas for Stormwater Quality Treatment at 480 Lake Shore Boulevard

The treatment capacity of the proposed stormwater quality facility at 480 Lake Shore Boulevard will be expanded to allow for centralization of stormwater treatment infrastructure for a total service (storm drainage) area of approximately 78 ha. These additional service areas would need to have flow equalization tanks incorporating pumps and forcemains or gravity sewers as required to convey stormwater to the proposed stormwater quality facility at 480 Lake Shore

Boulevard (addressed by separate Class EA Addenda). The Stormwater Quality concept is illustrated in Figure 3-3.

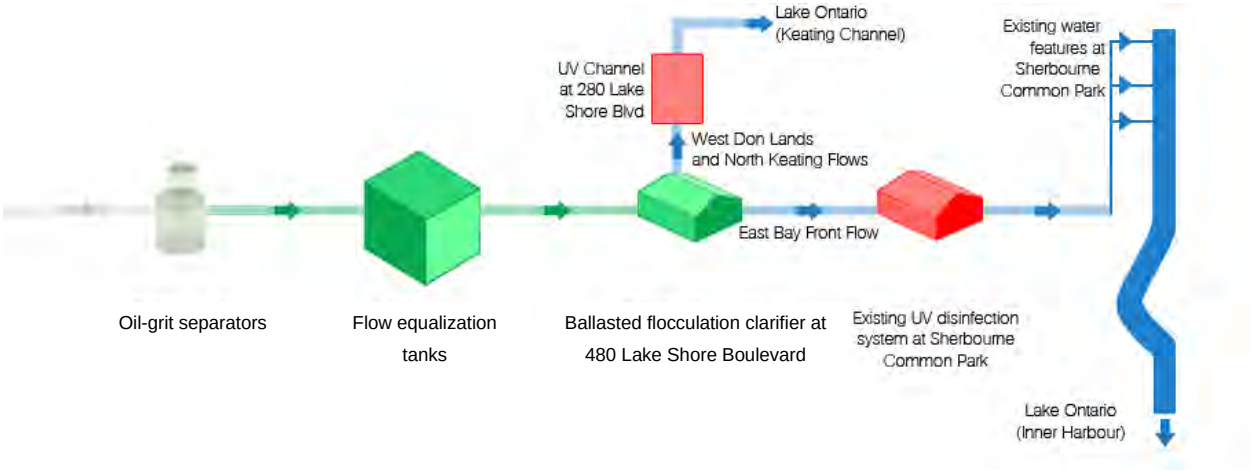


Figure 3-3: Simplified Representation of the Stormwater Quality Concept

3.3 Conveyance of Storm Drainage from East Bayfront Precinct

As indicated in Section 1.3, the concurrent Class EA Addendum for the East Bayfront (EBF) Precinct has identified conveying additional stormwater flows to the WDL Stormwater Quality Facility as the preferred alternative. The proposed stormwater quality concept is shown in Figure 3-4.

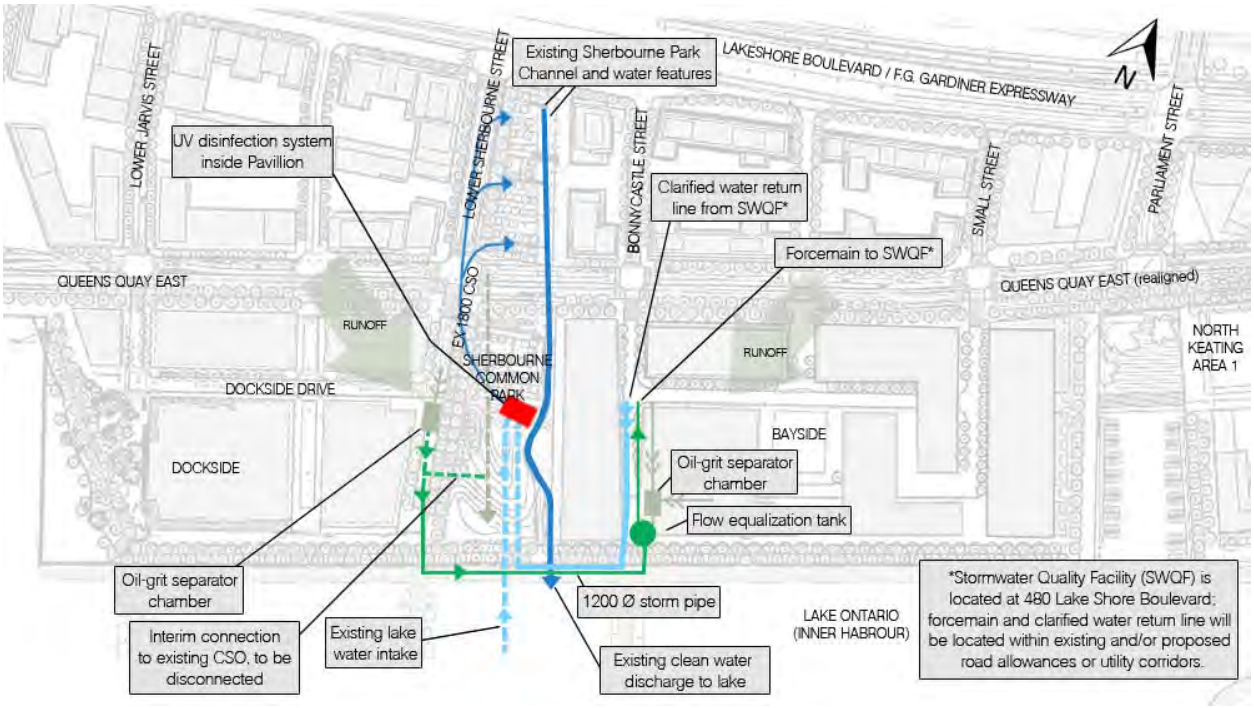


Figure 3-4: Proposed Stormwater Quality Concept for the East Bayfront Precinct

The forcemain shown in Figure 3-4 will convey stormwater at a controlled rate to the SWQF. After treatment at the SWQF, EBF's portion of treated stormwater will be conveyed by pipe to the existing UV disinfection system inside the Pavilion within Sherbourne Common Park as shown in Figure 3-4.

3.4 Conveyance of Storm Drainage from North Keating Area 1

Although the 2009 Class EA Addendum for the East Bayfront provided an opportunity for a centralized UV disinfection facility in the EBF to include flows from the westerly portion of the North Keating area (NK1) of the Lower Don Lands (LDL) Precinct via pumping and forcemain, storm drainage from NK1 would receive UV treatment at 480 Lake Shore Boulevard. This avoids the expansion of the UV facility at Sherbourne Common Park.

This section reviews the options for the location of the flow equalization / storage tank within NK1.

The following criterion was selected for evaluation of the stormwater tank locations in North Keating Area 1:

1) Compatible with staging of development
2) Accessible location for Toronto Water Operations
3) Centrally located for storm sewer connections (east-west bench mark being Trinity St.)
4) Close to lake for overflow
5) Close to 480 Lakeshore treatment site

Figure 3-5 presents six locations followed by an evaluation in Figure 3-6.

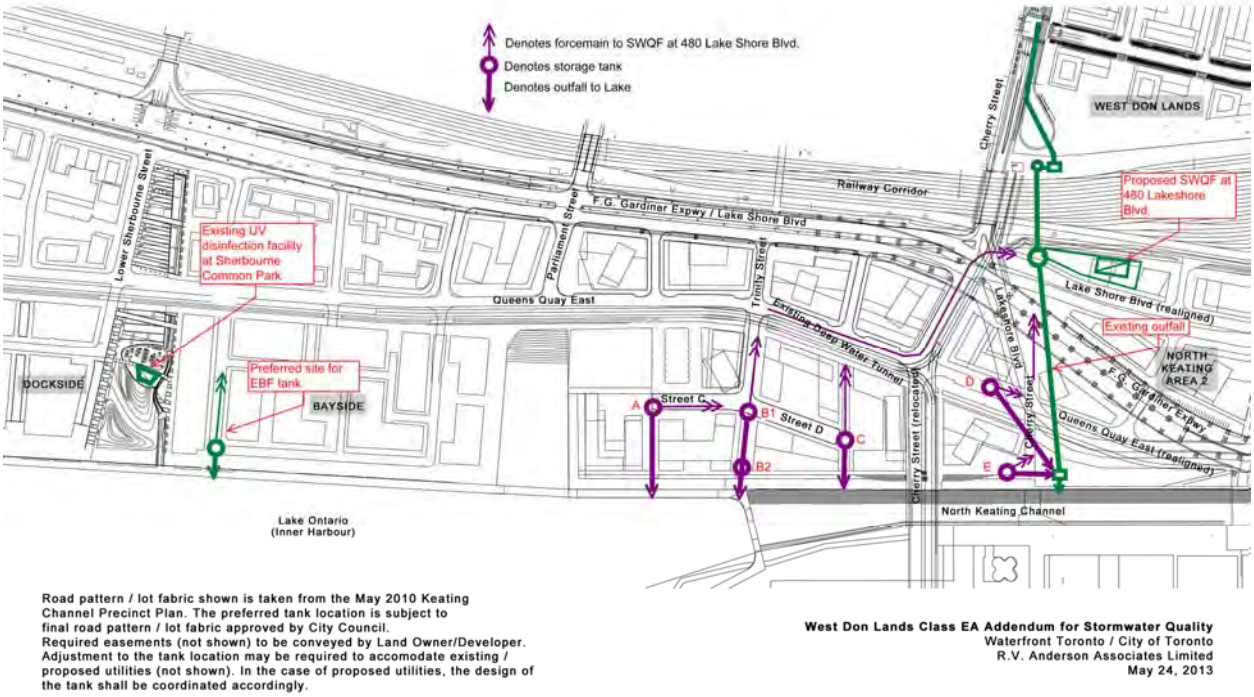


Figure 3-5: Options for Stormwater Tank Locations for North Keating Area 1 of the Lower Don Lands Precinct

Criteria / Option	Option A	Option B	Option C	Option D	Option E
1) Compatible with timing / staging of development	4 – compatible with planned roads	4 – compatible with planned roads	0 – not compatible due to contemplated changes in the planned road pattern	0 – conflicts with realignment of existing roads	0 – conflicts with realignment of existing roads
2) Accessible location for Toronto Water Operations	3 – accessible location	2 – B1: accessible location (busy area) 3 – B2: accessible location (less busy area)	0 – not accessible due to contemplated changes in the planned road pattern	1 – accessible location but very busy area	1 – poor access location
3) Centrally located for storm sewer connections (east-west bench mark being Trinity St.)	2 – between 50m and 100m away	4 – less than 50m away	2 – between 50m and 100m away	1 – greater than 100m away	1 – greater than 100m away
4) Close to lake for overflow	1 – 100m long outfall	2 – B1: 75m long outfall 4 – B2: 25m long outfall	3 – 50m long outfall	3– 100m long outfall and could use existing outfall (saves penetration of the dockwall)	4 – 50m long outfall and could use existing outfall (saves penetration of the dockwall)
5) Close to SWQF treatment site at 480 Lake Shore Blvd.	1 – greater than 500m away	2 – between 400m and 500m away	3 – between 300m and 400m away	4 – less than 300m away	4 – less than 300m away
Ranking	11 points	**B1 – 14 points** **B2 – 16 points** PREFERRED	8 points	9 points	10 points

Note: Point assignment has not been weighted for relative importance of evaluation criteria.
Distances are approximate.
Maximum possible score for each criteria is 4 points.

Figure 3-6: Evaluation of Options for Location of the Stormwater Tank

3.5 Description of the Expansion of the Stormwater Quality Facility

This addendum proposes to expand the stormwater quality facility located at 480 Lake Shore Boulevard in order to provide an opportunity for the SWQF to receive additional stormwater from the North Keating area of the LDL and the entire EBF.

3.5.1 Flow Rate

The SWQF would be increased in capacity from its current 400 L/s to approximately 750 L/s capacity to accommodate increased flows from the East Bayfront Precinct and the North Keating Area 1 of the LDL Precinct. Flows from the 1,800 m^3 flow equalization tank in East Bayfront would be conveyed to the centralized SWQF by a forcemain at an estimated flow rate of approximately 200 L/s, from the flow equalization tank (with pumps), located at the foot of Bonnycastle Street. (Note, this tank location was selected through the 2013 addendum to the EBF Class EA). In the future, another similar tank will likely be located along Trinity Street to service North Keating Area 1. The preliminary storage volume estimate of this tank is 1,200 m^3, and the pumping rate from this tank to the centralized SWQF is estimated to be approximately 150 L/s.

Detailed rain event modeling is required before the flow contributions can be finalized, however the 750 L/s maximum flow to the centralized SWQF is a reasonable estimate at this time.

3.5.2 Building Size:

A preliminary design layout for the process equipment has shown that a building with dimensions of 35 m x 16 m (approximately 560 m^2) would be required.

3.5.3 Site Size:

To accommodate the expanded SWQF, the site would need to be elongated in the easterly direction to accommodate the size of the building while maintaining the 4 m setback from the property line (for the future Lake Shore Boulevard). As such the site size would increase, and the site boundary would encroach into the development block to the east of the site by approximately 23 m. Alternate site layouts determined during detailed design may minimize this requirement. Refer to Figure 3-7.

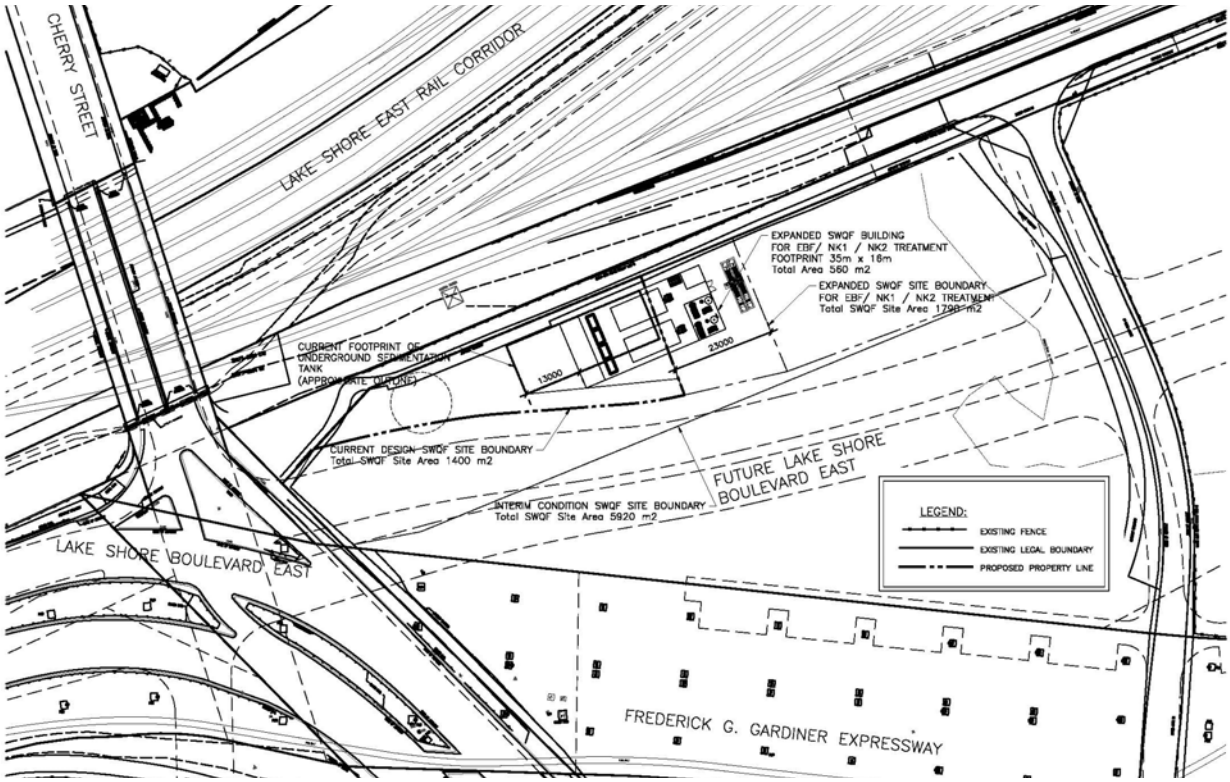


Figure 3-7: Conceptual Site Plan Showing Expansion of the Stormwater Quality Facility at 480 Lake Shore Boulevard

3.5.4 Order of Magnitude Cost Estimate:

The current construction cost estimate of the WDL SWQF is $10M (400 L/s), which amounts to a construction cost estimate of $16M for the expanded SWQF (750 L/s). Cost savings may be achieved after the design is more developed.

3.6 Inventory of Existing Environment

The Study Area identified in this addendum was previously subject to Phase I and II Environmental Site Assessments during the 2010 WDL Class EA addendum in order to relocate the SWQF to 480 Lake Shore Boulevard. More recently, the Study Area was subject to detailed Environmental and Geotechnical Investigations in 2011. In addition to site visits conducted between late 2011 and mid 2012, the above will serve as resources to describe the existing environmental conditions of the Study Area located at 480 Lake Shore Boulevard.

3.6.1 Natural Environment

Section 2.3.1 from the 2010 WDL Class EA addendum contains an inventory of the existing natural environment. The information contained in this section was collected from a site visit which took place on July 8, 2009, as well as from data compiled from the LDL Class EA Master Plan and the Keating Channel Environmental Study Report. Below is a summary of the relevant findings which represent the natural environment conditions prior to the Outfall Tunnel construction:

- The site of the SWQF does not contain open bodies of water within its boundaries.
- Neighbouring the site, however, are the Don River and the Keating Channel. Comprehensive fish sampling conducted by the TRCA from 1989 to 2003 revealed several warm and cool water species being low in diversity
- The site of the SWQF does not contain wetlands, Areas of Natural and Scientific Interest (ANSI) or Environmental Sensitive Areas (ESA).
- In general, the aquatic habitat within the Keating Channel is considered degraded and highly disturbed. The aquatic vegetation and substrate such as boulders and crevasse habitat within the channel is limited, and is a contributing cause for the lack of habitat diversity and complexity in the channel. Both the Don River and the Keating Channel can be described as lacustrine in nature with hardened concrete channel banks with very little riparian cover. The substrates consist primarily of silt and fine sediments. The

turbidity of the water in the Keating Channel is high due to sediment loading upstream. This Channel is dredged regularly to maintain its depths and prevent upstream flooding.

- The terrestrial environment features within the surrounding area is minimal due to an extensively developed environment. Vegetation in the area is of low quality and contains no species identified as being endangered.
- None of the fauna species identified in the area are at risk either nationally or provincially as designated by COSEWIC and OMNR (NHIC).

3.6.2 Current Uses

The most recent use of 480 Lake Shore Boulevard was the site for the construction of three 3 m diameter tunnels and the 12 m diameter main shaft as part of the West Don Lands storm tunnel conveyance system. Commenced in the Spring of 2011, the majority of the Study Area has been cleared and occupied as a large tunnel staging area with operations consisting of excavation of the 27 m deep main shaft and extraction of rock cuttings from the subsurface tunneling boring operations. With the exception of temporary stockpiles of excavated materials, the site remains relatively flat and clear consisting of gravel surfaces within a fenced compound and vegetation around its perimeter.

Various photographs showing the site conditions during the construction are provided in Appendix A

3.6.3 Phase II Environmental Site Assessment and Environmental Investigation Summary

Waterfront Toronto retained Golder Associates Ltd. to conduct a Phase II Environmental Site Assessment of 480 Lake Shore Boulevard East (August 2006). Waterfront Toronto also retained Conestoga-Rovers & Associates to conduct an Environmental Investigation for the Stormwater Quality Facility and Outfall Tunnel (January 2011). These reports are available upon request. A summary of the information contained within this study relevant to the Stormwater Quality Facility is provided below:

Environmental Soil Conditions:

The 2006 Phase II Environmental Site Assessment revealed that the site is composed of fill material, predominantly of silt with varying quantities of sand, gravel, clay, debris and decaying vegetation. Depth of fill material encountered on site varied, to a maximum depth of 7.9 metres

below grade surface (mbgs). Soil samples from the site contained wood chips, brick fragments and metal scrap, but also impacted with heavy metals, petroleum hydrocarbons and semi-volatile organic compounds. Samples also emitted an odour of petroleum hydrocarbons. Drainage factor of the fill material appears to be good based on the observation of water seeping into excavation during the investigation.

Investigation of samples taken found soil to be impacted with lead, arsenic, barium, beryllium, boron, copper, lead, nickel, selenium and zinc. The soil impact with respect to petroleum hydrocarbons is widespread across the site. The soil impact with respect to semi-volatile organic compounds is also common across the site, with samples containing semi-volatile organic compounds retrieved from test pits and boreholes in the central area of the site. Samples retrieved from varying depths within the fill material unit contained heavy metals, petroleum hydrocarbons and/or semi-volatile organic compounds at concentrations exceeding the Table 3 MOE Standards, with concentrations not directly related to the depth of the impacted fill material.

