mcmillan

Reply to the Attention of	Mary Flynn-Guglietti
Direct Line	416.865.7256
Email Address	Mary.flynn@mcmillan.ca
Our File No.	232575
Date	June 22, 2021

Delivered by email to nycc@toronto.ca

City of Toronto
North York Community Council
North York Civic Centre
Main Floor, 5100 Yonge Street
Toronto, ON

Attention: Carlie Turpin, Secretariat Contact

Dear Chair and Members of North York Community Council

Re: North York Community Council of June 23rd, 2021
Item No. NY25.1
Final Report - City Initiated Zoning By-law Amendment (H) Symbol By-law – 1200 to 1220 Sheppard Avenue East, Don Valley North, Ward 17
Amexon Developments & Heritage York Holdings Inc.

We are the solicitors retained on behalf of Amexon Developments Inc. and Heritage York Holdings Inc. ("**Amexon**") owners of the lands municipally known as 1200 to 1220 Sheppard Avenue East (the **"Site"**) in the City of Toronto (formerly the City of North York). We have had an opportunity to review the report dated May 28th, 2021 from the Acting Director, Community Planning, North York District and Director, Design and Construction, Engineering and Construction (the "**Final Report**"), wherein staff are recommending that our client's zoning by-law be amended to include a Holding (H) provision to prevent construction of its development until such time that the holding provision has been removed following the implementation of additional sanitary sewers on Sheppard Avenue East by the City.

We respectfully submit that the proposed (H) Holding provision is inappropriate and would result in freezing the development. It is unfair and inappropriate to retroactively impose a hold on lands that have been approved by the Ontario Municipal Board without a hold. Serious financial impacts and consequences will result in irreparable damage to the construction commitments and lender commitments made by Amexon and will damage our client's reputation. In addition important community benefits, as well as much needed housing and additional employment opportunities within the City, will be detrimentally impacted.

Should Council apply the (H) Holding provision to the whole of the Amexon site, including the Phase I portion, Amexon will have no alternative but to pursue all legal remedies, including an action for damages against the City.

Background Information:

In 2013, the Ontario Municipal Board approved the settlement reached between the City, the Ratepayers, the TRCA and Amexon to permit the development of the Site for five residential towers with retail in the podiums, the retention and refurbishment of the two northerly existing office buildings and the creation of a new public street. In its 2013 Decision, the Ontario Municipal Board allowed the appeal instructing that the Official Plan and Zoning By-law be amended in the manner set out in Attachment 1 to the Order. The Zoning by-law did not contain a holding provision.

Amexon's draft plan of subdivision application was filed with the City in August of 2019 with further resubmissions filed in August of 2020 and March of 2021. We are currently awaiting receipt of the draft plan conditions. The site plan application was filed in October of 2019 with a resubmission in August of 2020 and a further resubmission in March of 2021. We are currently awaiting receipt of the Notice of Approval Conditions (NOAC) although the application has been with staff for almost 2 years. In anticipation of receiving the approvals for the site plan, the plan of subdivision and building permits in a timely fashion our client demolished the most southerly existing office building.

Full Building Permit Applications were submitted for the first phase of the development in December 2020. On May 26, 2021, Amexon's Land Use Planner, Richard Domes of Gagnon Walker Domes, formally made a request for a conditional shoring/excavation permit. The purpose of the request for a conditional permit is to enable the preparation of the first phase of the underground parking structure. Amexon had anticipated that the plan of subdivision and site plan approval would be completed as the applications have been in circulation for almost 2 years. In anticipation of completing the necessary approvals, Amexon has entered into agreements with its general contractor for site excavation and shoring works commencing in June of 2021. It is not anticipated that occupancy of the residential units would occur until either late 2024 or early 2025. The implementation of a hold provision on the Site will cause inappropriate and unnecessary delays in obtaining the necessary approvals and permits which will result in significant financial losses for Amexon and the potential loss of the project's lender.

In addition to the significant financial hardships our client would experience as a result of the delays, a number of important community benefits would also be unduly delayed. The community benefits that result from the commencement of construction include the following:

1. A section 37 benefit in the amount of a cash contribution of **$1.7 million** is to be paid to the City at the time of building permit which amount will be dedicated towards an off site recreation centre;
2. **$560,000.00** in streetscape improvements made to the Old Leslie landscape island immediately adjacent to Sheppard Avenue East;
3. A total of two (2) TRCA requested trail connections to the East Don River open space system at an approximate cost **of $630,000.00**;
4. Implementation of an extensive valley stewardship plan at an approximate cost of **$380,000.00** that includes the removal of invasive species and replacement of appropriate native species, waste clean-up, together with other stewardship programs to improve the ecological condition of the East Don River Valley;
5. An expenditure of approximately **$2.4 million** to rehabilitate the major slope failure within the East Don River valley, a priority item for the TRCA;
6. An expenditure of approximately **$1.8 million** to create a second access/egress to the relocated Oriole Go Station which includes canopies and a walkway;
7. Refurbishment of the existing older retained office buildings (both internal and external) located at 1200 and 1220 Sheppard Avenue East. The budget for the refurbishment of the office buildings is estimated at approximately **$24 million**; and,
8. An expenditure of $2.7 million to create the extensive private amenity areas that will be accessible to the public and act as the focal point for the development.

