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# PG24.6.8

*Via Email:* pgmc@toronto.ca

Chairman and Members  
Planning and Growth Management Committee  
City of Toronto  
City Hall, 100 Queen West  
10th Floor, West Tower  
Toronto, ON  
M5H 2N2

Attention: Nancy Martins, Secretariat, Planning & Growth Management Committee

Dear Chair and Members:

### **PROPOSED PORT LANDS PLANNING INITIATIVES-ATTACHMENT 3: PORT LANDS OFFICIAL PLAN MODIFICATION**

We act on behalf of the Hydro One Networks Inc. (“Hydro One”), the owner of various properties as well as, transmission/transformation facilities in the Port Lands, including the north part of the property known as 444 Unwin Avenue (“the former Hearn Plant site”), which is located on the north side of Unwin Avenue to the east of Cherry Street in the City of Toronto. This property represents a very important asset in Hydro One’s Bulk Electrical System being a strategic electrical supply point to Downtown Toronto.

As part of its transmission planning, Hydro One understands the City’s interest to have the existing Basin Transformer Station reconstructed or relocated and various existing high voltage electrical transmission lines located north of the Ship Channel rebuilt. As per the Feasibility Study completed by Hydro One on behalf of the City, this can be accomplished, but at significant cost to the City. Hydro One is prepared to work with the City if such initiative is deemed desirable. Therefore the City will incur significant costs to implement the “undergrounding of hydro transmission wires located along the Don Roadway, Commissioners Street and Bouchette Street” as the proposed policy in Section 14.2 in **Attachment 3: Port Lands Official Plan Modification** would require.

Hydro One plans to build a new 230/115 kV step downtown electrical transformer station and an upgraded electrical switching station (Hearn Switching Station) on the north part of the former Hearn Plant site, to the west of the Portlands Energy Centre, to provide electrical service to downtown Toronto in the future as shown on the plan enclosed as Appendix A to this letter.

On behalf of Hydro One, we request that the Port Lands Map 3C Priority Retail Street and Frontages in **Attachment 3: Port Lands Official Plan Modification** be revised to delete the “water’s edge animation” designation which this map is proposing to apply to the north portion of the former Hearn Plant site that adjoins the Ship Channel. This change is being requested because it conflicts with Hydro One’s intent to expand its electrical transformer and switching station on this portion of the former Hearn Plant site in the future.

Chairman and Members –October 11, 2017

On behalf of Hydro One we are also requesting that the north part of the former Hearn Plant site (shown in the Appendix A plan) be exempt from the proposed policy in Section 5.4.1 in **Attachment 3: Port Lands Official Plan Modification** which would require that a minimum of 18 m. wide promenade adjacent to the Ship Channel because it would necessitate the relocation of existing high voltage electrical transmission line towers, as well as constrain Hydro One's ability to construct their expanded electrical transformer and electrical switching facilities between the Ship Channel and the existing building on the former Hearn Plant site.

On behalf of Hydro One we request that the Port Lands Map 3D – Cultural Heritage Resources in **Attachment 3: Port Lands Official Plan Modification** be revised to remove the “cultural heritage landscapes” designation from the north part of the former Hearn Plant site (shown in the Appendix A plan) to facilitate the expansion of electrical transformer station and electrical switching station on this land. On behalf of Hydro One we also request that that this portion of the former Hearn Plant site be exempt from all of the proposed Cultural Heritage policies in both Section 9.1.10. and Section 6 of the **Attachment 3: Port Lands Official Plan Modification** except for those proposed in Sections 6.7 and 6.8 which relate to archaeological considerations.

On behalf of Hydro One we request that both revised Map C CENTRAL WATERFRONT SECONDARY PLAN PARKS AND OPEN SPACE AREAS PLAN and revised Map E CENTRAL WATERFRONT SECONDARY PLAN LAND USE which are included as schedules 3 and 5 in **Attachment 3: Port Lands Official Plan Modification** respectively be revised as follows:

- the “Public Promenade (DockWall/ Waters Edge)”, “Regeneration Areas” and “Parks” designation be removed from the north part of the former Hearn Plant site (shown on the plan in Appendix A) and be replaced with the “Utilities Corridors” designation that the City currently uses on other existing Official Plan map schedules.

The City of Toronto Official Plan currently applies the “Utilities Corridors” designation to Hydro One's existing high voltage electrical transmission corridors and electrical transformer stations located within the City of Toronto. The City of Toronto previously modified the policies applicable to this “Utility Corridors” designation so that they would be consistent with Bill 58 The Reliable Energy & Consumer Protection Act 2002.

On behalf of Hydro One we request that Port Lands Map 3B – Port Land Districts which are included as page 41 in **Attachment 3: Port Lands Official Plan Modification** be revised to exclude the north part of the former Hearn Plant site (shown on the plan in Appendix A) from the Hearn District. Further we request that a new district named “Utility Corridors” be added to Map 3B and that the lands delineated in Appendix A be included within this district. In addition we request that a site specific policy which cross-references the “Utility Corridors” policies in Section 4.4 of the General Official Plan be included as Section 4.2.11 in **Attachment 3: Port Lands Official Plan Modification**. This change would not prejudice the site specific policies proposed in Section 4.2.7 for the remainder of former Hearn Plant site in **Attachment 3: Port Lands Official Plan Modification**.

On behalf of Hydro One we request that north part of the former Hearn Plant site be exempt from the proposed policies in Section 10.4 in **Attachment 3: Port Lands Official Plan Modification** because Hydro One's proposed electrical transformer and electrical switching facility for part of the former Hearn Plant site could not meet the adaptive reuse capability requirement or the minimum three storey building height requirement of these policies.

Chairman and Members –October 11, 2017

On behalf of Hydro One we request that the north part of the former Hearn Plant site shown in the Appendix A plan be exempt from the proposed policies in Section 12.4.4 in **Attachment 3: Port Lands Official Plan Modification** because Hydro One's expanded electrical transformer and electrical switching facility would not contribute to on-site renewable energy production.

On behalf of Hydro One we request that the north part of the former Hearn Plant site shown in the Appendix A plan be exempt from the proposed policies in Section 14.5 in **Attachment 3: Port Lands Official Plan Modification** through the addition of the following policy to Section 14.5. "The City will seek to align the Broadview Avenue Extension, the lift bridge, future transit and other associated infrastructure to the west of the Utility Corridors District".

Furthermore, we formally request that the undersigned be provided with notice of any meetings of Council, Committees of Council, Ontario Municipal Board hearings, where reports related to the proposed Official Plan Modifications are to be considered, and we request that the undersigned be notified of any decision of Council, Committees of Council or Community Council respecting the proposed Official Plan Modifications.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours truly,

**IBI GROUP**



John Lohmus, MCIP, RPP  
Associate & Senior Planner

cc: Tony Seravalle, Manager Facilities & Real Estate Acquisition, Hydro One Networks Inc.

# Appendix A

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# New 230/115kV Transformer Station at the Hearn Switching Station