A soil quality analysis was completed for the site as part of the 2011 Environmental Investigation. An investigation of samples taken revealed that where soil was found to be impacted with petroleum hydrocarbon fractions (PHF) F1 to F4, polycyclic aromatic hydrocarbons (PAH), antimony, arsenic, benzene, boron, copper, lead, mercury, zinc and benzo(a)pyrene, concentrations were above the MOE Table 3 Standards.

Environmental Groundwater Conditions:

The 2006 Phase II Environmental Site Assessment described the inferred groundwater flow directions at the site based on water level measurements recorded on May 17 and July 5, 2006.

The groundwater flow within the site appears to be in three directions. First being the groundwater within the western portion of the site, flowing south-westward in the direction of the intersection at Cherry Street and Lake Shore Boulevard East. Groundwater within the central portion of the site is flowing mainly in the south direction towards the Keating Channel. And thirdly, groundwater at the eastern portion of the site is flowing in the north-east direction towards the mouth of the Don River.

The direction of groundwater flow beneath the site would likely be affected according to seasonal changes, and other variations influenced by buried utilities (e.g., sanitary and/or storm water sewer systems), and the large sheet piles located along the north side of the Keating Channel.

Previous use on the site appears to have also had impact on the groundwater. Laboratory analysis has shown groundwater to contain petroleum hydrocarbons and semi-volatile organic compounds. Results have shown that petroleum hydrocarbons were present at relatively high concentrations in all samples collected at the site. Semi-volatile organic compounds were detected in several of the groundwater samples analyzed in this investigation at concentrations that were greater than the respective MOE Table 3 Standards. Mercury was detected in one sample collected from a groundwater monitoring well located within the eastern portion of the site, otherwise the investigation did not reveal the groundwater to be impacted with heavy metals, volatile organic compounds or polychlorinated biphenyls. The concentration of mercury in this sample was marginally above the corresponding MOE Table 3 criterion.

A groundwater quality analysis was completed for the site as part of the 2011 Environmental Investigation. Laboratory analyses from groundwater samples collected in the overburden indicates that the concentrations of one or more of parameters including hexane, benzene, PAHs, and PHC fractions F1 to F4 were above the MOE Table 3 Standards. Sand deposits, located in and below the fill, contain free phase petroleum hydrocarbons. An aquitard is not present at this location to mitigate the downward migration of contaminants during dewatering activities.

Considering that the groundwater in the overburden was measured at depths ranging from approximately 2.3 to 2.7 metres below grade surface (mbgs), conventional trench dewatering from excavated local sumps is expected to occur. The effluent will likely require treatment prior to disposal to the sanitary or storm sewers. Additional samples should be collected after treatment to confirm that it satisfies the City of Toronto Sewer-Use By-Law criteria. Approvals would be required from the City of Toronto prior to discharge to the sewers.

3.6.4 Geotechnical Report Summary

Waterfront Toronto retained Conestoga-Rovers & Associates to conduct a geotechnical investigation of the Study Area (Geotechnical Investigation Report, July 2011). This report is available upon request.

The geotechnical investigation was carried out to obtain geotechnical information on the subsurface soils, bedrock and groundwater that could be used for the design, planning and construction of the SWQF and associated major and minor tunnels.

The following site characteristics from the Geotechnical Investigation Report are relevant for the SWQF.:

Site Fill:

The geotechnical report noted that *"heterogeneous fill deposits generally comprised of cohesionless soils (sand/sand and gravel/sandy silt/silty sand with occasional interbedded layers of clayey soils) were encountered at each borehole location extending to depths ranging from 1.8 m below ground surface to 7.6 m below ground surface. The fill deposits contained debris (i.e. ash, glass, etc.) and organics, as the site previously housed an industrial (bulk fuel oil) facility. During drilling through the fill deposits, strong hydrocarbon odour was detected, which indicates that the fill deposits are potentially impacted."*

The geotechnical report also noted that *"The site fill materials should, in general, provide adequate support for underground pipes provided with at least 0.3 m thick OPSS [Ontario Provincial Standards Specifications] Granular 'A' bedding. However given that the fill contains construction debris, wood, and organic inclusions, a geotechnical engineer should carefully inspect the trench subgrade prior to placing the bedding material. Any soft, loose, or deleterious zones should be removed and backfilled with compacted granular bedding material to a depth determined by the geotechnical engineer."*

The report further stated that *"On-Site excavated soils free of organic matter and other deleterious material can be reused as trench backfill."*

Site Geology:

The geotechnical report states that "shale bedrock of the Georgian Bay Formation interbedded with limestone layers was encountered during borehole drilling" and notes that "the shale bedrock at the site is considered excavatable using high horsepower excavating equipment, however due to the presence of harder interbedded limestone layers, it is recommended that contractors bidding on this project should review the factual data provided in the geotechnical report and make their own assessment about the excavatability of the bedrock mass at the site."

The geotechnical report recommends that the "SWQF perimeter walls should be designed using sealed shaft technologies such as slurry trench walls or secant piles, with the walls being keyed into the less fractured bedrock to a suitable depth to create a watertight seal." Further lateral support to a secant pile wall system could be provided using rock anchors installed in accordance with the detailed recommendations in the geotechnical report.

Groundwater:

The geotechnical report noted that the groundwater table varies across the site but it is generally shallow and consistent with the lake levels. The groundwater was found to have petrochemical contamination. The geotechnical report advises that "*continuous dewatering of the overburden soils from a laterally unconfined area could result in contaminant migration and settlement of loose sand or peat materials as a result of the increased loading. Settlement could result placing existing infrastructure at risk, including the CN rail tracks located between the Main Shaft and the WDL Shaft.*" The geotechnical report recommends that design and construction incorporate methods of dewatering that do not require continuous dewatering of the overburden to minimize this risk (see Section 2.4.4).

Methane Gas:

Methane gas was not detected during borehole advancements. However, the shale bedrock and deep soils of the Toronto region contain pockets of methane and hydrogen sulphide. In addition, the organic peat soils encountered within the fill deposits have the potential for producing methane.

Structures:

The geotechnical report recommended that *"overhanging structures rigidly connected to the shafts would be likely to be founded on loose fill/native deposits and therefore are likely to*

experience differential settlement leading to structural distress at the rigid connections with the main shafts. It is recommended that these structures should be supported on deep foundations." The geotechnical report advised that different types of piles such as pre-cast driven piles or cast-in-place augered piles can be used in the design of deep foundations, depending on the subsoil conditions and the technologies favoured by the local piling contractors.

3.6.5 Adjacent Structures

The proposed expansion of the SWQF at 480 Lake Shore Boulevard is bounded by the Lakeshore Railway Corridor to the north and is in close vicinity to the Gardiner Expressway to the south. Geotechnical impacts to these structures will be reviewed accordingly.

3.6.6 Environmental Report Summary

City Requirements

A subdivision agreement dated May 2011 between ORC and the City specifies certain responsibilities of the parties. Terminology used herein is as defined in the Subdivision Agreement.

As per Clause 8 of Schedule B-1 of the Subdivision Agreement, a Stormwater Outfall will be constructed to the satisfaction of Toronto Water and in accordance with all required environmental risk management measures.

Additionally and more specifically, Waterfront Toronto is to comply with and implement the recommendations of a conceptual Environmental Control Measures (Draft V2.0 March 2011) or any other associated documentation. Waterfront Toronto will incorporate such risk management measures, if required by a risk assessment, acceptable to Technical Services, and carried out in accordance with the requirements prescribed in Table 1 of Schedule C of Ontario Regulation 153/04, as amended by Ontario Regulation 511/09.

Report Summary

Waterfront Toronto retained Conestoga-Rovers & Associates to prepare a report presenting Conceptual Environmental Control Measures (CECM) to be used for design and construction of facilities at 480 Lakeshore Boulevard (March 2011). This report was prepared to provide

information for an accelerated construction schedule for some of the facilities.

The CECM report describes the conceptual environmental control measures that will be incorporated into the design and construction methods to protect human health and the environment from contamination present on the site.

The CECM report contains specific risk management measures, the duration of the measures, and requirements for subsequent monitoring and maintenance.

Specific risk management measures include:

- Site cover
- Groundwater control
- Vapour control systems
- Underground utilities
- Construction Worker Health and Safety Plan (HASP)
- Site Management Plan
- Documentation

The Site Management Plan addresses the following issues:

- Site or excavation area demarcation/control
- Excavation of impacted soils
- Loading and temporary stockpiling of impacted soils on site
- Backfilling of Excavated areas requiring acceptable quality imported soil
- Dust control
- Soil characterization and off-site disposal
- Handling/treatment of groundwater

The key outcome of the CECM report is that construction dewatering is essentially barred from occurring on site within the overburden to limit the migration of contaminants, primarily hydrocarbon.

Another key outcome will be to provide sufficient capping material to protect the public and workers, without the need for removing all the contaminated material from the site.

A third major design will be to provide a vapour barrier and material venting for the material below the Stormwater Quality Facility slab on grade, in order to protect workers from below grade fumes that may enter the building.

Following the CECM report, a full Duty of Care Risk Assessment (DCRA) was completed (May 2011) to assess soil and groundwater quality for the shafts and stormwater outfall sites, and to determine the risk management measures necessary to ensure protection of human health and the environment. The DRCA identified contaminants of concern and the potential for human and ecological risks for exposure to these contaminants for Keating Shaft soil, SWQF soil, and SWQF groundwater. In addition to the recommendations in the CECM report, the DRCA made the following additional recommendations:

Soil Cover - Direct contact with soil pathway should be mitigated using soil cover to protect recreational users, industrial/commercial workers, and terrestrial ecological receptors from exposure to Keating Shaft and SWQF soil. The soil cover can be constructed of hard materials or soil.

Health and Safety Plan - Direct contact with soil and groundwater pathways should be mitigated using a construction/utility worker Health and Safety Plan.

Notwithstanding the above, the DRCA should be updated to reflect the expansion of the SWQF.

3.6.7 Air Quality

There is currently no area-specific air quality information available for the Lower Don Lands area. Air pollutants in the City of Toronto originate from a variety of sources that include industry, transportation, fuel combustion and other miscellaneous activities such as painting and dry cleaning.

3.6.8 Noise

Noises heard from the site are mainly associated with vehicular and pedestrian traffic. Most noise in the Lower Don Lands study area comes from traffic on the Gardiner Expressway, with some noise from traffic along the adjacent Lake Shore Boulevard and Cherry Street. The

occasional pedestrian traffic is along the perimeter of the site or along the Lower Don River Trail.

The City of Toronto's Noise By-law restricts noise levels and activities to certain times of day during which construction can take place. Construction sites are inspected to make sure that excessive noise is not being generated from equipment on the site, enforced by both the Toronto Police Services and the City of Toronto's Noise Control Branch.

3.6.9 Social-Economic Environment

Historical Land Ownership & Uses

Information on the historical land use of the site was obtained from the Phase I Environmental Site Assessment for 480 Lake Shore Boulevard East completed in August 2006. According to the document, the British-American Oil Company Limited, an oil refinery, was the owner of the site from 1916 to the 1950s. The ownership was transferred to Gulf Oil Canada Limited in the 1950's and it was used as a storage facility until at least 1974. Lastly, the City of Toronto has owned the site starting in 1979 and it currently remains under their ownership. All tanks were removed from the site by 1984.

Land Use Designations

Land use designations are being established as part of the LDL Class EA. The area planning is generally for mixed use residential and commercial, as a higher density transit oriented community.

Business Activity

Most of the business activity in the Lower Don Lands area is industrial in nature with some commercial uses.

Built Heritage Resources

There are no listed Heritage sites directly within the boundaries of the proposed SWQF site identified in this addendum. There are a number of nearby buildings.

First Nations' Interests

According to investigations carried out as part of the LDL Class EA, the Don River and original mouth of the Don was significant to Aboriginal subsistence, settlement and communication. However, an extensive part of the Lower Don Lands including the subject Study Area, was formed in the twentieth century. It was created through infilling activities, causing the original landforms to be extensively altered in both the natural processes and large-scale engineering works over the years. As a result, there is little to no potential for the survival of significant pre-contact or early contact period Aboriginal archaeological resources.

Population and Socio-Economic Profile

The site currently does not contain any residences within its boundaries.

Employment

There are no direct employment opportunities within the boundaries of the site.

Tourism and Recreation

The site currently does not serve as a location for tourism. Nearby recreational activities include a walking and biking trail along the Don River Trail which borders the Study Area. The Don River Trail extends northward from Lake Shore Boulevard along the west side of the Don River and connects to the Don and Taylor Massey Creek Valley land corridors. The path is part of a regional recreational trail system and is surfaced in asphalt and is open to the general public.

Utilities

Immediately south of the rail corridor are Hydro One services, overhead on hydro poles, as well as buried conduit systems. There are also other utilities and municipal services normally associated with municipal roads within Cherry Street and Lake Shore Boulevard.

3.7 Expansion of the Proposed Stormwater Quality Facility

The Study Area does not contain any features that would preclude the expansion of the proposed SWQF. The expansion provides the opportunity to service areas of the entire North

Keating area of the Lower Don Lands as well as the East Bayfront, thereby achieving the goal of allowing for a reduction in the number of storm facilities in the waterfront area.

The LDL Class EA indicates a future development block is directly adjacent to the SWQF. Due to the expansion of the proposed SWQF, the future development will be smaller.

The LDL Class EA is also currently being amended to reflect the expansion of the proposed SWQF and the opportunity it provides to treat stormwater for the entire North Keating area of the LDL, approximately 24 ha.

3.8 Notice to Developers, Building Owners and Designers of Plumbing / Drainage and Stormwater Management Systems for Buildings in the West Don Lands Precinct and North Keating Areas 1 and 2 of the Lower Don Lands Precinct.

The stormwater management system illustrated in Figure 3-3 incorporates a large stormwater attenuation / equalization tank that fills during a storm and is pumped down (emptied) after a storm. This tank attenuates the flows to a downstream stormwater treatment facility. Frequently, the attenuation / equalization tank will fill to a point where the storm sewers in the Precinct will surcharge. The tank fills to an overflow level of approximately 76.50 m, which is the high Lake Ontario level plus allowance for flow over the discharge weir. Developers, Building Owners and Designers of plumbing / drainage and stormwater management systems for buildings in the Precinct shall account for storm sewer surcharge and are recommended to account for surcharge to grade elevation.

Methods to account for this condition include use of protective techniques such backwater valves, pumping below grade drainage and use of pressure-tight storm drainage piping in basements and underground garages, as required. All of these techniques are pragmatic ways to prevent basement flooding some of which are typically required by the City of Toronto, through the Site Plan Approval. Furthermore, Designers of such system are encouraged to consider how to protect buildings from flooding in worse case scenarios (severe storm events combined with pump and / or power failures) by providing required volumes of storage and / or overflows that direct drainage safely to the overland flow route if permitted.

4.0 UPDATE OF PHASING

The 2010 Class EA Addendum identified that an implementation plan would be determined by Waterfront Toronto in cooperation with the City. The implementation plan has been discussed with the City and has considered the changes in the treatment capacity of the stormwater quality facility located at 480 Lake Shore Boulevard.

4.1 Phase 1

The new stormwater outfall into the Keating Channel was completed in 2012. This included the oil-grit separator (OGS) installed in the WDL. With Phase 1 complete in accordance with the 2010 Class EA, development may proceed in the WDL with a contingency of additional OGS units installed throughout the WDL Precinct in the future if required.

4.2 Phase 2

The implementation of the UV disinfection system will be in Phase 2 and subject to development and funding approvals. All flows, however, must pass through an oil-grit separator (OGS) prior to release. The components deferred due to development funding / progress include:

- Ballasted flocculation clarifier;
- Building; and
- UV treatment.

5.0 ENVIRONMENTAL EFFECTS AND MITIGATION

5.1 Overview

The expansion of the SWQF proposed in this addendum is contained within 480 Lake Shore Boulevard. Although the site area is increased, the potential environmental effects and mitigation are similar to that presented in the 2010 Class EA Addendum and are summarized below.

5.2 Potential Environmental Effects

5.2.1 Disturbance to Don River Trail

On the northern boundary running along the boundary of the site is the Don River Trail adjacent to the CN rails. This trail is used year round for various leisure activities.

This path constitutes one of the most significant issues in relation to environmental impact of the socio economic category. If not mitigated during construction, users of this path could be subject to visual, air and noise impacts.

5.2.2 Disturbance to Lake Shore Boulevard Traffic

Lake Shore Boulevard vehicular and pedestrian traffic would both be impacted during construction activities (socio economic). Noise, dust and construction vehicles in and out of the site may become a source of nuisance to the general public if not properly mitigated.

5.2.3 Impacted Soils and Site Development

As identified in this document, the soils within the site are impacted through the previous use, requiring appropriate mitigation. The site must be developed respecting the surrounding uses including maintaining drainage (i.e. not disturbing drainage along rail corridor).

5.2.4 Dewatering During Construction.

During construction, it is expected that dewatering to facilitate excavation may be required. Given the soil and groundwater conditions of the area, the dewatering discharge will require mitigation.

5.3 Mitigation

The following table summarizes the identified environmental impacts on the proposed new location:

Type of Impact	Description
Socio Economic	Visual impact - during construction
Socio Economic	Construction traffic
Socio Economic	Maintenance traffic
Socio Economic	Land Use
Socio Economic	Public access and safety – after construction
Socio Economic	Obstruction to Don River Trail during construction
Socio Economic	Visual Impact/Obstruction after construction
Biophysical	Air quality and noise during construction
Biophysical	Work within previously impacted soils and groundwater Grading and drainage

5.3.1 Mitigating Measures

Type of Impact	Description
Socio Economic	Visual impact to Don River Trail during construction • Enclosure of site and/or temporary relocation of trail • Maintain public access to Don River Trail
Socio Economic	Construction Traffic • Construction access to minimize traffic on Cherry Street • Construction access is proposed to be located on east side of property via the site driveway
Socio Economic	Maintenance traffic • Maintenance is not expected to be frequent – buildings to be primarily accessed after a storm for routine inspection and operation
Socio Economic	Land Use • The SWQF, which is non-occupied space, is suitable for being located adjacent to a rail corridor
Socio Economic	Public access and safety – after construction • Measures to be taken to prevent public parking on SWQF site i.e. lockable bollards for public streets • Public access to be established according to land use designations determined for the Lower Don Lands Precinct • Incorporate principles of Crime Prevention through Environmental Design (CPTED)
Socio Economic	Obstruction to Don River Trail during construction • Measures to take place to allow for safe public access along the Don River Trail along side the construction site or suitable temporary relocation/detour during construction
Socio Economic	Visual Impact - After Construction • Main facility building to be designed to take site context into consideration • Reinstatement of affected areas along Don River Trail • New open space area to be designed considering LDL design team requirements • Maintain suitable grades

Type of Impact	Description
Biophysical	Air quality and noise during construction • Dust and emission controls during construction to meet applicable requirements • Enclosure of site • Follow requirements of Waterfront Toronto Environmental Management Plan • Equipment to be provided with proper mufflers • Noise to follow requirements of City of Toronto Noise-Bylaw • Grading of site to respect adjacent uses and maintain drainage
Biophysical	Work within previously impacted soils and groundwater • Soil is impacted due to previous industrial use • Appropriate handling and disposal of excavated material to meet Provincial and Municipal requirements • Obtain Permit to Take Water (PTTW) for dewatering and City approval for dewatering and disposal during construction (compliance with sewer use by-law) • Backfilling with clean material to improve soil conditions • Provide erosion and sediment controls during constuction

6.0 AGENCY AND STAKEHOLDER COMMUNICATION

The following list of agencies were part of the listed agencies and stakeholders in the West Don Lands Class EA Master Plan completed in March 2005, and were included as part of the circulation to review information provided on this addendum and were requested to provide comments:

- Canadian Environmental Assessment Agency
- Environment Canada
- Fisheries and Oceans Canada
- Toronto Port Authority
- Transport Canada
- Infrastructure Ontario
- Metrolinx
- Ontario Ministry of Aboriginal Affairs
- Ontario Ministry of the Attorney General
- Ontario Ministry of Citizenship and Immigration
- Ontario Ministry of the Environment
- Ontario Ministry of Health and Long-Term Care
- Ontario Ministry of Infrastructure
- Ontario Ministry of Municipal Affairs and Housing
- Ontario Ministry of Natural Resources
- Ontario Realty Corporation
- Ontario Ministry of Tourism, Culture and Sport
- Ontario Ministry of Transportation
- Aquatic Habitat Toronto
- Councillor Vaughan's Office
- Councillor McConnell's Office
- Emergency Medical Services Toronto
- Toronto Catholic District School Board
- Toronto District School Board
- Toronto Fire Services Headquarters
- Toronto Police Service
- Toronto Port Lands Company
- Toronto Public Health

- Toronto Public Library
- Toronto Region Conservation Authority
- Toronto Transit Commission
- Bell Canada
- Enbridge
- Enersource Corporation
- Hydro One, Land Building Services and Security
- Toronto Hydro Corporation
- Union Gas
- Anishinabek Nation: Union of Ontario Indians
- Association of Iroquois and Allied Indians
- Mississaugas of New Credit First Nation
- Cityzen
- Cityscape Holdings Inc c/o The Distillery Historic District
- Citizens for the Old Town
- CN
- Corus Entertainment
- Council of Commodores
- Fedex
- George Brown College
- Gooderham Worts Neighbourhood Association
- Hines
- Loblaws
- Nuko Investments - The Guvernment
- Port Lands Action Committee/Waterfront Action
- Redpath
- Royal Canadian Yacht Club
- St Lawrence Neighbourhood Association
- Toronto Passenger Vessel Association
- Waterfront BIA
- City of Toronto - Transportation Services
- City of Toronto - Toronto Water
- City of Toronto - Engineering and Construction Services
- City of Toronto – Community Planning

- City of Toronto – Major Capital Infrastructure
- City of Toronto - Toronto Environment Office
- Waterfront Toronto
- West Don Lands Committee
- 3C Lakeshore Inc.
- Westin
- York Quay Neighbourhood Association
- Great Gulf Group of Companies
- Castlepoint Investments Inc. - FedEx
- Kintork Ontario - Parcel 208
- Daniels for 132 Queens Quay

The information package for the addendum which was forwarded to each of the above listed stakeholders has been included in Appendix along with the letter sent to each agency.

