
City Council

Motion Without Notice

MM9.12	ACTION			Ward: 5, 6
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Greenfield South Power Corporation review of Certificate of Approval by the Ministry of the Environment - by Councillor Peter Milczyn, seconded by Councillor Mark Grimes

- * *This Motion has been deemed urgent by the Chair.*
- * *This Motion is not subject to a vote to waive referral.*
- * *This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Peter Milczyn, seconded by Councillor Mark Grimes, recommends that:

1. City Council direct the Chief Planner and Executive Director, City Planning, the City Solicitor, and other appropriate staff to review and confirm whether the Certificate of Approval for the Greenfield Power Plant issued by the Provincial Ministry of Environment was based upon information about the height and location of all new and proposed residential tall buildings located within the vicinity of the proposed electricity generating plant. Specifically new towers near Sherway Gardens, along Highway 427, along Dundas Street West near Highway 427, Lake Shore Blvd. W. near the Etobicoke Creek, and The Queensway east of Highway 427.
2. If all pertinent information about new residential development in the area of the Greenfield Power Plant was not considered by the proponents and the Ministry of Environment, then Council direct the Chief Planner and Executive Director, City Planning, the City Solicitor and other appropriate staff to take the necessary steps to request that the Provincial Ministry of Environment reconsider the conditions for the Certificate of Approval so that the impact of the proposed electricity generating plant on new residential tall buildings will be mitigated. Such measures to include a taller vent stack, redesign of the site, and modifications to existing structures which may be impacted by the proposal.
3. City Council direct that the City take such other actions as are deemed appropriate to address the impacts of this proposal on the residents and properties in the City of Toronto.

Summary

Greenfield South Power Corporation, together with its affiliate Eastern Power Limited, is developing the Greenfield South Power Plant: a natural gas-fired combined cycle electricity generating facility with a capacity of 280 MW.

The plant will be built in the City of Mississauga on a 4.5 hectare property at 2315 Loreland Avenue. The site is adjacent to Etobicoke Creek and is directly on Mississauga's border with the City of Toronto.

This proposal was initiated by Greenfield/Eastern in 2004. The proponents of Greenfield Power purchased the site after confirming from the City of Mississauga that such a facility was permitted there. Subsequently the City of Mississauga opposed the project and amended its Zoning By-laws and official Plan to prohibit an electricity generating plant on this site after public opposition was raised.

The company proposing the facility appealed this decision of the City of Mississauga to the Ontario Municipal Board. The OMB ruled in favour of the appeal on October 4, 2007 (Decision 2657, OMB Case PL060319) thereby permitting an electricity generating plant on the lands. During the OMB hearing on this matter evidence was heard regarding the possible impacts of water vapour from the plant on nearby roads, however the impact of any vapour plume on nearby tall buildings should have also been considered and reviewed. The City of Toronto should undertake to ensure that all due diligence was taken to ensure that the development, growth, and intensification activity in neighbourhoods adjacent to the plant will not be adversely impacted by this proposal.

Since the proposal was initiated a number of tall residential developments have been approved by the City of Toronto within the area close to the site. The closest of these, Sherway Gate, is less than 1 kilometre away. The height of the tallest building there will be in excess of twice the height of the proposed vent stack of the plant which was approved at a maximum height of 43.0 metres by the Ontario Municipal Board.

(Submitted to City Council on June 14 and 15, 2011 as MM9.12)