Acceptable Alternative Solution to Address the Municipal Sanitary Sewer Capacity Issue:

Our client's Engineering firm WSP Canada Inc. ("**WSP**"), have through previous engineering submissions filed in connection with Amexon's site plan and plan of subdivision applications identified an interim servicing scenario as early as December of 2020 to address the City's concerns related to the capacity issues identified for the Sheppard Avenue Sewer. WSP has provided the attached stand alone report dated June 21, 2021 summarizing its earlier reports submitted to the City as part of the development application approval process confirming that the Amexon interim sanitary servicing alternative has adequate capacity to service the first phase of the proposed Amexon development. As noted above there are two (2) existing commercial office buildings located at the northeast corner of the Site that will remain as part of the proposed redevelopment. The existing commercial buildings are currently occupied and will remain in operation for the duration of the proposed development.

The retained commercial buildings are presently serviced by a 250mm sanitary connection located north of Sheppard Avenue that connects directly to the 1200mm Sanitary Trunk sewer in the East Don Valley. Amexon's existing 250mm sanitary connection by-passes the constrained sections of the Sheppard Avenue Sewer that have been identified by staff as being at capacity. Amexon is proposing to utilize this existing 250mm connection for the first phase of the Amexon redevelopment on an interim basis until the City completes the improvements to the

Sheppard Avenue Sewer. Based on field surveys undertaken by WSP they have confirmed that the connection is active and functioning for the existing commercial buildings on the Amexon site. WSP have also confirmed that there is significant surplus capacity in the existing 250mm connection that can adequately service the Phase I development, including the temporary groundwater discharge during construction.

As you can appreciate the Amexon development project will be constructed in multiple phases. At this time our client is intending to proceed with only Phase I of the project which consists of the construction of the underground parking garage that will service Towers 2 and 3 and the above grade structure of Tower 2 only. WSP has also concluded that the existing connection meets the requirements of a private sewer under the Ontario Building Code, which would permit the private sewer to service multiple buildings.

If construction of Amexon's Phase I commences during the summer of 2021, Amexon has advised that occupancy of the first tower (Tower 2) will occur in either the last quarter of 2024 or the first quarter of 2025, which is significantly after the anticipated completion of the Sheppard Avenue Sewer improvements, which the City has advised should be completed by the Summer of 2023. WSP have also concluded that there is sufficient capacity in the existing Amexon sanitary connection to the trunk sewer to accommodate the Phase I development and the existing commercial buildings should the City not be able to complete the Sheppard Avenue Sewer improvements prior to occupancy of Tower 2. This interim solution does not propose any flows to the Sheppard Avenue Sewer.

In reviewing the Final Report, we note that the Hold provision can be removed once the Sheppard Avenue Sewer improvements have been completed or "the owner has provided an acceptable alternative solution to address the outstanding municipal sanitary sewer capacity issues" and that the acceptable alternative solution be implemented by the owners at their sole cost to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the General Manager of Toronto Water.

We respectfully submit that it is unnecessary and detrimental to implement a hold for Phase I of the Amexon development as an acceptable alternative solution has been identified by WSP since December 2020 as summarized again in its June 21, 2021 report and that Amexon is prepared to implement the alternative interim solution at its own expense. We therefore request that this matter be deferred until staff have the time to approve the Amexon alternative solution.

To impose the hold and then require our client to work towards the lifting of the hold to implement the interim alternative solution would unnecessarily delay the issuance of final approvals, the commencement of construction and potential loss of our client's lender. We submit that the City has sufficient justification to permit the alternative interim solution advanced by Amexon and avoid the need to implement a hold on Phase I of the development at this time.

Should you have any questions please do not hesitate to contact me.

Yours truly,

Mary Flynn-Guglietti

/jl

Encls: Interim Sanitary Servicing Report-2021-06-21-reduced for 1200 Sheppard

Cc: J. Azouri, Amexon Holdings Inc.
R. Domes, Gagnon Walker Domes Ltd.
M. Gagnon, Gagnon Walker Domes Ltd.
R. Knight, WSP Canada Inc.
Stacey Bien-Aime, City of Toronto
John Andreevski, City of Toronto
Lou Di Gionimo, City of Toronto
Brian Haley, City of Toronto
Michael D'Andrea, City of Toronto
Greg Lintern, City of Toronto
Julie Tse, City of Toronto
Simon Hopton, City of Toronto
Laura Bisset, City of Toronto
Jessica Galati, City of Toronto
Erica Cerny, City of Toronto
Issa Awweh, City of Toronto
Karen Kryzanowski, City of Toronto
Ben Baena, City of Toronto
Mark Piel, City of Toronto
Jason Davidson, City of Toronto
Daniel Elmadany, City of Toronto
Ashraf Hanna, City of Toronto
Robert Fazio, City of Toronto