As part of this addendum, the stormwater quality facility updates were presented at a Stakeholder Meeting March 19, 2013 at a meeting held at the offices of Waterfront Toronto. Comments received from the stakeholders and agencies are summarized and addressed below.

Source	Comment:	Response:
3C Landowners	**3C lands should be considered in this study.**	**3C lands were added to the study.**
TRCA	**For the long-term operation of the Keating Channel, drainage should be directed as far to the east end as technically feasible to provide circulation and avoid stagnation.**	**Although the clarified stormwater will be generally redirected back to the precinct where it came from (i.e. the EBF), drainage from the North Keating Area of the LDL will be directed to the existing storm outfall east of Cherry Street.**

Additional correspondence from Agencies and Stakeholders has been included in Appendix B.

7.0 CONCLUSION

This addendum has considered the existing stormwater management infrastructure along the Waterfront, implemented under previous Class EA's, with a view to implementing a consistent and integrated solution across this area of the waterfront. The preferred option of integrating existing facilities minimizes initial construction costs as well as annual operational and lifecycle costs for the City.

This addendum has reviewed several options for the various components of the infrastructure and assessed and selected preferred options which are presented in the proposed design concept.

Stakeholders were consulted and attended a stakeholder presentation/meeting.

Infrastructure phasing includes components that will be constructed immediately following the 30-day review period and components that will be implemented as development proceeds and funding permits.

All flows discharging to the lake will have as a minimum oil-grit separator treatment prior to release, which in itself is an improvement over the status quo. Ultimately, all flows will have treatment to remove 80% total suspended solids and E.Coli to 100/100ml during the swimming season to achieve the City of Toronto criteria for design of such facilities.

From our review of environmental impacts we have concluded that there was no significant change over the previously approved designs. The project may be incorporated using mitigation measures that are normally incorporated into projects of this nature.

The expansion of the Stormwater Quality Facility at 480 Lake Shore Boulevard with an updated treatment process provides the opportunity to service additional storm drainage areas including the East Bay front and the westerly portion of the North Keating area (NK1) of the Lower Don Lands Precinct, thereby achieving the goal of allowing for a reduction in the number of storm facilities in the waterfront area. The additional service area will oil-grit separators and flow attenuation / equalization tanks prior to having flows conveyed via pumps and forcemain to the Stormwater Quality Facility at 480 Lake Shore Boulevard.

APPENDIX A

Photographs of 480 Lake Shore Blvd. during / following Outfall Tunnel Construction (2011 to 2012)


05/31/2011 14:34


05/31/2011 14:34


05/31/2011 14:35


05/31/2011 14:35


STOP
05/31/2011 14:36


05/31/2011 14:37

APPENDIX B

Information Packages and Responses from Agencies and Stakeholders

Centralized Stormwater Quality Facility Class EA Addendum - Stakeholder List

Affiliation	Full Name	First Name1	Last Name	Job Title	Street Address 1	Street Address 2	City	Province	Postal Code	Email Address
Canadian Environmental Assessment Agency	Anjala Puvananathan	Anjala	Puvananathan	Toronto & East York District	55 St Clair Ave E	Room 907	Toronto	ON	M4T 1M2	
Environment Canada	Jennifer McKay	Jennifer	McKay	Manager - Great Lakes Environment Office	4905 Dufferin St		Downsview	ON	M5H 5T4	
Fisheries and Oceans Canada	Sara Eddy	Sara	Eddy	Fish Habitat Biologist - OGLA - Program Services	867 Lakeshore Rd		Burlington	ON	L7R 4A6	Sara.eddy@dfo-mpo.gc.ca
Fisheries and Oceans Canada	Susan Doka	Susan	Doka		867 Lakeshore Rd		Burlington	ON	L7R 4A6	
Toronto Port Authority	Ken Lundy	Ken	Lundy	Director of Infrastructure, Planning & Environment	60 Harbour St		Toronto	ON	M5J 1B7	
Transport Canada				Environmental Coordinator	4900 Yonge St		North York	ON	M2N 6A5	
Infrastructure Ontario	Trevor Dauphinee	Trevor	Dauphinee	Director, Capital Planning	7 Queen's Park Cres.	6th Flr	Toronto	ON	M7A 1Y7	
Metrolinx	Leslie Woo	Leslie	Woo	Vice President, Policy, Planning & Innovation	20 Bay St	Suite 600	Toronto	ON	M5J 2W3	
Metrolinx	Dan Francey	Dan	Francey	Manager of Transportation Planning and Development	20 Bay St	Suite 600	Toronto	ON	M5J 2W3	
Ontario Ministry of Aboriginal Affairs	David Pickles	David	Pickles	Team Lead - Consultation Unit	160 Bloor St E	4th Flr	Toronto	ON	M7A 2E6	david.pickles@ontario.ca
Ontario Ministry of the Attorney General	The Honourable John Gerretsen	John	Gerretsen	Attorney General	720 Bay St	11th Flr, McMurtry-Scott Building	Toronto	ON	M7A 2S9	attorneygeneral@ontario.ca
Ontario Ministry of Citizenship and Immigration	The Honourable Michael Coteau	Michael	Coteau	Minister of Citizenship and Immigration	400 University Ave	6th Flr	Toronto	ON	M7A 2R9	info.mci@ontario.ca
Ontario Ministry of the Environment	The Honourable Jim Bradley	Jim	Bradley	Minister of the Environment	77 Wellesley Street West	11th Floor, Ferguson Block	Toronto	ON	M7A 2T5	minister.moe@ontario.ca
Ontario Ministry of the Environment	Kathleen Brown	Kathleen	Brown		5775 Yonge St.	9th Flr	Toronto	ON	M2M 4J1	
Ontario Ministry of the Environment	Dan Delaquis	Dan	Delaquis	Environmental Resource Planner & Environmental Assessment C	5775 Yonge St.	8th Flr	Toronto	ON	M2M 4J1	Dan.Delaquis@ontario.ca
Ontario Ministry of the Environment	Kelly Brown	Kelly	Brown	Manager - Water Policy	135 St Clair Ave W	6th Flr	Toronto	ON	M4V 1P5	kelly.brown@ontario.ca
Ontario Ministry of the Environment	George Karlos	George	Karlos	Manager (Acting) - Environmental Assessment Services	2 St Clair Ave W	12A	Toronto	ON	M4V 1L5	george.karlos@ontario.ca
Ontario Ministry of Health and Long-Term Care	The Honourable Deb Matthews	Deb	Matthews	Minister of Health and Long-Term Care	900 Bay Street	M-1B114, Macdonald Block	Toronto	ON	M7A 1N3	
Ontario Ministry of Infrastructure	Derek Goring	Derek	Goring	Vice-President, Land Development - Ontario Lands	1 Dundas St W	20th Flr	Toronto	ON	M5G 2L5	derek.goring@infrastructureontario.ca
Ontario Ministry of Infrastructure	Joseph Lin	Joseph	Lin	Manager, Surveys & Geomatics - Real Estate Management	1 Dundas St W	20th Flr	Toronto	ON	M5G 2L5	joseph.lin@infrastructureontario.ca
Ontario Ministry of Municipal Affairs and Housing	David Sit	David	Sit	Manager - Planning Projects	777 Bay St	2nd Flr	Toronto	ON	M5G 2E5	david.sit@ontario.ca
Ontario Ministry of Municipal Affairs and Housing	Heather Gardiner	Heather	Gardiner		777 Bay St	2nd Flr	Toronto	ON	M5G 2E5	
Ontario Ministry of Municipal Affairs and Housing	Audrey Bennett	Audrey	Bennett	Director - Provincial Planning Policy Branch	777 Bay St	14th Flr	Toronto	ON	M5G 2E5	audrey.bennett@ontario.ca
Ontario Ministry of Natural Resources	Ray Pichette	Ray	Pichette	Director - Natural Heritage, Lands and Protected Spaces Branch	300 Water St	5th Flr N	Peterborough	ON	K9J 8M5	ray.pichette@ontario.ca
Ontario Realty Corporation	Serge Chukseev	Serge	Chukseev		1 Dundas St W	Suite 200	Toronto	ON	M5G 2L5	
Ontario Ministry of Tourism, Culture and Sport	Laura Hatcher	Laura	Hatcher	Heritage Planner - Cultural Services Unit	401 Bay St	Suite 1700	Toronto	ON	M7A 0A7	laura.hatcher2@ontario.ca
Ontario Ministry of Tourism, Culture and Sport	Michael Johnson	Michael	Johnson	Manager	400 University Ave	4th Floor	Toronto	ON	M7A 2R9	
Ontario Ministry of Tourism, Culture and Sport	Winston Wong	Winston	Wong		900 Bay St	5th Floor, Mowat Block	Toronto	ON	M7A 1L2	
Ontario Ministry of Transportation	The Honourable Glen Murray	Glen	Murray	Minister of Transportation	77 Wellesley Street West	3rd Floor, Ferguson Block	Toronto	ON	M7A 1Z8	minister.moe@ontario.ca
Aquatic Habitat Toronto	Meg St. John (TRCA)	Meg	St. John (TRCA)	Coordinator Aquatic Habitat Toronto	5 Shoreham Drive		Downsview	ON	M3N 1S4	mstjohn@trca.on.ca
Councillor Vaughan's Office	Councillor Adam Vaughan	Adam	Vaughan		100 Queen St W	Suite C50	Toronto	ON	M5H 2N2	
Councillor McConnell's Office	Councillor Pam McConnell	Pam	McConnell		100 Queen St W	Suite A7	Toronto	ON	M5H 2N2	
Emergency Medical Services Toronto	Garrie Wright	Garrie	Wright	Deputy Chief	4330 Dufferin St		Toronto	ON	M3H 5R9	
Emergency Medical Services Toronto	Ric Rangel-Bron	Ric	Rangel-Bron		4330 Dufferin St		Toronto	ON	M3H 5R9	
Toronto Catholic District School Board	Bruce Rodrigues	Bruce	Rodrigues	Director of Education	80 Sheppard Ave E		Toronto	ON	M2N 6E8	
Toronto Catholic District School Board	John Volek	John	Volek	Manager of Planning	80 Sheppard Ave E		Toronto	ON	M2N 6E8	
Toronto District School Board	Chris Spence	Chris	Spence	Director of Education	5050 Yonge St		Toronto	ON	M2N 5N8	chris.spence@tdsb.on.ca
Toronto Fire Services Headquarters	Mike McCoy	Mike	McCoy	Acting Deputy Fire Chief/Director, Operations Command	4330 Dufferin St		Toronto	ON	M3H 5R9	
Toronto Police Service	Staff Superintendent Jane Wilcox	Jane	Wilcox	Unit Commander - Operational Services	40 College St		Toronto	ON	M5G 2J3	
Toronto Port Lands Company	Michael Kreljevic	Michael	Kreljevic	President & CEO	123 Front St W	Suite 1610	Toronto	ON	M5J 2M2	
Toronto Public Health	David McKeown	David	McKeown	Medical Officer of Health	277 Victoria St	5th Flr	Toronto	ON	M5B 1W2	
Toronto Public Health	Reg Ayre	Reg	Ayre		44Victoria St	18th Flr	Toronto	ON	M5C 1V2	
Toronto Public Library	Leesa Tossios	Leesa	Tossios	Library Service Manager	789 Yonge St		Toronto	ON	M4W 2G8	
Toronto Region Conservation Authority	Steve Heuchert	Steve	Heuchert	Manager, Development, Planning and Regulation	5 Shoreham Drive		Downsview	ON	M3N 1S4	
Toronto Region Conservation Authority	Brian Denney	Brian	Denney	Chief Administrative Officer	5 Shoreham Drive		Downsview	ON	M3N 1S4	
Toronto Region Conservation Authority	Don Haley	Don	Haley		5 Shoreham Drive		Downsview	ON	M3N 1S4	
Toronto Transit Commission	Bill Dawson	Bill	Dawson	Manager, Service Planning	1900 Yonge St		Toronto	ON	M4S 1Z2	
Bell Canada	John La Chapelle	John	La Chapelle	Manager - Right of Way	100 Borough Dr	Floor 5 Blue	Scarborough	ON	M1P 4W2	
Bell Canada	Ellen Hyde	Ellen	Hyde	Implementation Manager	100 Borough Dr	Floor 5 Blue	Scarborough	ON	M1P 4W2	
Bell Canada	Sandra Kofani	Sandra	Kofani		76 Adelaide St W	Flr 7	Toronto	ON	M5H 1P6	
Enbridge	Edwin Makkinga	Edwin	Makkinga		500 Consumers Rd		North York	ON	M2J 1P8	
Enersource Corporation	Raymond Rauber	Raymond	Rauber	Vice President, Engineering and Operations	3240 Mavis Rd		Mississauga	ON	L5C 3K1	
Enersource Corporation	Sabrina Scott	Sabrina	Scott		3240 Mavis Rd		Mississauga	ON	L5C 3K1	
Hydro One, Land Building Services and Security	Mike Sheehan	Mike	Sheehan	Vice-President	483 Bay St		Toronto	ON	M5G 2P5	
Hydro One, Land Building Services and Security	Anthony Lerullo	Anthony	Lerullo		483 Bay St		Toronto	ON	M5G 2P5	
Toronto Hydro Corporation	Ivano Labricciosa	Ivano	Ivano Labricciosa	Senior Vice President, Asset Management	14 Carlton St		Toronto	ON	M5B 1K5	
Toronto Hydro Corporation	Dan Stanoev	Dan	Stanoev		14 Carlton St		Toronto	ON	M5B 1K5	
Union Gas	Enzo Greco	Enzo	Greco	Construction Project Manager	360 Strathearne Avenue N.	P.O. Box 10	Hamilton	ON	L8N 3A5	
Anishinabek Nation: Union of Ontario Indians	Grand Council Chief Patrick Madahbee	Patrick	Madahbee		1 Migizi Mikan		North Bay	ON	P1B 8J8	
Association of Iroquois and Allied Indians	Grand Chief Gord Peters	Gord	Peters		387 Princess Ave		London	ON	N6B 2A7	
Mississaugas of New Credit First Nation	Chief M. Brian LaForme	M. Brian	LaForme		8545 Townline Rd	RR 1	Hagersville	ON	N0A 1H0	bryanlaforme@newcreditfirstnation.com
Cityzen	Paulo Stellato	Paulo	Stellato		56 The Esplanade	Suite 308	Toronto	ON	M5E 1A7	pstellato@cityzen.ca
Cityscape Holdings Inc c/o The Distillery Historic District	David Jackson	David	Jackson	Partner	9 Trinity Street	Suite 200	Toronto	ON	M5A 3C4	dj@thedistillerydistrict.com
Citizens for the Old Town	Rollo Myers	Rollo	Myers		159 King St E		Toronto	ON	M5C 1G9	rollomyers@sympatico.ca
Citizens for the Old Town	Michael Comstock	Michael	Comstock		159 King St E		Toronto	ON	M5C 1G9	michael.comstock@rogers.com
Clockwork Productions Inc	To Whom It May Concern	To Whom It May Concern			~~162 Queens Quay E~~		~~Toronto~~	~~ON~~	~~M5A 3Y5~~	
CN	John MacTaggart	John	MacTaggart		4 Welding Way		Concord	ON	L4K 1B9	
Corus Entertainment	Julie Edwards	Julie	Edwards	Vice-President, Facilities and Administration	Corus Quay	25 Dockside Dr	Toronto	ON	M5A 0B5	julie.edwards@corusent.com
Council of Commodores	Ron Merideth-Jones	Ron	Merideth-Jones							rm-jcommcouncil@bell.net
Docke Shoppe	To Whom It May Concern	To Whom It May Concern			~~162 Queens Quay E~~		~~Toronto~~	~~ON~~	~~M5A 3Y5~~	
Fedex	To Whom It May Concern	To Whom It May Concern			215 Lakeshore Blvd E		Toronto	ON	M5A 1E7	
George Brown College	Eugene Harrigan	Eugene	Harrigan	Vice-President, Corporate Services	PO Box 1015	Station B	Toronto	ON	M5T 2T9	eharriga@georgebrown.ca
Gooderham Worts Neighbourhood Association	Julie Beddoes	Julie	Beddoes							jbeddoes0507@rogers.com
Hines	Avi Tesciuba	Avi	Tesciuba	Managing Director	1 Dundas St W	Suite 2108	Toronto	ON	M5G 1Z3	avi.tesciuba@hines.com
Loblaws	Mario Fatica	Mario	Fatica	VP, Planning Development and Approvals	1 President's Choice Circle		Brampton	ON	L6Y 5S5	mario.fatica@loblaw.ca
Nuko Investments - The Guvernment	Murray Blankstein	Murray	Blankstein		132 Queens Quay East		Toronto	ON	M5A 1B6	mb.nuko@bell.net
Port Lands Action Committee/Waterfront Action	Dennis Findlay	Dennis	Findlay							dennisfindlay@rogers.com
Redpath	Andrew Judge	Andrew	Judge		95 Queens Quay East		Toronto	ON	M5E 1A3	andrew.judge@redpathsugar.com
Royal Canadian Yacht Club	Rodney Smith	Rodney	Smith		141 St George St		Toronto	ON	M5R 2L8	rksmith l@sympatico.ca
Royal Canadian Yacht Club	Carson Woods	Carson	Woods				Toronto	ON		cwoods@cwal.ca
St Lawrence Neighbourhood Association	Robert Sherrin	Robert	Sherrin		230 The Esplanade		Toronto	ON	M5A 4J6	rsherrin@sympatico.ca
St Lawrence Neighbourhood Association	Sylvia Pellmen	Sylvia	Pellmen		230 The Esplanade		Toronto	ON	M5A 4J6	slyviapellman@sympatico.ca
Toronto Passenger Vessel Association	Jill Richardson-Hicks	Jill	Richardson-Hicks	President	390 Queens Quay W	Suite 814	Toronto	ON	M5V 3A6	jill@yankeelady.ca
Waterfront BIA	Kevin Currie	Kevin	Currie	Chairman	207 Queens Quay W	PO Box 100	Toronto	ON	M5J 1A7	kevin@wheelexcitement.ca
Waterfront BIA	Carol Jolly	Carol	Jolly	Executive Director	207 Queens Quay W	PO Box 100	Toronto	ON	M5J 1A7	info@waterfrontbia.com
City of Toronto	Angus Cranston	Angus	Cranston	Project Manager, Waterfront	100 Queens St W	18th Flr. E	Toronto	ON	M5H 2N2	
City of Toronto - Transportation Services	John Mende	John	Mende	Director, Transportation Infrastructure Management	100 Queen St W	22th Flr. E	Toronto	ON	M5H 2N2	
City of Toronto - Toronto Water	Lou Di Gironimo	Lou	Di Gironimo	General Manager	100 Queen St W	24th Flr. E	Toronto	ON	M5H 2N2	
City of Toronto	Stephen Schijns	Stephen	Schijns	Manager, Infrastructure Planning	100 Queen St W	22nd Flr. E	Toronto	ON	M5H 2N2	
City of Toronto - Engineering and Construction Services	John Kelly	John	Kelly	Director (Acting)	55 John St	16th Flr	Toronto	ON	M5V 3C6	
City of Toronto - Engineering and Construction Services	Greg Horgan	Greg	Horgan	Senior Engineer, Toronto & East York District	55 John St	16th Flr	Toronto	ON	M5V 3C6	
City of Toronto - Toronto Water	Michael D'Andrea	Michael	D'Andrea	Director, Water Infrastructure Management	55 John St	18th Flr	Toronto	ON	M5V 3C6	
City of Toronto - Toronto Water	Les Arishenkoff	Les	Arishenkoff	Engineer, Water Infrastructure Management	55 John St	18th Flr	Toronto	ON	M5V 3C6	
City of Toronto - Toronto Water	Ted Bowering	Ted	Bowering	Manager, Water Infrastructure Management	55 John St	18th Flr	Toronto	ON	M5V 3C6	

