



Planning and Growth Management Committee  
10<sup>th</sup> Floor, West, City Hall  
100 Queen Street West  
Toronto, ON  
M5H 2N2

October 11, 2017

To whom it may concern:

**Re: Draft Official Plan Amendment - The Port Lands**

I am writing you on behalf of Portlands Energy Center ("PEC") as a tenant of Ontario Power Generation Inc. ("OPG") in connection with its properties located at 470 Unwin Avenue (the Portlands Energy Centre) located in the Central Waterfront Secondary Plan Area.

As OPG's tenant PEC has been copied on the correspondence to date that OPG has provided the City of Toronto regarding the Official Plan Amendment for the Port Lands. Specifically, PEC was copied on the correspondence that occurred on April 12, 2017 and May 25, 2017. However, PEC wished to advise you independently that we share some of the concerns with the proposed Official Plan Amendment. Kindly accept this letter, which details PEC's concerns regarding the proposed amendments to the Central Waterfront Secondary Plan ("CWS Plan") concerning lands located within the area known as the Port Lands.

In reviewing the draft Official Plan Amendment for the Port Lands ("Draft OPA") there are a number of concerns that PEC identified and had previously discussed with the City of Toronto in their consultation in advance of the publication of the Draft OPA. Specifically, the Draft OPA does not recognize the existing land uses by PEC on OPG's lands which are leased by PEC. For example, PEC provides essential electrical energy and capacity to the downtown core and will continue to do so for the extended future. The proposed realignment of Unwin Avenue that is shown in the Draft OPA would result in fragmented functionality of the lands that PEC currently leases from OPG and would create potential safety concerns as PEC's operating power plant would now be located much closer to the proposed realigned Unwin Avenue. In addition, PEC has concerns regarding the prospective interruption to its operations given the proposed route for realigning Unwin avenue is shown to go through Enbridge's Meter Station on PEC's property (the Meter Station is where PEC's gas supply is received and includes multiple runs of natural gas pipeline and is the terminal point of a major gas pipeline supplying PEC), over top of PEC's cooling water discharge lines and structures, and overtop of other utilities including electrical connections. Additionally a much closer Unwin Avenue would have the potential to create additional safety hazards to both the public and PEC and its employees given the much closer proximity of the proposed realigned Unwin to PEC's plan and specifically the step up transformers. A realigned Unwin Avenue would also interfere with the way PEC currently executes work on site include the staging and parking for maintenance work done on site.

We believe that the Draft OPA, and specifically the realignment of Unwin Avenue, fails to fully contemplate the impacts to PEC and the complications associated with the existing facilities servicing PEC and enabling its operation. In addition to the concerns regarding Unwin Avenue, it is clear from



## Portlands Energy Centre

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these plans that the proposed parks and open space system as well as the proposed cycling network occupies lands that are currently used by Portlands Energy Centre for its electrical sub-station. The proposed cycle track and proposed Unwin Avenue realignment bisects PEC's lands and would create safety issues, land use conflicts and negatively impact the functionality of the site.

PEC would like to further discuss its concerns with the City of Toronto along with its landlord, OPG, at the earliest convenience to ensure the City of Toronto is addressing these serious issues associated with the Draft OPA.

A handwritten signature in blue ink, appearing to read 'Kevin Dick', with a long horizontal line extending to the right.

Kevin Dick  
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