Centralized Stormwater Quality Facility Class EA Addendum - Stakeholder List

Affiliation	Full Name	First Name1	Last Name	Job Title	Street Address 1	Street Address 2	City	Province	Postal Code	Email Address
City of Toronto	Jeffrey Climans	Jeffrey	Climans	Director, Major Capital Infrastructure Coordination Office	100 Queen St W	21st Flr. E	Toronto	ON	M5H 2N2	
City of Toronto	Lawson Oates	Lawson	Oates	Director, Toronto Environment Office	100 Queen St W	21st Flr. E	Toronto	ON	M5H 2N2	
City of Toronto	Gwen McIntosh	Gwen	McIntosh	Director (Acting), Waterfront Secretariat	100 Queen St W	12th Flr. E	Toronto	ON	M5H 2N2	
City of Toronto	Kyle Knoeck	Kyle	Knoeck	Senior Planner, Community Planning, Toronto & East York Distric	100 Queens St W	18th Flr. E	Toronto	ON	M5H 2N2	kknoeck@toronto.ca
Waterfront Toronto	Christopher Glaisek	Christopher	Glaisek	VP, Planning and Design	20 Bay St	Suite 1310	Toronto	ON	M5J 2N8	
Waterfront Toronto	Tony Medeiros	Tony	Medeiros		20 Bay St	Suite 1310	Toronto	ON	M5J 2N8	
Waterfront Toronto	Dave Madeira	Dave	Madeira		20 Bay St	Suite 1310	Toronto	ON	M5J 2N8	
Waterfront Toronto	Amanda Santo	Amanda	Santo		20 Bay St	Suite 1310	Toronto	ON	M5J 2N8	
Waterfront Toronto	Simon Karam	Simon	Karam		20 Bay St	Suite 1310	Toronto	ON	M5J 2N8	
Waterfront Toronto	Meg Davis	Meg	Davis		20 Bay St	Suite 1310	Toronto	ON	M5J 2N8	
Waterfront Toronto	David Kusturin	David	Kusturin		20 Bay St	Suite 1310	Toronto	ON	M5J 2N8	
West Don Lands Committee	Cindy Wilkey	Cindy	Wilkey							wilkeyc@lao.on.ca
West Don Lands Committee	George Hume	George	Hume							george.hume@rogers.com
3C Lakeshore Inc.	Elsa Fancello	Elsa	Fancello							elsafancello@gmail.com
Westin	Kevin Kierstead	Kevin	Kierstead							kevinkeirstead@westin.com
York Quay Neighbourhood Association	Braz Menezes	Braz	Menezes							bmenezes@sympatico.ca
York Quay Neighbourhood Association	James Russell	James	Russell							russell.communicate@gmail.com
York Quay Neighbourhood Association	Ulla Colgrass	Ulla	Colgrass							colgrass@sympatico.ca
Great Gulf Group of Companies	Geoff Matthews	Geoff	Matthews							geoff@greatgulfhomes.com
Castlepoint Investments Inc. - FedEx	Alfredo Romano	Alfredo	Romano							alfredoromano@gmail.com
Kintork Ontario - Parcel 208	Larry Torkin	Larry	Torkin							ltorkin@bellnet.ca
Daniels for 132 Queens Quay	Neil Pattison (on behalf of Blankstein and	Neil	Pattison							npattison@danielscorp.com
Daniels for 132 Queens Quay	Niall Haggart, EVP	Niall	Haggart, EVP							nhaggart@danielscorp.com

R.V. Anderson Associates Limited
engineering · environment · infrastructure

2001 Sheppard Avenue East Suite 400
Toronto Ontario M2J 4Z8 Canada
Tel 416 497 8600 Fax 416 497 0342
www.rvanderson.com

March 5, 2013 RVA 071345

STAKEHOLDER MAILING LIST

Attention:

Dear :

Re: Addendum to West Don Lands Class Environmental Assessment Master Plan
to Update Stormwater Management Facilities

Waterfront Toronto is undertaking an addendum to the West Don Lands Class Environmental Assessment Master Plan (2005) to update the stormwater management aspects. Refer to the map showing the Study Area (on reverse side). This addendum is being done in accordance with the requirements of the Municipal Class Environmental Assessment, October 2006, as amended in 2007 and 2011.

A stakeholder meeting will be held on Tuesday, March 19, 2013 at 4:00 p.m. at the offices of Waterfront Toronto, 20 Bay Street, Suite 1310, Toronto, Ontario. Personnel will be available to discuss the updated plans.

If you are unable to attend, the information package from the meeting may be obtained by contacting:

R.V. Anderson Associates Limited
Ken Wallace, P.Eng., PMP
kwallace@rvanderson.com
(416) 497-8600 ext. 336

Comments are requested to be provided within the first two weeks following the meeting (by April 2, 2013).

Yours very truly,

R.V. ANDERSON ASSOCIATES LIMITED

Ken Wallace, P.Eng., PMP
Associate

KPW:bgm

Encls.

R:\2007\071345\ProjectData\SWM and SWQF\9-Approvals\SWQF_Class_EA_Addendum2013\Mailings\071345-20130305-L1-stakeholder-mailing-west-don-lands.docx


Eastern Avenue
N
Lower Jarvis Street
Lower Sherbourne Street
Parliament Street
WEST DON LANDS
Front Street East
Don River
STUDY AREA
480 Lake Shore
Boulevard
Mill Street
EAST BAYFRONT
F.G. Gardiner Expy
Don River Trail
Queens Quay
NORTH KEATING 2
NORTH KEATING 1
Lake Shore Blvd
Keating Channel
Lake Ontario
(Inner Harbour)
Villiers Street
Don Roadway
Commissioners Street
Cherry Street
SOUTH KEATING

Ken P. Wallace

From: Elsa Fancello <elsafancello@gmail.com>
Sent: Wednesday, March 06, 2013 1:23 PM
To: Ken P. Wallace
Cc: Raffi Bedrosyan; Meg Davis; John O'Keefe; Vincent Dibacco; Felix Brockway
Subject: Re: Addendum to East Bayfront and West Don Lands Class EA Master Plans to Update SWM Facilities

Hello Ken,

Thank you for the meeting notice. I will be attending the March 19th information session with John O'Keefe and one person from RJ Burnside, our municipal servicing consultant.

We can discuss in more detail at the March 19th meeting but we have some concern with the study boundary area proposed for the East Bayfront Class EA Master Plan amendment process. Specifically, we believe that the study area should include the full property area for the Bungee, 3C and Silo sites (extending to the Keating Channel) and not a portion of the sites in order to properly identify a comprehensive stormwater management solution.

Many thanks,

Elsa

Elsa Fancello
Development Manager
3C Lakeshore Inc.
Office: 647-837-3338
Mobile: 647-688-3572

On Tue, Mar 5, 2013 at 5:40 PM, Ken P. Wallace <kwallace@rvanderson.com> wrote:

Ms. Elsa Fancello:

On behalf of Waterfront Toronto, please see the attached letter regarding the above noted subject.

Please advise if you have any questions or require further information.

Regards,

Ken Wallace, P.Eng., PMP.
Associate

Ken P. Wallace

From: Raffi Bedrosyan <RBedrosyan@waterfrontoronto.ca>
Sent: Wednesday, March 06, 2013 2:09 PM
To: 'Elsa Fancello'; Ken P. Wallace
Cc: Meg Davis; John O'Keefe; Vincent Dibacco; Felix Brockway; Renee Gomes; David Kusturin; Antonio Medeiros; Dave Madeira; Lisa A Prime; Brenda Webster
Subject: RE: Addendum to East Bayfront and West Don Lands Class EA Master Plans to Update SWM Facilities
Attachments: 071345-20130305-L1-stakeholder-mailing-west-don-lands-blank.docx; 071345-20130305-L1-stakeholder-mailing-east-bayfront-blank.docx

Dear Elsa,
Thanks for your observations. Just to clarify, the EA amendments required for the North Keating lands, including 3C, Bungee and Silo sites, are to be handled with the Lower Don Lands EA amendment process currently underway, not through this present EA Amendment. This present EA Amendment mainly deals with the East Bayfront and West Don Lands EAs. The Study area boundary is not the drainage area boundary which as you correctly identified does include all of North Keating 1, it merely depicts the East Bayfront area and the possible routes for the pipes joining East Bayfront to the BFF on 480 Lakeshore, either on Queens Quay or Lakeshore through North Keating. All these issues will become clearer during the March 19 presentation. See you there.
Regards,
Raffi Bedrosyan

From: Elsa Fancello [mailto:elsafancello@gmail.com]
Sent: March-06-13 1:23 PM
To: Ken P. Wallace
Cc: Raffi Bedrosyan; Meg Davis; John O'Keefe; Vincent Dibacco; Felix Brockway
Subject: Re: Addendum to East Bayfront and West Don Lands Class EA Master Plans to Update SWM Facilities

Hello Ken,

Thank you for the meeting notice. I will be attending the March 19th information session with John O'Keefe and one person from RJ Burnside, our municipal servicing consultant.

We can discuss in more detail at the March 19th meeting but we have some concern with the study boundary area proposed for the East Bayfront Class EA Master Plan amendment process. Specifically, we believe that the study area should include the full property area for the Bungee, 3C and Silo sites (extending to the Keating Channel) and not a portion of the sites in order to properly identify a comprehensive stormwater management solution.

Many thanks,

Elsa

Elsa Fancello
Development Manager
3C Lakeshore Inc.
Office: 647-837-3338
Mobile: 647-688-3572

On Tue, Mar 5, 2013 at 5:40 PM, Ken P. Wallace <kwallace@rvanderson.com> wrote:

WATERFRONTToronto

20 BAY STREET, SUITE 1310
TORONTO, ON M5J 2N8
Tel: 416.214.1344
Fax: 416.214.4591
www.waterfrontoronto.ca

Mr. John C. O'Keefe Jr.
Managing Partner
Castlepoint Realty Partners Limited
225 Commissioners Street, Suite 203
Toronto, ON
M4M 1A0

WITHOUT PREJUDICE

March 21, 2013

Dear Mr. O'Keefe, John

Re: 3C-West Don Lands Class Environmental Assessment Addendum

Further to our telephone conversation yesterday with yourself, Raffi and me, the following issues were discussed and resolved as follows:

3C has expressed concern with the Addendum to the East Bayfront and West Don Lands Precincts Class EA for Stormwater Quality presentation by RVAnderson Associates, consultants of Waterfront Toronto, which took place on March 19, 2013. The concern is related to the fact that, although the proposed expansion and integration of the Ballasted Flocculation Facility at the 480 Lakeshore site would service the North Keating lands including the 3C development, the study area of the East Bayfront and West Don Lands Addendum did not include the North Keating Lands. This was because the North Keating lands have always been part of the Lower Don Lands, which has its own EA addendum process, currently being carried out as part of the Port Lands Acceleration Initiative.

As development timing of the North Keating lands in general, and of 3C in particular is proceeding ahead of the planned timing under the original EA particularly related to servicing, Waterfront Toronto is prepared to include the North Keating Lands in the study area of the West Don Lands EA Addendum, thereby accommodating the 3C concern resulting from the longer timelines of the Lower Don Lands EA addendum approval. As you know, we continue to have concerns regarding various elements of the 3C proposal.

Our accommodation is made subject to the following conditions:

1. 3C agrees to pay the additional fees of the RVA consultants in appending the EA document, considered to be minor costs.

2. RVA will indicate an approximate location of a future attenuation tank in North Keating as required by MOE, logically near Cherry Street.

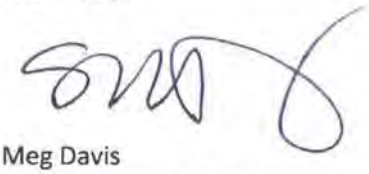
3. 3C agrees to pay any penalties and costs related to potential delays to Pan Am in West Don Lands and Hines Bayside development in East Bayfront, in the event that the delays to the EA Addendum documents are linked to objections to developments in North Keating.

4. Given that there is no funding available for the expanded BFF at this time and funding may not be available within 3C's desired development timeline, 3C will need to contribute to any up-front costs that may be required.

Provided 3C agrees in writing to the above conditions by Friday, March 22, 2013, and provided MOE concurs with this arrangement, Waterfront Toronto is prepared to instruct RVA to revise the study area and description of the EA Addendum to accommodate the 3C concerns.

To be clear, however, this is all contingent on MOE allowing us to change the study area for the WDL EA to include the North Keating lands.

Thank you,



Meg Davis
Vice President, Development
Waterfront Toronto

cc: Waterfront Toronto; David Kusturin, Christopher Glaisek, Lisa Prime, Raffi Bedrosyan, Renee Gomes

AIRD & BERLIS LLP

Barristers and Solicitors

N. Jane Pepino, C.M., Q.C., LL.D.
Senior Partner
Direct: 416.865.7727
E-mail:jpepino@airdberlis.com

WITHOUT PREJUDICE

File No. 106259

March 22, 2013

Waterfront Toronto
20 Bay Street, Suite 1310
Toronto, ON M5J 2N8

Attention: Ms. Meg Davis, Vice President, Development

Dear Ms. Davis:

3C Lakeshore Inc. – West Don Lands and East Bayfront Class Environmental Assessment Addendums

I am writing in response to your letter to John O'Keefe, dated March 21, 2013 in which you outlined four conditions upon which Waterfront Toronto would agree to amend the (East Bayfront) Class Environment Assessment Addendum (the "**Addendum**") to include the 3C lands. It should be noted that it is our understanding from multiple discussions over the course of the last year and a half with City of Toronto and Waterfront Toronto staff that the 3C lands would be included in the stormwater management strategy for East Bayfront and as such in the East Bayfront Class Environmental Assessment Addendum and not the West Don Lands Class Environmental Assessment Addendum as noted in your letter. While we are willing to agree with some of your demands, we are unable to agree with all of your conditions for the reasons outlined below. For ease of reference, I will use the numbering in your March 21, 2013 letter for reference.

1. 3C can agree to pay the additional RVA consultant fees in amending the EA. We would point out that given our ongoing dialogue, 3C expected to be included in the Addendum and had that been the case, there would be no need for additional RVA costs. However, 3C is willing to commit to this payment as a sign of good faith in moving forward co-operatively.

2. 3C understands that the future attenuation tank in North Keating cannot be finally determined at this time and will be subject to MOE approval. The proposed location near Cherry Street should be subject to 3C's agreement prior to seeking MOE approval.

3. 3C cannot agree to pay any "*penalties and costs related to potential delays to Pan Am in West Don Lands and Hines Bayside*". First, the language is extraordinarily broad and 3C could not agree to such open-ended liability. Second, the risk of

delay resulting from the inclusion of the Keating Lands in the Addendum at this time is related to Waterfront Toronto's decision to exclude the Keating Lands from the current form of Addendum despite 3C's understanding that it would be included. Had the current proposed Addendum reflected our ongoing discussions of the past year and a half, there would be no such risk created by the inclusion of the Keating Lands at this late juncture. As such, it is inappropriate that 3C should be forced to bear the risk for Waterfront Toronto's decision.

4. 3C cannot agree to be bound to front ending any costs for the expanded Ballasted Flocculation Facility, but do accept that availability of funding for infrastructure will have to be addressed at the appropriate time.

While the current form of the Addendum was not what 3C expected, we remain hopeful that this can be resolved prior to March 28, 2013. It may be a more effective use of everyone's time to discuss these issues in person. I will make myself available to meet over the next few days to discuss this matter. However, if we are not able to come to an agreement regarding the inclusion of the 3C lands, 3C will have no choice but to provide full comment on the Addendums and may, if necessary, contest the Addendums as currently written.

Yours truly,

AIRD & BERLIS LLP

per N. Jane Pepino, C.M., Q.C., LL.D.

WATERFRONTToronto

20 BAY STREET, SUITE 1310
TORONTO, ON M5J 2N8
Tel: 416.214.1344
Fax: 416.214.4591
www.waterfrontoronto.ca

WITHOUT PREJUDICE

Ms. Jane Pepino
Aird & Berlis LLP.
181 Bay Street, Suite 1800, Box 754
Toronto, Ontario
M5J 2T9

Re: 3C Lakeshore Inc. – Environmental Assessment Addenda

Dear Ms. ~~Pepino~~ Jane,

Thank you for your letter of March 22, 2013 regarding the West Don Lands and East Bayfront Class Environmental Assessment ("EA") Addenda. I note that although Waterfront Toronto has been in discussion with your client about the potential inclusion of North Keating in the service area for the Ballasted Flocculation Facility ("BFF"), as part of discussions about the stormwater management strategy, this discussion was focused on infrastructure only. Changes to the study areas of the EAs for the East Bayfront, West Don Lands or Lower Don Lands were not discussed, nor did your client request this. As such, the demands made by John O'Keefe on March 20, 2013 were the first Waterfront Toronto received, with respect to changes to the EA study areas.

In response to the other comments set out in your letter, Waterfront Toronto's comments are as follows:

Item # 2: It is understood that 3C, acting reasonably, will need to agree to the approximate location of the future attenuation tank in North Keating prior to the EA Addendum being submitted for MOE approval.

Item # 3: As noted above, the North Keating Lands are currently within the Lower Don Lands Class EA. While these lands can be shifted, via an addendum, to the West Don Lands Class EA study area, it is not without risk to Waterfront Toronto's project timelines and to committed infrastructure funding, some of which has expiry dates. In particular, Waterfront Toronto has significant amounts in committed provincial funding for construction of the BFF for the Pan Am Athlete's Village which expires in 2015 and will be at risk if any Part 2 Order requests are received. While the risk of Part 2 Order requests or MOE concerns specifically related to proposals in the North Keating lands may be low, the risk to WDL and EBF projects would not exist if the North Keating lands remained in the Lower Don Lands EA. In the interest of working in cooperation with North Keating landowners, however, Waterfront Toronto will agree to incorporate North Keating into the study area of the West Don Lands Class EA. Similarly, it is our understanding that 3C, acting in good faith, will not initiate a Part 2 Order request of either the West Don Lands or East Bayfront EA Addenda.

We trust that this addresses 3C's concerns regarding the EA addenda to the West Don Lands and East Bayfront EA Addenda. Please confirm if this is the case by March 28th. Waterfront Toronto is available to discuss in the meantime if necessary.

Regards,

Meg Davis
Vice President, Development
Waterfront Toronto

cc.
Chris Glaisek, VP, Planning and Design, Waterfront Toronto
Renee Gomes, Director of Development, Waterfront Toronto
Allan Leibel, Counsel, Goodmans LLP.

AIRD & BERLIS LLP

Barristers and Solicitors

N. Jane Pepino, C.M., Q.C., LL.D.
Senior Partner
Direct: 416.865.7727
E-mail:jpepino@airdberlis.com

WITHOUT PREJUDICE

File: 106259
March 28, 2013

Waterfront Toronto
20 Bay Street, Suite 1310
Toronto, ON M5J 2N8
Attention: Ms. Meg Davis, Vice President, Development

Dear Ms. Davis:

3C Lakeshore Inc. - West Don Lands and East Bayfront Class Environmental Assessment Addendums

Thank you for your letter of March 27, 2013 regarding the West Don Lands and East Bayfront Class Environmental Assessment Addendums.

Given the various environmental assessments presently underway and the fact that your offer is to include the North Keating Lands in an EA, which was not the East Bayfront EA as requested by 3C, I will summarize our understanding of the issues. If you do not agree with the summary provided below, I would ask that you contact me immediately so that we can resolve any outstanding items.

For ease of reference, I will refer to the issues as identified in your March 21, 2013 letter.

1. We are in agreement that 3C Lakeshore Inc. will pay the additional RV Anderson Associates (RVA) consultant fees in amending the EA. You have indicated via email on March 27, 2013 that the preliminary estimate of these costs is $25,000. We understand you have requested further information from RVA in respect of these costs and will provide that to 3C when it becomes available.

2. We are in agreement that Waterfront Toronto will seek 3C's agreement in locating the future attenuation tank prior to making an application to the Ministry of the Environment. 3C will not withhold its agreement in selecting a location unreasonably or arbitrarily. We would ask that preferred locations for this attenuation tank be identified by Waterfront Toronto's consultant at the earliest opportunity.

3. Previous discussions between 3C and Waterfront Toronto had focused on the requirements for infrastructure. Although the EA process and timing was mentioned at previous meetings, 3C had not entered into a detailed discussion about including amending EA study area boundaries. From 3C's perspective, the discussions regarding infrastructure had linked the North Keating Lands to the East

Bayfront Class EA and that formed the basis of 3C's request to amend the East Bayfront Class EA study area. 3C's primary objective in these discussions was to ensure the current Addenda for the proposed treatment facility to be located at 480 Lakeshore Blvd. incorporated sufficient capacity to service the complete requirements of the North Keating Lands and in a timely way. 3C was also seeking to ensure that its development would not be tied to the development in the Port Lands as City Council had specifically provided direction on September 2011 that development of the North Keating Lands would not be delayed by the Port Lands Acceleration Initiative project.

We understand that Waterfront Toronto is agreeable to incorporating the North Keating into the study area of the West Don Lands Class EA. Our understanding is inclusion of the North Keating Lands in the West Don Lands Class EA will allow 3C to achieve its objectives described above and will assist Waterfront Toronto in achieving its deadlines. As such and in reliance upon this amendment, 3C is in agreement with Waterfront Toronto's offer to amend the West Don Lands Class EA study area to include the North Keating Lands and will not initiate a Part II Order request of either the West Don Lands or East Bayfront EA Addenda.

4. As your March 26, 2013 letter was silent regarding item #4, 3C Lakeshore Inc. understands that Waterfront Toronto accepts that 3C cannot agree to be bound to front ending any costs for the expanded Ballasted Flocculation Facility and accepts that funding for infrastructure will be addressed at the appropriate time in the future.

Assuming we have appropriately captured the understanding between 3C Lakeshore Inc. and Waterfront Toronto, we trust that both parties may now proceed in accordance with the above. We would like to thank you for your efforts in resolving these issues.

Yours truly,
AIRD & BERLIS LLP

N. Jane Pepino, C.M., Q.C., LL.D.

NJP/SS/sh
cc: J. O'Keefe
E. Fancello
V. Dibacco
14372253.2

AIRD & BERLIS LLP

Barristers and Solicitors

Martin J. Henderson
Direct: 416.865.7725
E-mail: mhenderson@airdberlis.com

March 28, 2013

Waterfront Toronto
20 Bay Street, Suite 1310
Toronto, ON M5J 2N8

Attention: Ms. Meg Davis,
Vice President, Development

Dear Ms. Davis:

Re: Castan Waterfront Development Inc. / Marland III Corporation – West Don Lands and East Bayfront Class Environmental Assessment Addendums

We are the solicitors for Castan Waterfront Development Inc. and Marland III Corporation, who are the owners of the site adjacent to the 3C Lakeshore Inc. site. In that regard, attached please find a copy of a letter to you from my partner, Jane Pepino, dated earlier today, which has been provided to me.

Please have Waterfront Toronto confirm that my clients will be permitted to participate in the same arrangements as 3C Lakeshore Inc. If that is not your understanding, then please take this letter as my clients' objection to the environmental assessment amendments which were the subject of your discussions with 3C Lakeshore Inc.

Yours truly,

AIRD & BERLIS LLP

Martin J. Henderson

MJH/jb

c. Kenneth W. Campbell
Vice President, R.V. Anderson Associates Limited

14379489.1

WATERFRONTToronto

20 BAY STREET, SUITE 1310
TORONTO, ON M5J 2N8
Tel: 416.214.1344
Fax: 416.214.4591
www.waterfrontoronto.ca

WITHOUT PREJUDICE

April 3, 2013

Mr Martin J. Henderson
Aird & Berlis LLP
Brookfield Place, 181 Bay Street
Suite 1800, Box 754
Toronto, ON M5J 2T9

Re: Castan Waterfront Development Inc. /Marland III Corporation – Environmental Assessment Addenda

Dear Mr. Henderson,

Thank you for your letter of March 28, 2013 regarding the West Don Lands ("WDL") and East Bayfront Class Environmental Assessment ("EA") Addenda. As you know, Waterfront Toronto intends to amend the WDL EA Addendum to include the North Keating Lands which are currently within the Lower Don Lands Class Environmental Assessment. In the interest of working in cooperation with North Keating landowners, Waterfront Toronto will allow your client to participate under the following arrangements as agreed to by 3C Lakeshore:

1. Castan/Marland III will arrange to pay its share of the increased consulting fees for R.V. Anderson Associates (RVA) to amend the EA with 3C Lakeshore. The preliminary estimate for this work is approximately $25,000 to be confirmed once further information is available from RVA. Waterfront Toronto prefers to be paid by 3C Lakeshore directly, with the parties sorting out cost-sharing amongst themselves.

2. It is understood that WT will seek the agreement of Castan/Marland III regarding the generalized location based on the impact assessment of the future attenuation tank in North Keating prior to the EA Addendum being submitted for MOE approval. This agreement will not be unreasonably or arbitrarily withheld and will be provided in a timely manner so as not to delay the EA Addendum approval. Waterfront Toronto will share the proposed locations as soon as information is available from RVA.

3. Castan/Marland III, acting in good faith, will not initiate a Part II Order request of either the West Don Lands or East Bayfront EA Addenda.

We trust that this addresses Castan/Marland III's concerns regarding the West Don Lands and East Bayfront EA Addenda. Please confirm if this is the case by April 5th. Waterfront Toronto is available to discuss in the meantime if necessary.

Yours Truly,

Meg Davis
Vice President, Development
Waterfront Toronto

cc: Chris Glaisek, Waterfront Toronto
Renee Gomes, Waterfront Toronto
Jane Pepino, Aird & Berlis LLP
Allan Leibel, Goodamns LLP

April 25, 2013 CFN 35278/35022

BY E-MAIL ONLY (kwallace@rvanderson.com)

Ken Wallace
R.V Anderson Associate Limited
2001 Sheppard Avenue East, Suite 400
Toronto, ON M2J 4Z8

Dear Mr. Wallace,

Re: Response to Notice to EA Addendum and Notice of Public Information Centre for the East Bayfront Class Environmental Assessment Master Plan (2006) and West Don Lands Class Environmental Assessment Master Plan (2005)
Lake Ontario/ Don River Watershed; City Toronto – Toronto and East York

Toronto and Region Conservation Authority (TRCA) staff received notice of the addenda and upcoming Stakeholder Meeting scheduled for March 19, 2013 to update stormwater management aspects of these Environmental Assessments. Further to TRCA's previous correspondence for the West Don Lands and East Bayfront EA's, staff has expressed interest in these projects. While staff was unable to attend the meeting, please forward one copy of any handouts or display materials from this meeting for our files. Please include a PDF copy of all materials as part of your submission, with drawings pre-scaled to print on 11"x17" pages. Materials may be submitted on discs, via e-mail (if less than 2.5 MB), or through file transfer protocol (FTP) sites (if posted for a minimum of two weeks).

Should you have any questions, please contact me at extension 5**304** or at **jpounder**@trca.on.ca.

Yours truly,

Jonathan Pounder, B.Sc. Env., LEED Green Assoc.
Acting Planner II, Environmental Assessment Planning
Planning and Development

BY E-MAIL
TRCA: Beth Williston, Senior Manager, Environmental Assessment Planning
Nancy Gaffney, Waterfront Specialist, Watershed Management

C:\Users\TRCA\Documents\Sent Letters\35278-35022 - Waterfront Toronto EA Adeenda.Docx

R.V. Anderson Associates Limited
engineering · environment · infrastructure

2001 Sheppard Avenue East Suite 400
Toronto Ontario M2J 4Z8 Canada
Tel 416 497 8600 Fax 416 497 0342
www.rvanderson.com

MEETING NOTES

West Don Lands Class EA Addendum for Stormwater Quality

DATE: May 10, 2013

PLACE: Waterfront Toronto Offices – Turquoise Room

PROJECT NO.: 071345

PRESENT:
Alfredo Romano – Silos / 3C Lakeshore Inc. (3C)
Sam Crignano – 3C Lakeshore Inc.
John O'Keefe – Castlepoint Realty Partners
Elsa Fancello – 3C Lakeshore Inc.
Vincent Dibacco – R.J. Burnside & Associates Limited (RJBA)
Felix Brockway – R.J. Burnside & Associates Limited
Meg Davis – Waterfront Toronto (WT)
Anthony Medeiros – Waterfront Toronto
Raffi Bedrosyan – Waterfront Toronto
Lisa Prime - Waterfront Toronto
Brenda Webster - Waterfront Toronto
Peter Langan – R.V. Anderson Associates Limited (RVA)
Ken Wallace - R.V. Anderson Associates Limited

The purpose of the meeting: To discuss options for stormwater storage tank locations within North Keating Area 1 which is proposed to drain into the proposed SWQF 480 Lake Shore Blvd.

DISCUSSION:	**ACTION BY:**
1. P. Langan gave a brief overview of the stormwater elements presented in the Lower Don Lands 2010 Class EA addendum that are no longer feasible: draining the stormwater tank from the NK1 into the EBF's stormwater quality facility became no longer feasible (refer to the March 14, 2013 PIC handouts).	
2. P. Langan presented the selection criteria for evaluating feasibility of locations for stormwater tanks (refer to the May 10, 2013 handouts). V. Dibacco noted that an existing deep water tunnel and a future CSO tunnel crossing the NK1 lands should be considered.	RVA
3. Notwithstanding the selection criteria, options for stormwater tank locations are to be compatible with the staging of land development and will be subject to a 'yes / no' criteria. In other words, locations where land is not available (i.e. municipal ownership), the option for placing the stormwater tank at this location would not be considered suitable.	
4. P. Langan presented the four options for the stormwater storage tank locations (refer to the May 10, 2013 handouts). (Note that a circular tank / shaft is contemplated herein in light of the ongoing preliminary design for the	

DISCUSSION: **ACTION BY:**

tank in the East Bayfront that has resulted in a circular shaped tank being more feasible than a rectangular tank. The circular tank also uses a smaller footprint.) It was noted that the graphical symbols shown represent the general location.

5. The current road pattern / lot fabric in which the storage tank options are shown is that what was provided by Waterfront Toronto and represent the latest approved version by the City Council (refer to the May 2010 Keating Channel Precinct Plan). A. Romano noted that 3C is currently seeking a revised road pattern. Notwithstanding, the Class EA addendum will allow for some degree of flexibility in the preferred location of the storage tank due to changes in the municipal road alignments. This will be confirmed by the MOE. P. Langan indicated that Toronto Water requires that the storage tank be located in an accessible location adjacent / within a municipal right-of-way for operation purposes. RVA / WT

6. 3C agreed to convey lands in the form of an easement for a storm outfall should it be required. 3C

7. It was noted that placing the tank adjacent to the dockwall will present difficulties due to the existing tie-backs. Therefore the options considered show the tanks situated back from the existing dockwall. Furthermore, the tanks should not be located closer than approximately 10m to 30m to the existing dockwall, depending on the location of tie-backs.

8. It was agreed that Options A and B are generally OK. However, Option B will be evaluated as two sub-options B1 and B2 with the flexibility of moving the tank location to the south (closer to the Lake) if the road pattern is changed. Refer to the revised Options for Stormwater Storage Tanks Locations dated May 21, 2013 (attached). RVA

9. It was agreed that Option D is also generally OK; however this option is not compatible with staging of development considering that the schedule for the relocation of Cherry Street is uncertain.

10. It was agreed that Option C is generally not acceptable since it is not compatible with the proposed development road layout (A. Romano indicated that the road pattern is proposed to be revised showing no municipal road that this location). Option C would only be possible if the road pattern is not changed

11. Option D would be revised to show storage tank between old Cherry Street and new Cherry Street (refer to the attached revised Options for Stormwater Storage Tanks Locations dated May 21, 2013). Option D will be evaluated as two sub-options D1 and D2. It is noted that Queen's Quay LRT could be extended east of new Cherry Street which could impact the feasibility of this location. It is also noted that the pending EA for the Gardiner Expressway could result in re-alignment of road pattern east of new Cherry Street (decision expected March 2014).

12. City to ultimately decide how much development may proceed without ultimate stormwater management controls being in-place. Similar to that of the EBF, minimum SWM controls to be in-place would consist of source

DISCUSSION: **ACTION BY:**

controls, oil-grit separator(s) and an overflow to the Lake.

13. RVA will circulate a revised plan and evaluation and plans to file the addendum to the EA within four to six weeks. RVA

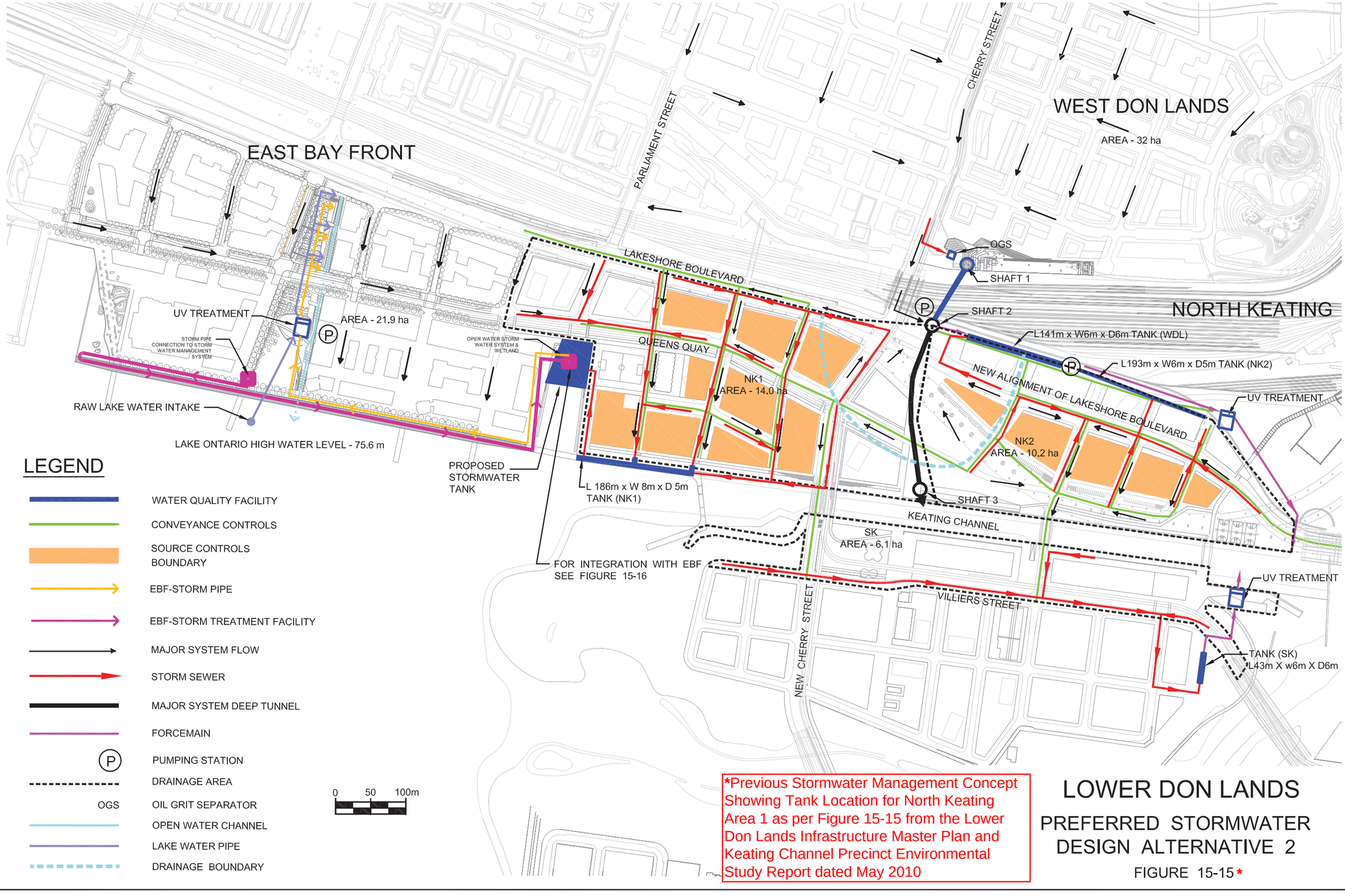
Attachments: Figures showing Options for Stormwater Storage Tanks Locations dated May 21, 2013 (file name: 071345-20130521-3cSWMTankOptions-v2.pdf)

Notes prepared by: Ken Wallace, P.Eng.

Distribution: all present, John Whitehead

r:\2007\071345\projectdata\swm and swqf\9-approvals\swqf_class_ea_addendum2013\addendum\working files\wdl\071345-20130513-mn-2013may10-3cmeeting-approval.doc

PLEASE ADVISE THE WRITER OF ANY ERRORS OR OMISSIONS WITHIN 1 WEEK OF RECEIPT OF THESE NOTES



*Previous Stormwater Management Concept Showing Tank Location for North Keating Area 1 as per Figure 15-15 from the Lower Don Lands Infrastructure Master Plan and Keating Channel Precinct Environmental Study Report dated May 2010

LOWER DON LANDS

PREFERRED STORMWATER DESIGN ALTERNATIVE 2

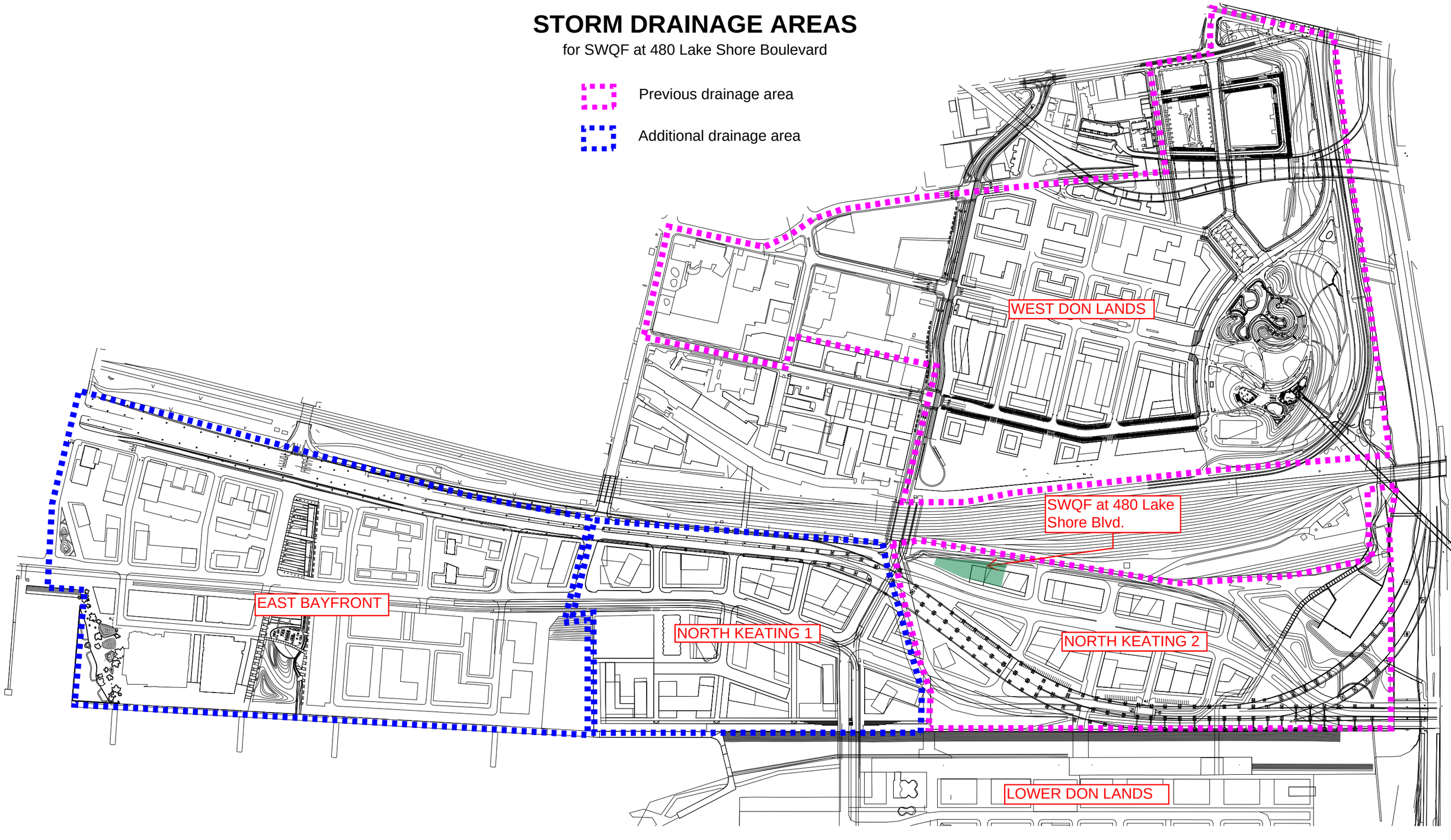
FIGURE 15-15*

STORM DRAINAGE AREAS

for SWQF at 480 Lake Shore Boulevard

Previous drainage area

Additional drainage area

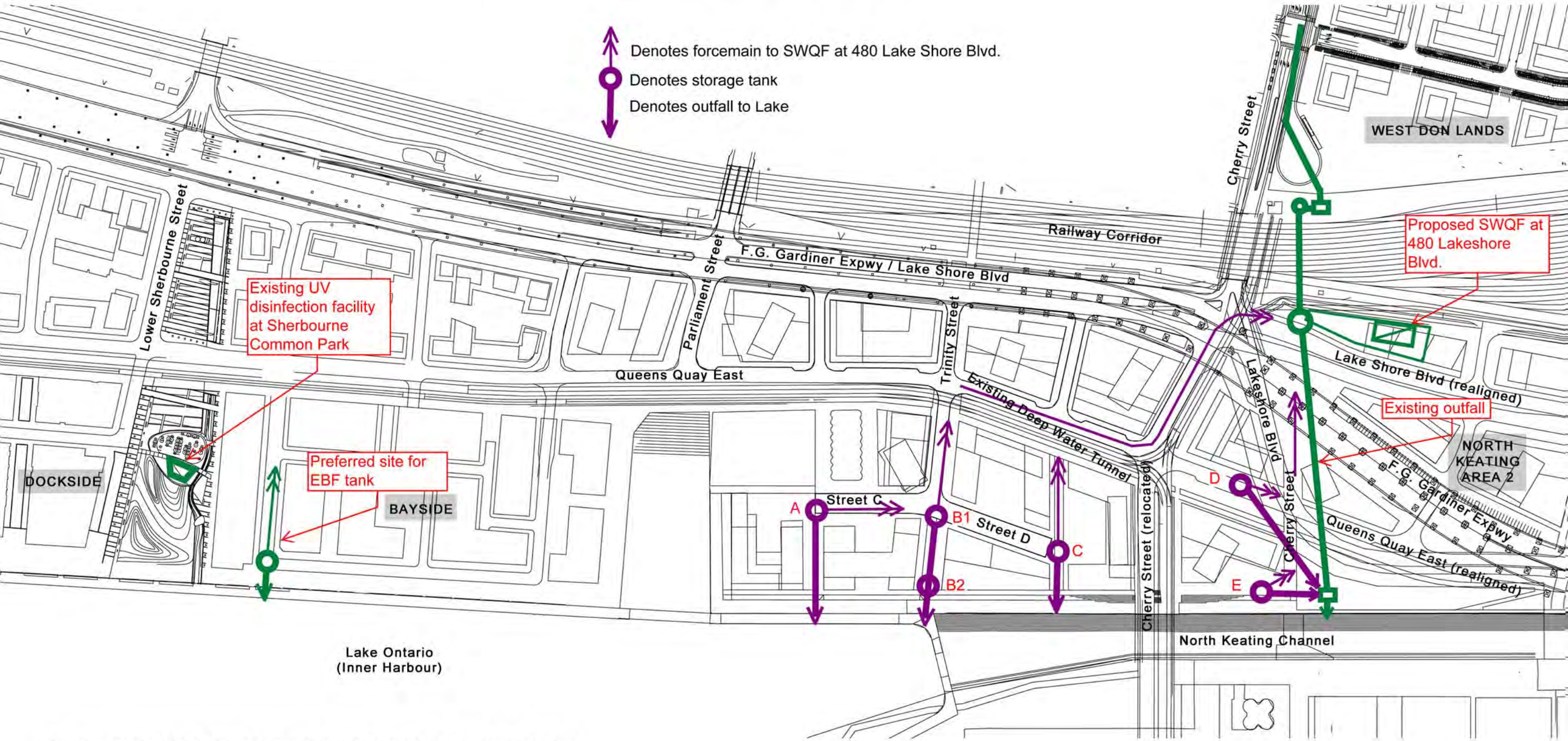


Road pattern / lot fabric in North Keating Areas 1 and 2 is taken from the May 2010 Keating Channel Precinct Plan.

West Don Lands Class EA Addendum for Stormwater Quality
Waterfront Toronto / City of Toronto
R.V. Anderson Associates Limited
May 24, 2013

OPTIONS FOR STORMWATER TANK LOCATIONS

North Keating Area 1



Road pattern / lot fabric shown is taken from the May 2010 Keating Channel Precinct Plan. The preferred tank location is subject to final road pattern / lot fabric approved by City Council.
Required easements (not shown) to be conveyed by Land Owner/Developer.
Adjustment to the tank location may be required to accomodate existing / proposed utilities (not shown). In the case of proposed utilities, the design of the tank shall be coordinated accordingly.

West Don Lands Class EA Addendum for Stormwater Quality
Waterfront Toronto / City of Toronto
R.V. Anderson Associates Limited
May 24, 2013

Selection Criteria

1) Compatible with staging of development
2) Accessible location for Toronto Water Operations
3) Centrally located for storm sewer connections (east-west bench mark being Trinity St.)
4) Close to lake for overflow
5) Close to 480 Lakeshore treatment site

Preliminary Evaluation

Criteria / Option	Option A	Option B	Option C	Option D	Option E
1) Compatible with staging of development	4 – compatible with planned roads	4 – compatible with planned roads	0 – not compatible due to contemplated changes in the planned road pattern	0 – conflicts with realignment of existing roads	0 – conflicts with realignment of existing roads
2) Accessible location for Toronto Water Operations	3 – accessible location	2 – B1: accessible location (busy area) 3 – B2: accessible location (less busy area)	0 – not accessible due to contemplated changes in the planned road pattern	1 – accessible location but very busy area	1 – poor access location
3) Centrally located for storm sewer connections (east-west bench mark being Trinity St.)	3 – between 50m and 100m away	4 – less than 50m away	3 – between 50m and 100m away	1 – greater than 100m away	1 – greater than 100m away
4) Close to lake for overflow	1 – 100m long outfall	2 – B1: 75m long outfall 4 – B2: 25m long outfall	3 – 50m long outfall	3– 100m long outfall and could use existing outfall (saves penetration of the dockwall)	4 – 50m long outfall and could use existing outfall (saves penetration of the dockwall)
5) Close to SWQF treatment site at 480 Lake Shore Blvd.	1 – greater than 500m away	2 – between 400m and 500m away	3 – between 300m and 400m away	4 – less than 300m away	4 – less than 300m away
Preliminary Ranking	12 points	**B1 – 14 points** **B2 – 16 points** **PREFERRED**	9 points	9 points	10 points

Note: all tanks to have OGS upstream of the tank.

Point assignment has not been weighted for relative importance of evaluation criteria.

Distances are approximate.

Maximum possible score for each criteria is 4 points.

Ken P. Wallace

From: Elsa Fancello <elsafancello@gmail.com>
Sent: Tuesday, May 21, 2013 5:47 PM
To: Ken P. Wallace
Cc: alfredoromano@gmail.com; scrignano@cityzen.ca; jcokjr@msn.com; vincent.dibacco@rjburnside.com; felix.brockway@rjburnside.com; mdavis@waterfrontoronto.ca; 'AMedeiros@waterfrontoronto.ca' (AMedeiros@waterfrontoronto.ca); Raffi Bedrosyan <RBedrosyan@waterfrontoronto.ca> (RBedrosyan@waterfrontoronto.ca); 'LPrime@waterfrontoronto.ca' (LPrime@waterfrontoronto.ca); bwebster@waterfrontoronto.ca; Peter Langan; JWhitehead@waterfrontoronto.ca
Subject: Re: West Don Lands Class EA Addendum for Stormwater Quality - Meeting with 3C for SWM Tank Locations in North Keating Area 1
Attachments: Silo_Reference Plan.pdf; 3C Plan of Survey.pdf

Thank you for your draft meeting notes. We just have a few comments and clarifications:

- Please append the various handouts referenced in meeting minutes i.e. March 14, 2013 handouts
- Point 2- please note that it is our understanding that the CSO within the existing Cherry Street ROW will stay at its current location. The CSO does not cross the NK1 lands. That said, the deep water tunnel does cross the NK1 lands (please see attached survey and reference plans for 3C, silo and Bunge site for its location).
- Point 5- please note that the Keating Channel Precinct Plan was endorsed by City Council and Zoning Bylaw No. 1174-2010 was adopted by City Council. The 3C lands is seeking a revised road pattern from what was outlined in the Keating Channel Precinct Plan but is maintaining the public ROWs outlined in the Zoning Bylaw, which is currently under appeal at the OMB.
- Point 6- 3C advised that it would work in cooperation with Waterfront Toronto to convey lands in the form of an easement
- Point 8- please note that Option B2 maybe impacted by the dockwall tiebacks (may want to consolidate or refer to point 7 when presenting Option B2)
- Please move Point 10 to Point 5 (with existing text) or a new Point 6
- Point 13- please clarify that RVA will circulate revised materials prior to filing addendum
- Please advise on figure 15-15 since the label reads Lower Don Lands
- On the storm drainage areas, you may want to include a note that reads that the highlighted streets and blocks are as per the Keating Channel Precinct Plan
- The location of the deep water tunnel is not correct. Please refer to the attached plans.

Many thanks,

Elsa

Elsa Fancello
Development Manager

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT	PLAN 63 R-4604
DATE OCTOBER 17, 1989	RECEIVED AND DEPOSITED
W. T. CULHAM O.L.S.	DATE October 17, 1989
	Ass't [signature] DEPUTY LAND REGISTRAR FOR THE REGISTRY DIVISION OF TORONTO (Nº 63)

CAUTION : THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

PLAN OF SURVEY OF

PART OF THE MARSH LANDS GRANTED TO THE CITY OF TORONTO BY THE ONTARIO GOVERNMENT ON ON MAY 18, 1880 AND THE DOMINION GOVERNMENT ON OCTOBER 10, 1903

AND

PART OF BLOCK A REGISTERED PLAN 674 E

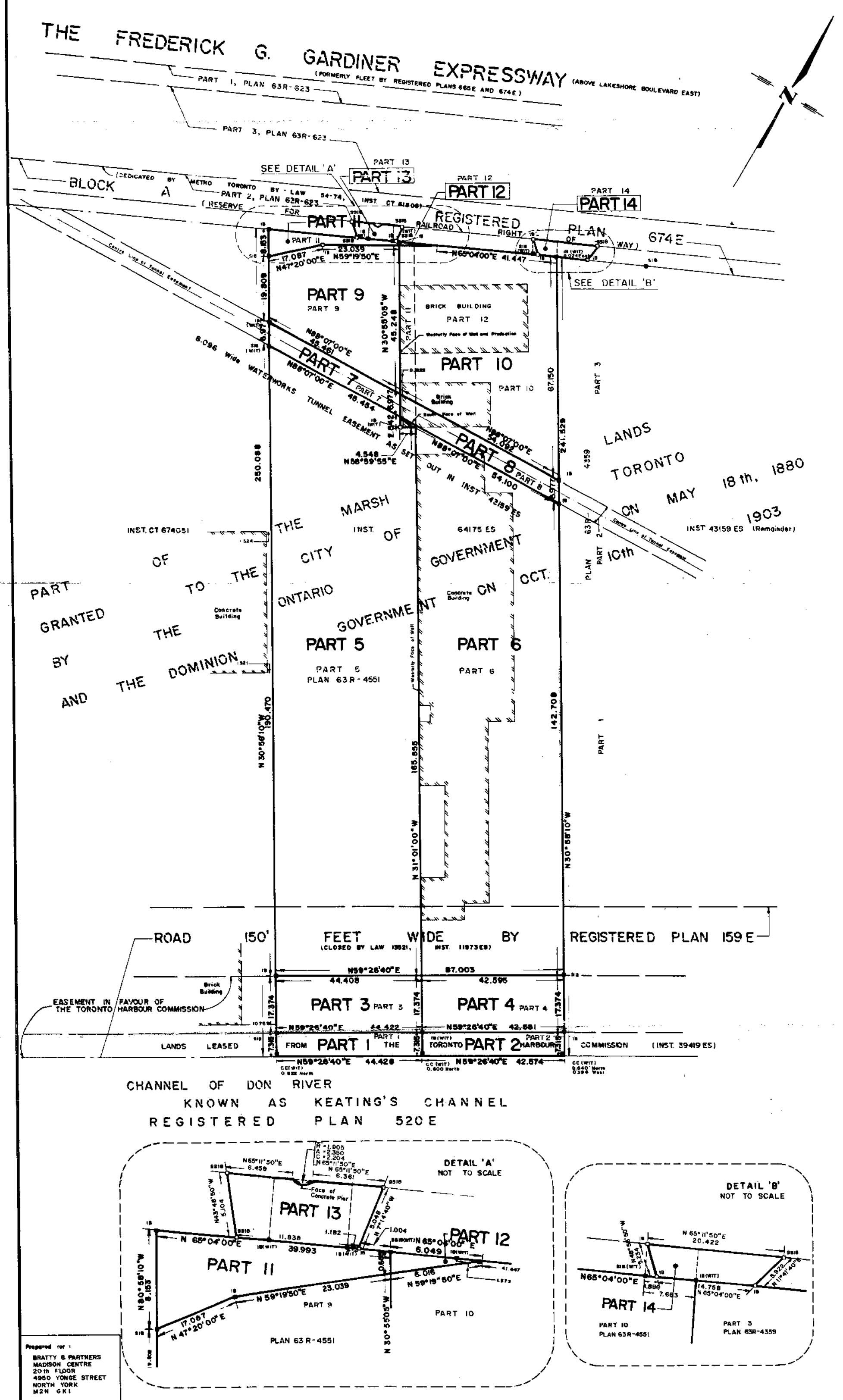
AND

PART OF ROAD 150 FEET WIDE (CLOSED BY BY-LAW 13521, INST. 11973 E.S.) REGISTERED PLAN 159 E

CITY OF TORONTO
MUNICIPALITY OF METROPOLITAN TORONTO

SCALE 1:600

SPEIGHT AND VAN NOSTRAND LIMITED
ONTARIO LAND SURVEYORS
1989



SCHEDULE

PART	DESCRIPTION	INST. Nº	AREA(m²)
1	Part of 150 Ft. Wide Roadway as shown on Reg'd Plan 159E (Closed by By-Law 13521, Inst. 11973 E S)	39419 ES	325. 0
2			311. 4
3		64175 ES	771. 6
4			739. 9
5	Part of The Marsh Lands Granted to City of Toronto by the Ontario Government on May 18, 1880 and the Dominion Government on Oct. 10, 1903. AND Part of 150 Ft. Wide Roadway as shown on Reg'd Plan 159 E (Closed by By-Law 13521, Inst. 11973ES)		7,900. 9
6			6,588. 0
7	Part of The Marsh Lands Granted to The City of Toronto by the Ontario Government on May 18, 1880 and the Dominion Government on Oct. 10, 1903.		277. 2
8			334. 3
9			1,334. 1
10			2,688. 4
11			133. 2
12			1. 8
13	Part of Block A, Registered Plan 674 E (Reserve for Railroad Right-of-Way)	AGREEMENT Nº 67340 ES	36. 9
14			36. 7

METRIC NOTE

DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE

BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE REFERRED TO THE WESTERLY LIMIT OF PART 1 ON PLAN 63R-4359, HAVING A BEARING OF N 30°58'10" W

NOTE

ALL MONUMENTS SHOWN HEREON WERE PLANTED BY SPEIGHT AND VAN NOSTRAND LIMITED, O.L.S., UNLESS DENOTED OTHERWISE.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
□	"	SURVEY MONUMENT PLANTED
WIT	"	WITNESS MONUMENT
SIB	"	STANDARD IRON BAR
IB	"	IRON BAR
CC	"	CUT CROSS
SVN	"	SPEIGHT AND VAN NOSTRAND LIMITED, O.L.S.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGISTRY ACT. AND THE REGULATIONS MADE THEREUNDER.
2. THE SURVEY WAS COMPLETED ON THE 16 th DAY OF OCTOBER , 1989

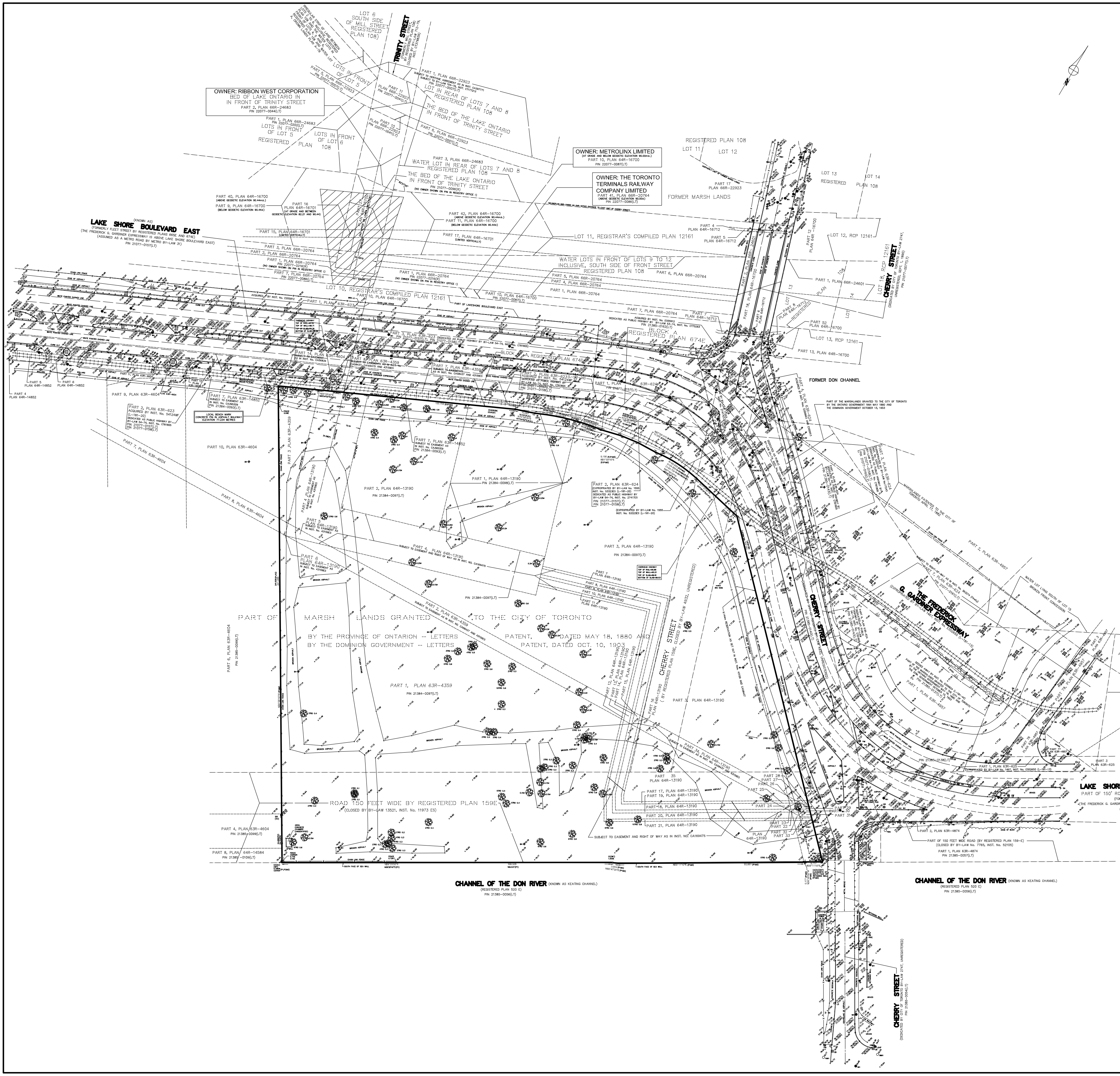
DATE OCTOBER 17, 1989

W.T. CULHAM
ONTARIO LAND SURVEYOR

SPEIGHT AND VAN NOSTRAND LIMITED
ONTARIO LAND SURVEYORS
METROPOLITAN TORONTO, ONTARIO

DRAWN : S.N.	JOB Nº : 89 3179
CHECKED : W.T.C.	REF. Nº : 10/159E

A - 1



BOUNDARY AND TOPOGRAPHIC SURVEY OF

PART OF MARSH LANDS GRANTED TO THE CITY OF TORONTO BY THE PROVINCE OF ONTARIO LETTERS PATENT, DATED MAY 18, 1880 AND BY THE DOMINION GOVERNMENT– LETTERS PATENT, DATED OCT. 10, 1903

PART OF ROAD 150 STREET WIDE

(CLOSED BY BY-LAW 13521, INST. No. 11973ES)

AND PART OF CHERRY STREET

(CLOSED BY BY-LAW 4932, UNREGISTERED)

REGISTERED PLAN 159E CITY OF TORONTO

SCALE

10 0 10 20 30m

KRCMAR SURVEYORS LTD.

METRIC : DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM ONTARIO CO-ORDINATE SYSTEM MTM ZONE 10, CENTRAL MERIDIAN 79°30' WEST LONGITUDE.
(3° MODIFIED TRANSVERSE MERCATOR PROJECTION, NAD 27, 1974 ADJUSTMENT).
AND ARE REFERRED TO THE SOUTHWESTERLY LIMIT OF CHERRY STREET AS SHOWN ON PLAN 63R-624 (MTO L-181-1010) HAVING A BEARING OF N44°25'40"W.

ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY OF TORONTO BENCH MARK No. 0011960UT152 HAVING AN ELEVATION OF 81.578 METRES.

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
IB	DENOTES IRON BAR
CP	DENOTES CONCRETE PIN
CC	DENOTES CUT CROSS
IP	DENOTES IRON PIPE
CA	DENOTES CUT ARROW
(M)	DENOTES MEASURED
(S)	DENOTES SET
(OU)	DENOTES ORIGIN UNKNOWN
(WIT)	DENOTES WITNESS
(P)	DENOTES PLAN 64R-13190
(P1)	DENOTES PLAN 63R-4359
(P2)	DENOTES PLAN 63R-4604
(P3)	DENOTES PLAN 64R-16701
(JDB)	DENOTES J.D. BARNES LTD. O.L.S.
(MTR)	DENOTES METRO TORONTO ROADS
(SVN)	DENOTES SPEIGHT AND VAN NOSTRAND LIMITED, O.L.S.
(1370)	DENOTES KRCMAR SURVEYORS LTD. O.L.S.
(Tc)	DENOTES TOP OF CURB
(Bc)	DENOTES BOTTOM OF CURB
(Tw)	DENOTES TOP OF WALL
123.45	DENOTES EXISTING GRADE ELEVATION
AD	DENOTES AREA DRAIN
BH	DENOTES BOREHOLE
⊕	DENOTES BOLLARD
CB	DENOTES CATCH BASIN
0.14	DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
0.19	DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
DCB	DENOTES DOUBLE CATCH BASIN
FH	DENOTES FIRE HYDRANT
GV	DENOTES GAS VALVE
HW	DENOTES HYDRO HAND WELL
HP	DENOTES HYDRO POLE
LS	DENOTES LAMP STANDARD
PM	DENOTES PARKING METER
MH	DENOTES MANHOLE
	DENOTES SIGN
WV	DENOTES WATER VALVE
Post	DENOTES POST
TP	DENOTES TRAFFIC POLE
3TRD 0.25	DENOTES THREE DECIDUOUS TREE WITH ENTIRE TRUNK DIAMETER 0.25
LB	DENOTES INTERLOCKING BRICK
TCB	DENOTES TRAFFIC CONTROL BOX
RCP	DENOTES REGISTRAR'S COMPILED PLAN
MRK-G	DENOTES GAS MARKER
	DENOTES CONCRETE PILLAR
	DENOTES GUARD RAIL
	DENOTES CURB CUT
	DENOTES RAIL TRACK
	DENOTES GUARD RAIL
—x—	DENOTES FENCE

NOTE

WHITE PRINT WILL NOT BE TO SCALE DUE TO OVERLY LARGE SITE AREA

DRAFTING INFORMATION SHOWN TO THE NORTH OF GARDINER EXPRESS WAY WERE COMPILED FROM THE REFERENCE PLAN 66R-20764, PLAN 64R-16700, 64R-16701, 66R-24863 AND PLAN 64R-16192. OBTAINED FROM THE LAND REGISTRY OFFICE.

PINS 21077-0157(LT), 21077-0158(LT) AND 21077-0160(LT) COMPRISE OF PARTS AS CAPTIONED ON PLANS 63R-622, 63R-623 AND 63R-624 ALL OWNED BY CITY OF TORONTO-LEGAL DESCRIPTION DUPLICATION TO BE RECTIFIED IN RESPECTIVE THUMPNAIL DESCRIPTIONS.

SITE AREA = 5.5582 ha

SURVEYOR'S CERTIFICATE

I CERTIFY THAT

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17th DAY OF MAY, 2011

DATE MAY 18 , 2011

ROBERT WIEGENBROKER
ONTARIO LAND SURVEYOR

REVISED ON JULY 20, 2011 TO SHOW ADDITIONAL TOPOGRAPHIC DETAIL.
REVISED ON MARCH 19, 2012 BY ADDING THE PROPOSED LOCATION OF TUNNEL.
REVISED ON MARCH 20, 2012 – EXTENTION OF TRINITY STREET UP TO MILL STREET ADDED ON MARCH 20, 2012. AREA OF TRINITY STREET SHOWN TO THE NORTH OF LAKESHORE BOULEVARD EAST HAS BEEN PLOTTED ON THIS PLAN ONLY FROM LAND REGISTRY OFFICE RECORDS (PLANS), AND IT WAS NOT ACTUALLY SURVEYED ON SITE.

FIELD: S.M.	DRAWN: K.B.	CHECKED: R.W.	JOB NO: 11-082
DWG NAME: 11-082SK01	PLOT INFO: 10:10 16/May/2011	WORK ORDER NO: 13318	

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca

KRCMAR

Ken P. Wallace

From: Lisa A Prime <LPrime@waterfrontoronto.ca>
Sent: Tuesday, May 28, 2013 2:25 PM
To: 'Elsa Fancello'
Cc: Ken P. Wallace; Meg Davis; Renee Gomes; Raffi Bedrosyan; Antonio Medeiros
Subject: RE: West Don Lands Class EA Addendum for Stormwater Quality - Meeting with 3C for SWM Tank Locations in North Keating Area 1

Elsa

Thanks for the further comments. We will update our process with your input. Please note with respect to point 2, for the purposes of this Stormwater EA Addendum, the impact assessment considers existing services and will also address any implementation of future infrastructure that will have to be co-ordinated.

We will circulate the final materials shown in our meeting, before filing.

Please let me know if you have any further questions.
Regards,

lisa a prime | director of environment and innovation | **Waterfront Toronto**
| 1310-20 bay street | toronto ON M5J 2N8 | t +1 647 288 8042 | c +1 647 242 5056 | lprime@waterfrontoronto.ca
| www.waterfrontoronto.ca

WATERFRONToronto

From: Elsa Fancello [mailto:elsafancello@gmail.com]
Sent: May-21-13 5:47 PM
To: Ken P. Wallace
Cc: alfredoromano@gmail.com; scrignano@cityzen.ca; jcokjr@msn.com; vincent.dibacco@rjburnside.com; felix.brockway@rjburnside.com; Meg Davis; Antonio Medeiros; Raffi Bedrosyan; Lisa A Prime; Brenda Webster; Peter Langan; John Whitehead
Subject: Re: West Don Lands Class EA Addendum for Stormwater Quality - Meeting with 3C for SWM Tank Locations in North Keating Area 1

Thank you for your draft meeting notes. We just have a few comments and clarifications:

- Please append the various handouts referenced in meeting minutes i.e. March 14, 2013 handouts

- Point 2- please note that it is our understanding that the CSO within the existing Cherry Street ROW will stay at its current location. The CSO does not cross the NK1 lands. That said, the deep water tunnel does cross the NK1 lands (please see attached survey and reference plans for 3C, silo and Bunge site for its location).
- Point 5- please note that the Keating Channel Precinct Plan was endorsed by City Council and Zoning Bylaw No. 1174-2010 was adopted by City Council. The 3C lands is seeking a revised road pattern from what was outlined in the Keating Channel Precinct Plan but is maintaining the public ROWs outlined in the Zoning Bylaw, which is currently under appeal at the OMB.
- Point 6- 3C advised that it would work in cooperation with Waterfront Toronto to convey lands in the form of an easement
- Point 8- please note that Option B2 maybe impacted by the dockwall tiebacks (may want to consolidate or refer to point 7 when presenting Option B2)
- Please move Point 10 to Point 5 (with existing text) or a new Point 6
- Point 13- please clarify that RVA will circulate revised materials prior to filing addendum
- Please advise on figure 15-15 since the label reads Lower Don Lands
- On the storm drainage areas, you may want to include a note that reads that the highlighted streets and blocks are as per the Keating Channel Precinct Plan
- The location of the deep water tunnel is not correct. Please refer to the attached plans.

Many thanks,

Elsa

Elsa Fancello
Development Manager
3C Lakeshore Inc.
Office: 647-837-3338
Mobile: 647-688-3572

On Tue, May 21, 2013 at 2:42 PM, Ken P. Wallace <kwallace@rvanderson.com> wrote:

Enclosed are the meeting notes from our May 10, 2013 meeting held at the Waterfront Toronto Office regarding the above noted subject. Also include are the revised figures and evaluation.

Please advise if there are an errors or omissions within one week.

Please advise if you have any questions or require further information.

Regards,

Ken P. Wallace

From: Lisa A Prime <LPrime@waterfrontoronto.ca>
Sent: Saturday, June 01, 2013 10:36 AM
To: 'Elsa Fancello'
Cc: Ken P. Wallace; Meg Davis; Renee Gomes; Raffi Bedrosyan; Antonio Medeiros
Subject: RE: West Don Lands Class EA Addendum for Stormwater Quality - Meeting with 3C for SWM Tank Locations in North Keating Area 1
Attachments: image002.png; image003.png; image004.png; image005.png; image006.png; image007.jpg; image008.png; image009.png; image010.png; image011.png; image012.gif; 071345-20130524-SWMOptionsForNK1-v3Draft (1).pdf

Elsa

Attached are the revisions to the documents for the EA Addendum, follow up to our meeting. I trust you will find them satisfactory. Please let us know if there are any concerns.

Regards

_____

From: Lisa A Prime
Sent: May 28, 2013 2:24 PM
To: 'Elsa Fancello'
Cc: Ken P. Wallace (kwallace@rvanderson.com); Meg Davis; Renee Gomes; Raffi Bedrosyan; Antonio Medeiros
Subject: RE: West Don Lands Class EA Addendum for Stormwater Quality - Meeting with 3C for SWM Tank Locations in North Keating Area 1

Elsa

Thanks for the further comments. We will update our process with your input. Please note with respect to point 2, for the purposes of this Stormwater EA Addendum, the impact assessment considers existing services and will also address any implementation of future infrastructure that will have to be co-ordinated.

We will circulate the final materials shown in our meeting, before filing.

Please let me know if you have any further questions.
Regards,

[cid:image002.png@01CE5BAF.110FDDE0][cid:image003.png@01CE5BAF.110FDDE0][cid:image004.png@01CE5BAF.110FDDE0][cid:image005.png@01CE5BAF.110FDDE0]<mailto:lprime@waterfrontoronto.ca>[cid:image006.png@01CE5BAF.110FDDE0]<http://www.waterfrontoronto.ca/>
[cid:image007.jpg@01CE5BAF.110FDDE0]<http://www.waterfrontoronto.ca/>
[cid:image008.png@01CE5BAF.110FDDE0]<http://www.facebook.com/pages/Waterfront-Toronto/151607887926>
[cid:image009.png@01CE5BAF.110FDDE0] <http://twitter.com/WaterfrontTO>
[cid:image010.png@01CE5BAF.110FDDE0] <http://www.youtube.com/user/WaterfrontToronto>
[cid:image011.png@01CE5BAF.110FDDE0] <http://www.flickr.com/groups/waterfrontoronto/>

From: Elsa Fancello [mailto:elsafancello@gmail.com]
Sent: May-21-13 5:47 PM
To: Ken P. Wallace
Cc: alfredoromano@gmail.com; scrignano@cityzen.ca; jcokjr@msn.com; vincent.dibacco@rjburnside.com; felix.brockway@rjburnside.com; Meg Davis; Antonio Medeiros; Raffi Bedrosyan; Lisa A Prime; Brenda Webster; Peter Langan; John Whitehead
Subject: Re: West Don Lands Class EA Addendum for Stormwater Quality - Meeting with 3C for SWM Tank Locations in North Keating Area 1

Thank you for your draft meeting notes. We just have a few comments and clarifications:

* Please append the various handouts referenced in meeting minutes i.e. March 14, 2013 handouts
* Point 2- please note that it is our understanding that the CSO within the existing Cherry Street ROW will stay at its current location. The CSO does not cross the NK1 lands. That said, the deep water tunnel does cross the NK1 lands (please see attached survey and reference plans for 3C, silo and Bunge site for its location).
* Point 5- please note that the Keating Channel Precinct Plan was endorsed by City Council and Zoning Bylaw No. 1174-2010 was adopted by City Council. The 3C lands is seeking a revised road pattern from what was outlined in the Keating Channel Precinct Plan but is maintaining the public ROWs outlined in the Zoning Bylaw, which is currently under appeal at the OMB.
* Point 6- 3C advised that it would work in cooperation with Waterfront Toronto to convey lands in the form of an easement
* Point 8- please note that Option B2 maybe impacted by the dockwall tiebacks (may want to consolidate or refer to point 7 when presenting Option B2)
* Please move Point 10 to Point 5 (with existing text) or a new Point 6
* Point 13- please clarify that RVA will circulate revised materials prior to filing addendum
* Please advise on figure 15-15 since the label reads Lower Don Lands
* On the storm drainage areas, you may want to include a note that reads that the highlighted streets and blocks are as per the Keating Channel Precinct Plan
* The location of the deep water tunnel is not correct. Please refer to the attached plans.

Many thanks,

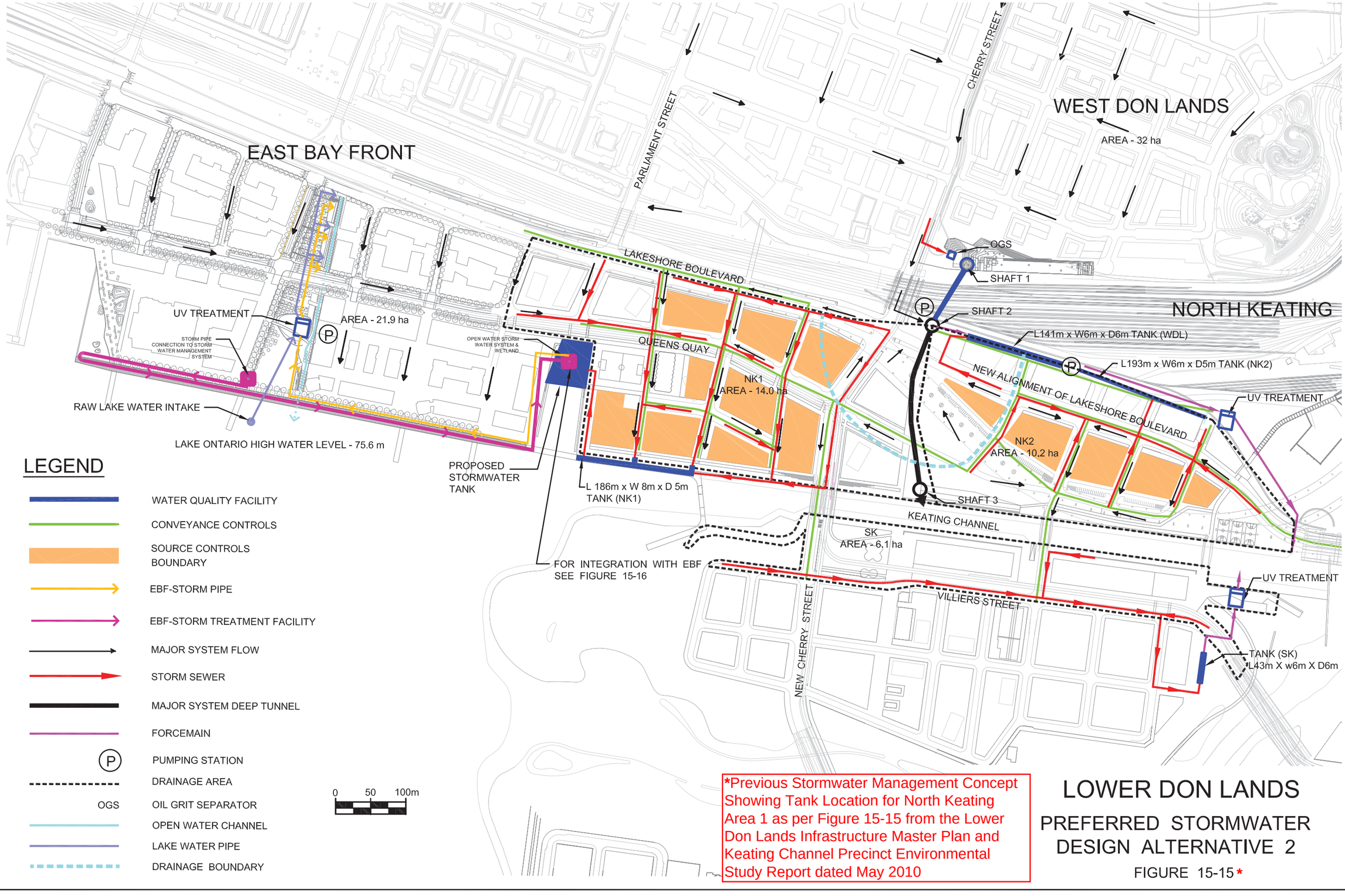
Elsa

Elsa Fancello
Development Manager
3C Lakeshore Inc.
Office: 647-837-3338<tel:647-837-3338>
Mobile: 647-688-3572<tel:647-688-3572>

On Tue, May 21, 2013 at 2:42 PM, Ken P. Wallace <kwallace@rvanderson.com<mailto:kwallace@rvanderson.com>> wrote:
Enclosed are the meeting notes from our May 10, 2013 meeting held at the Waterfront Toronto Office regarding the above noted subject. Also include are the revised figures and evaluation.

Please advise if there are an errors or omissions within one week.

Please advise if you have any questions or require further information.



*Previous Stormwater Management Concept Showing Tank Location for North Keating Area 1 as per Figure 15-15 from the Lower Don Lands Infrastructure Master Plan and Keating Channel Precinct Environmental Study Report dated May 2010

LOWER DON LANDS

PREFERRED STORMWATER DESIGN ALTERNATIVE 2

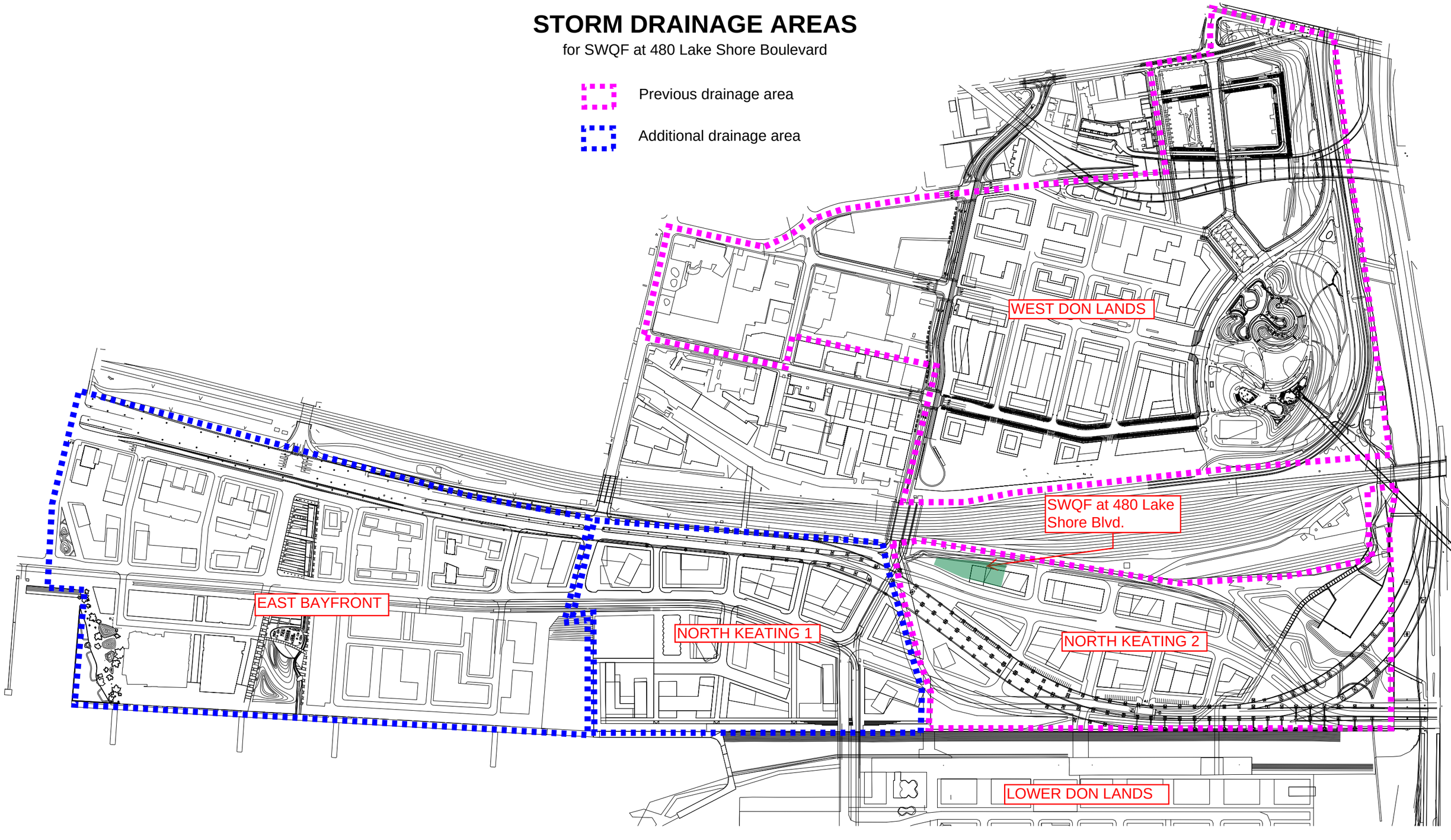
FIGURE 15-15*

STORM DRAINAGE AREAS

for SWQF at 480 Lake Shore Boulevard

Previous drainage area

Additional drainage area

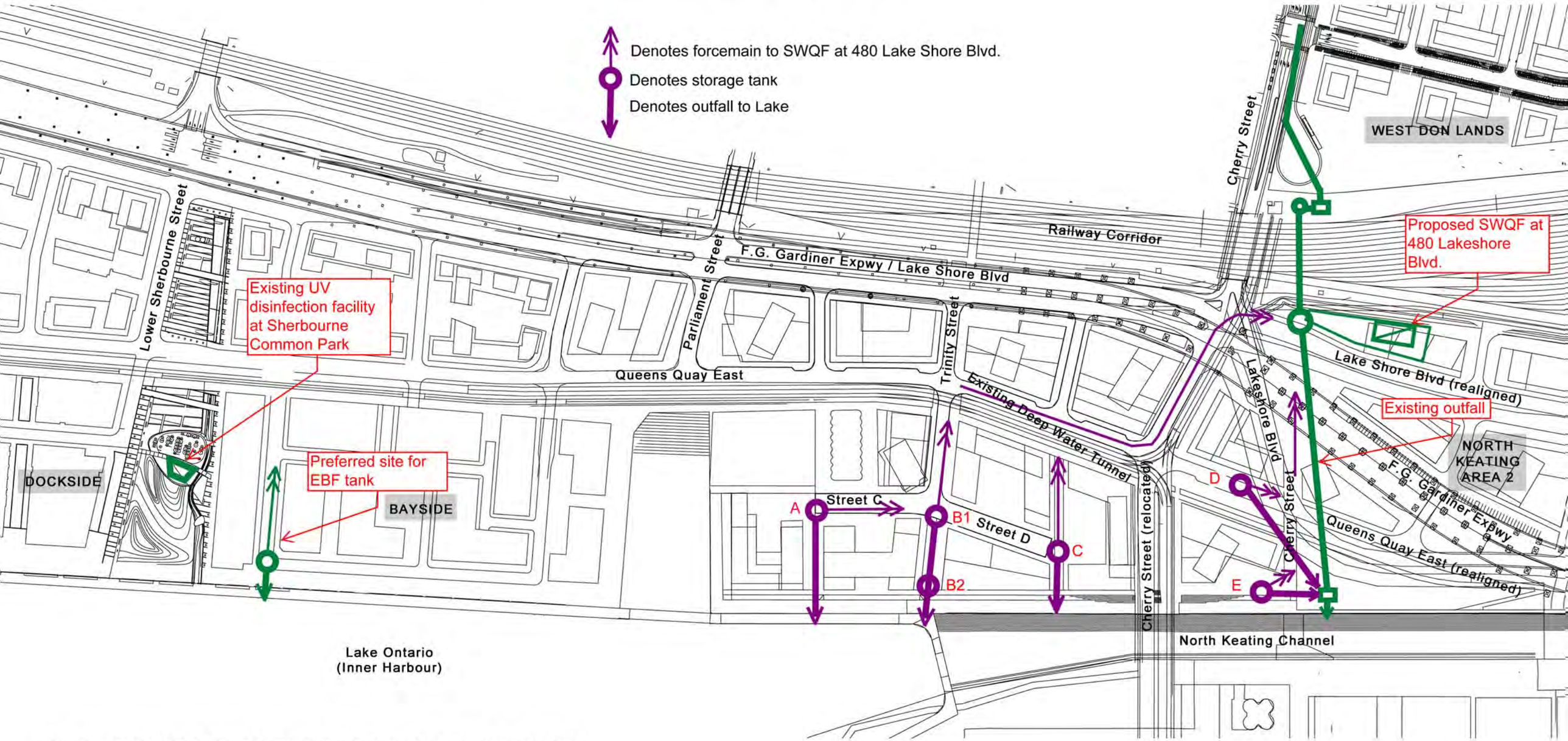


Road pattern / lot fabric in North Keating Areas 1 and 2 is taken from the May 2010 Keating Channel Precinct Plan.

West Don Lands Class EA Addendum for Stormwater Quality
Waterfront Toronto / City of Toronto
R.V. Anderson Associates Limited
May 24, 2013

OPTIONS FOR STORMWATER TANK LOCATIONS

North Keating Area 1



Road pattern / lot fabric shown is taken from the May 2010 Keating Channel Precinct Plan. The preferred tank location is subject to final road pattern / lot fabric approved by City Council.
Required easements (not shown) to be conveyed by Land Owner/Developer.
Adjustment to the tank location may be required to accomodate existing / proposed utilities (not shown). In the case of proposed utilities, the design of the tank shall be coordinated accordingly.

West Don Lands Class EA Addendum for Stormwater Quality
Waterfront Toronto / City of Toronto
R.V. Anderson Associates Limited
May 24, 2013

Selection Criteria

1) Compatible with staging of development
2) Accessible location for Toronto Water Operations
3) Centrally located for storm sewer connections (east-west bench mark being Trinity St.)
4) Close to lake for overflow
5) Close to 480 Lakeshore treatment site

Preliminary Evaluation

Criteria / Option	Option A	Option B	Option C	Option D	Option E
1) Compatible with staging of development	4 – compatible with planned roads	4 – compatible with planned roads	0 – not compatible due to contemplated changes in the planned road pattern	0 – conflicts with realignment of existing roads	0 – conflicts with realignment of existing roads
2) Accessible location for Toronto Water Operations	3 – accessible location	2 – B1: accessible location (busy area) 3 – B2: accessible location (less busy area)	0 – not accessible due to contemplated changes in the planned road pattern	1 – accessible location but very busy area	1 – poor access location
3) Centrally located for storm sewer connections (east-west bench mark being Trinity St.)	3 – between 50m and 100m away	4 – less than 50m away	3 – between 50m and 100m away	1 – greater than 100m away	1 – greater than 100m away
4) Close to lake for overflow	1 – 100m long outfall	2 – B1: 75m long outfall 4 – B2: 25m long outfall	3 – 50m long outfall	3– 100m long outfall and could use existing outfall (saves penetration of the dockwall)	4 – 50m long outfall and could use existing outfall (saves penetration of the dockwall)
5) Close to SWQF treatment site at 480 Lake Shore Blvd.	1 – greater than 500m away	2 – between 400m and 500m away	3 – between 300m and 400m away	4 – less than 300m away	4 – less than 300m away
Preliminary Ranking	12 points	**B1 – 14 points** **B2 – 16 points** **PREFERRED**	9 points	9 points	10 points

Note: all tanks to have OGS upstream of the tank.

Point assignment has not been weighted for relative importance of evaluation criteria.

Distances are approximate.

Maximum possible score for each criteria is 4 points.

Ken P. Wallace

From: Elsa Fancello <elsafancello@gmail.com>
Sent: Monday, June 03, 2013 5:05 PM
To: Lisa A Prime
Cc: Ken P. Wallace; Meg Davis; Renee Gomes; Raffi Bedrosyan; Antonio Medeiros; alfredo romano; Sam Crignano; John O'Keefe; Vincent Dibacco
Subject: Re: West Don Lands Class EA Addendum for Stormwater Quality - Meeting with 3C for SWM Tank Locations in North Keating Area 1

Thank you Lisa.

As discussed at the meeting on March 14, 2013, the proposed options are fine with the exception of Option C. Option C is proposing a stormwater tank in a ROW that is not identified as public under the City Council adopted Zoning Bylaw No. 1174-2010. Can you please remove Option C in your EA Addendum package. In any event, we do not see it as an appropriate location for the stormwater tank location.

Many thanks,

Elsa

---------- Forwarded message ----------
From: **Lisa A Prime** <LPrime@waterfrontoronto.ca>
Date: Sat, Jun 1, 2013 at 10:36 AM
Subject: RE: West Don Lands Class EA Addendum for Stormwater Quality - Meeting with 3C for SWM Tank Locations in North Keating Area 1
To: Elsa Fancello <elsafancello@gmail.com>
Cc: "Ken P. Wallace (kwallace@rvanderson.com)" <kwallace@rvanderson.com>, Meg Davis <MDavis@waterfrontoronto.ca>, Renee Gomes <RGomes@waterfrontoronto.ca>, Raffi Bedrosyan <RBedrosyan@waterfrontoronto.ca>, Antonio Medeiros <AMedeiros@waterfrontoronto.ca>

Elsa

Attached are the revisions to the documents for the EA Addendum, follow up to our meeting. I trust you will find them satisfactory. Please let us know if there are any concerns.

Regards

From: Lisa A Prime
Sent: May 28, 2013 2:24 PM
To: 'Elsa Fancello'
Cc: Ken P. Wallace (kwallace@rvanderson.com); Meg Davis; Renee Gomes; Raffi Bedrosyan; Antonio Medeiros

Subject: RE: West Don Lands Class EA Addendum for Stormwater Quality - Meeting with 3C for SWM Tank Locations in North Keating Area 1

Elsa

Thanks for the further comments. We will update our process with your input. Please note with respect to point 2, for the purposes of this Stormwater EA Addendum, the impact assessment considers existing services and will also address any implementation of future infrastructure that will have to be co-ordinated.

We will circulate the final materials shown in our meeting, before filing.

Please let me know if you have any further questions.
Regards,

[cid:image002.png@01CE5BAF.110FDDE0][cid:image003.png@01CE5BAF.110FDDE0][cid:image004.png@01CE5BAF.110FDDE0][cid:image005.png@01CE5BAF.110FDDE0]<mailto:lprime@waterfrontoronto.ca>[cid:image006.png@01CE5BAF.110FDDE0]<http://www.waterfrontoronto.ca/>
[cid:image007.jpg@01CE5BAF.110FDDE0]<http://www.waterfrontoronto.ca/>
[cid:image008.png@01CE5BAF.110FDDE0]<http://www.facebook.com/pages/Waterfront-Toronto/151607887926> [cid:image009.png@01CE5BAF.110FDDE0]
<http://twitter.com/WaterfrontTO> [cid:image010.png@01CE5BAF.110FDDE0]
<http://www.youtube.com/user/WaterfrontToronto> [cid:image011.png@01CE5BAF.110FDDE0]
<http://www.flickr.com/groups/waterfrontoronto/>

From: Elsa Fancello [mailto:elsafancello@gmail.com]
Sent: May-21-13 5:47 PM
To: Ken P. Wallace
Cc: alfredoromano@gmail.com; scrignano@cityzen.ca; jcokjr@msn.com; vincent.dibacco@rjburnside.com; felix.brockway@rjburnside.com; Meg Davis; Antonio Medeiros; Raffi Bedrosyan; Lisa A Prime; Brenda Webster; Peter Langan; John Whitehead
Subject: Re: West Don Lands Class EA Addendum for Stormwater Quality - Meeting with 3C for SWM Tank Locations in North Keating Area 1

Thank you for your draft meeting notes. We just have a few comments and clarifications:

* Please append the various handouts referenced in meeting minutes i.e. March 14, 2013 handouts
* Point 2- please note that it is our understanding that the CSO within the existing Cherry Street ROW will stay at its current location. The CSO does not cross the NK1 lands. That said, the deep water tunnel does cross the NK1 lands (please see attached survey and reference plans for 3C, silo and Bunge site for its location).
* Point 5- please note that the Keating Channel Precinct Plan was endorsed by City Council and Zoning Bylaw No. 1174-2010 was adopted by City Council. The 3C lands is seeking a revised road pattern from what was outlined in the Keating Channel Precinct Plan but is maintaining the public ROWs outlined in the Zoning Bylaw, which is currently under appeal at the OMB.
* Point 6- 3C advised that it would work in cooperation with Waterfront Toronto to convey lands in the form of an easement
* Point 8- please note that Option B2 maybe impacted by the dockwall tiebacks (may want to consolidate or refer to point 7 when presenting Option B2)
* Please move Point 10 to Point 5 (with existing text) or a new Point 6

* Point 13- please clarify that RVA will circulate revised materials prior to filing addendum
* Please advise on figure 15-15 since the label reads Lower Don Lands
* On the storm drainage areas, you may want to include a note that reads that the highlighted streets and blocks are as per the Keating Channel Precinct Plan
* The location of the deep water tunnel is not correct. Please refer to the attached plans.

Many thanks,

Elsa

Elsa Fancello
Development Manager
3C Lakeshore Inc.
Office: 647-837-3338<tel:647-837-3338>
Mobile: 647-688-3572<tel:647-688-3572>

On Tue, May 21, 2013 at 2:42 PM, Ken P. Wallace <kwallace@rvanderson.com<mailto:kwallace@rvanderson.com>> wrote:
Enclosed are the meeting notes from our May 10, 2013 meeting held at the Waterfront Toronto Office regarding the above noted subject. Also include are the revised figures and evaluation.

Please advise if there are an errors or omissions within one week.

Please advise if you have any questions or require further information.

Regards,

Ken Wallace, P.Eng., PMP.
Associate
[cid:image001.gif@01CDD86E.0FF8ACD0]
2001 Sheppard Avenue East Suite 400 Toronto ON M2J 4Z8
Tel 416 497 8600 Ext 336<tel:416%20497%208600%C2%A0%C2%A0%C2%A0Ext%C2%A0336> Fax 416 497 0342<tel:416%20497%200342>
www.rvanderson.com<http://www.rvanderson.com/>

July 8, 2013 CFN 35278, 35022

BY E-MAIL ONLY (kwallace@rvanderson.com)

Mr. Ken Wallace
R.V. Anderson Associates Limited
2001 Sheppard Avenue East, Sutie 400
Toronto, ON M2J 4Z8

Dear Mr. Wallace:

Re: Response and Review of Public Information Centre (PIC) Boards
West Don Lands Precinct Plan & East Bayfront Precinct
Infrastructure Class Environmental Assessment Master Plan - Addendum
Don River Watershed; City of Toronto – Toronto and East York

Toronto and Region Conservation Authority (TRCA) received the PIC boards for the above projects on May 2, 2013.

TRCA staff understands that this addendum involves expansion of the stormwater quality facility at 480 Lake Shore Boulevard. It is our understanding that the purpose of this facility expansion is to allow for centralization of stormwater treatment infrastructure to facilitate the treatment of additional stormwater from East Bayfront Precinct area and the Lower Don Lands Area. These improvements are being implemented to address the increased development of these areas.

Staff has reviewed the display materials and offers the following comment:

1. For the long-term operation of the Keating Channel, drainage should be directed as far to the east end of the Keating as technically feasible to provide circulation and avoid stagnation during long term build out.

Should you have any questions or require any additional information, please contact me at extension 5304 or at jpounder@trca.on.ca.

Yours truly,

Jonathan Pounder, B.Sc. Env., LEED Green Assoc.
Acting Planner II, Environmental Assessment Planning
Planning and Development

JP/tl

BY E-MAIL
cc:
TRCA: Beth Williston, Senior Manager, Environmental Assessment Planning
Ken Dion, Senior Project Manager, Lower Don and Don Mouth Naturalization EA
Nancy Gaffney, Lake Ontario Waterfront Specialist, Watershed Management

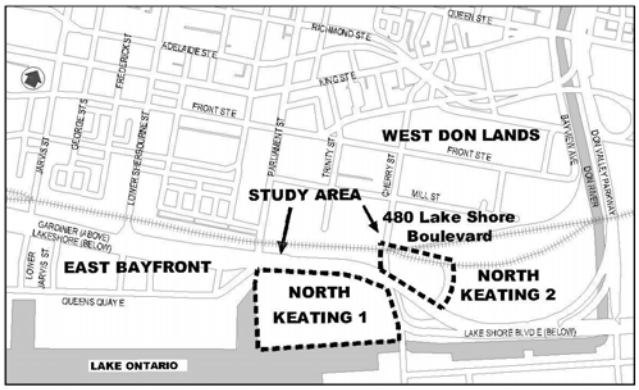
WATERFRONTToronto

TORONTO

Revisions to Class Environmental Assessment Master Plan

Notice of Filing Addendum
West Don Lands Class Environmental Assessment Master Plan
Stormwater Quality Revision

Waterfront Toronto and the City of Toronto completed in 2005 the West Don Lands Class Environmental Assessment Master Plan that identified the location, treatment process, and phasing of the Stormwater Quality Facility.



In 2010, an Addendum was completed to reduce the overall number of stormwater management facilities required in the waterfront area. The Facility was relocated to 480 Lake Shore Boulevard.

This Addendum was initiated to expand the treatment capacity of the Stormwater Quality Facility (to accept flows from the East Bayfront and from the westerly portion of the North Keating area), update the stormwater treatment process and update the phasing of the implementation.

The Addendum Document contains a description of the process that led to the proposed changes to the Stormwater Quality Facility and a description of the system.

By this Notice, the Addendum Document is being placed on the public record for review in accordance with the requirements of the Municipal Class Environmental Assessment. Please note that only the changes proposed in the Addendum Document are open for review.

The Addendum Document is available for review at the following locations and on Waterfront Toronto's website: www.waterfrontoronto.ca.

Waterfront Toronto
20 Bay Street, Suite 1310
Toronto, Ontario, M5J 2N8
Mon-Fri 8:30 a.m. – 5 p.m.
Telephone: 416-214-1344

Toronto Public Library - City Hall Branch
100 Queen Street West
Toronto, Ontario, M5H 2N3
Mon-Fri 10 a.m. – 6 p.m.
Telephone: 416-393-7650

Toronto Public Library - St. Lawrence Branch
171 Front St. East
Toronto, Ontario, M5A 4H3
Hours of Operation:
Call 416-393-7655

Please provide written comments within 30 days of the date of this notice to Waterfront Toronto at the following address:

Waterfront Toronto,
20 Bay Street, Suite 1310,
Toronto, Ontario, M5J 2N8
Attention: Raffi Bedrosyan, Director, Civil Infrastructure
Email: RBedrosyan@waterfrontoronto.ca Fax: 416-214-4591

If concerns regarding the addendum revisions to the West Don Lands Class Environmental Assessment Master Plan (Stormwater Quality Revisions) cannot be resolved through discussion with Waterfront Toronto, a person may request that the Minister of the Environment make an order for the project to comply with Part II of the EA Act (referred to as a Part II Order), which addresses individual environmental assessments. Requests must be received by the Minister at the address below by **August 22, 2013**. A copy of the request must also be sent to Waterfront Toronto. If no request is received by **August 22, 2013**, Waterfront Toronto will proceed with design and construction.

Minister of the Environment
135 St. Clair Avenue West, 10th Floor
Toronto, Ontario, M4V 1P5

This Notice issued on July 24, 2013.

Information will be collected in accordance with the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

building our new blue edge

R.V. Anderson Associates Limited
engineering · environment · infrastructure

2001 Sheppard Avenue East Suite 400
Toronto Ontario M2J 4Z8 Canada
Tel 416 497 8600 Fax 416 497 0342
www.rvanderson.com