Interim Sanitary Servicing Report
For 1200 to 1220 Sheppard Avenue East

City of Toronto

June 21, 2021
10-11078

STANDARD LIMITATIONS

WSP Canada Inc. prepared this report solely for the use of the intended recipient, Amexon Developments Inc. and Heritage York Holdings Inc., in accordance with the professional services agreement. The intended recipient is solely responsible for the disclosure of any information contained in this report. The content and opinions contained in the present report are based on the observations and/or information available to WSP Canada Inc. at the time of preparation. If a third party makes use of, relies on, or makes decisions in accordance with this report, said third party is solely responsible for such use, reliance or decisions. WSP Canada Inc. does not accept responsibility for damages, if any, suffered by any third party as a result of decisions made or actions taken by said third party based on this report. This limitations statement is considered an integral part of this report. The City of Toronto can rely on this report for the purpose of approvals and permits as it relates specifically to this project.

The original of this digital file will be conserved by WSP Canada Inc. for a period of not less than 10 years. As the digital file transmitted to the intended recipient is no longer under the control of WSP Canada Inc., its integrity cannot be assured. As such, WSP Canada Inc. does not guarantee any modifications made to this digital file subsequent to its transmission to the intended recipient.

TABLE OF CONTENTS -

1.0 INTRODUCTION

1.1 Purpose of the Interim Sanitary Servicing Solution

WSP Canada Inc. (WSP) represents Amexon Developments Inc. and Heritage York Holdings Inc (Amexon), the Owners of 1200, 1210 and 1220 Sheppard Avenue East ("subject site"). In 2013, the Ontario Municipal Board approved the development of the subject site for three new mixed use buildings featuring a total of five new towers, the retention of the two existing office buildings and the creation of a new public street. Applications have been filed by Amexon to implement the OMB approvals for a Plan of Subdivision and Site Plan Application starting in August 2019 and October 2019 respectively.

Toronto Water has determined that the existing sanitary sewer on Sheppard Avenue between Bayview Avenue and Leslie Street is at capacity and requires upgrades prior to the City Staff being able to support further development in this sanitary sewer catchment area.

To resolve this sanitary sewer capacity issue, which is limited to upgrading three (3) sewer legs in the East Don Valley from the existing 300mm sewer to a proposed 675mm sewer, the City has prepared a design for this sewer replacement and are currently tendering the project. The City is targeted to start construction in 2021 with the intent of the works being fully operational by the Summer 2023; however all necessary approvals have not been acquired by the City at this time. The City has advised that no additional flows should be added to the City's existing 300mm sanitary sewer along Sheppard Avenue East until the above noted improvements are constructed and operational. In this regard, we understand that City Planning staff have recently advanced a Final Report that proposes to encumber Amexon's site located at 1200, 1210 and 1220 Sheppard Avenue lands with a Hold Provision until such time as the sewer upgrades as described above (hereinafter referred to as "Sheppard Avenue Sewer") are operational or an alternative solution is advanced to the City's satisfaction

Through previous engineering submissions made in connection with the on-going Subdivision and Site Plan Control Applications for the Amexon site (City File Nos 19 208996 NNY 17 SB and 19 238841 NNY 17 SA), WSP has identified an interim servicing scenario to address the City's noted concern that would satisfactorily provide an alternative solution. The purpose of this report is to provide the technical background to confirm that the interim sanitary servicing alternative has adequate capacity to service the first phase of the proposed Amexon development on the 1200 to 1220 Sheppard Avenue East site.

1.2 Existing Conditions

The total site area is 4.8 ha but the developable area of the site is 3.66 ha. The subject site is bounded by Sheppard Avenue East/Old Leslie Street to the south, the Canadian National Railway to the west, and Don River Valley to the north and east as shown in **Figure 1.1**.

There are two existing commercial buildings located at the northeast corner of the subject site (1210 and 1220 Sheppard Avenue East) that will remain as part of the proposed redevelopment. The existing commercial buildings are currently occupied and will remain in operation for the duration of the proposed redevelopment. The existing, retained commercial buildings have an approximate combined building floor area of 27,638 m^2 (297,493 ft^2) and the existing buildings have a surface parking lot on the north west portion of the site.

The retained commercial buildings are serviced by a 250mm sanitary connection located north of Sheppard Avenue that connects directly to the 1200mm Sanitary Trunk sewer in the East Don Valley as shown in Figure 1 below. The 250mm sanitary connection bypasses the constrained sections of the Sheppard Avenue Sewer that have been identified by City staff. Amexon and WSP are proposing to utilize the existing 250mm connection for the first phase of the Amexon redevelopment on an interim basis until the City has completed the improvements to the Sheppard Avenue Sewer. A copy of the record engineering drawing for this sanitary sewer is included in Appendix A. WSP staff have carried out field inspections of the existing 250mm sanitary connection (by opening manhole lids) and can confirm the connection is active and functioning for the existing commercial buildings. An analysis of the capacity of the interim connection is discussed later in this report.

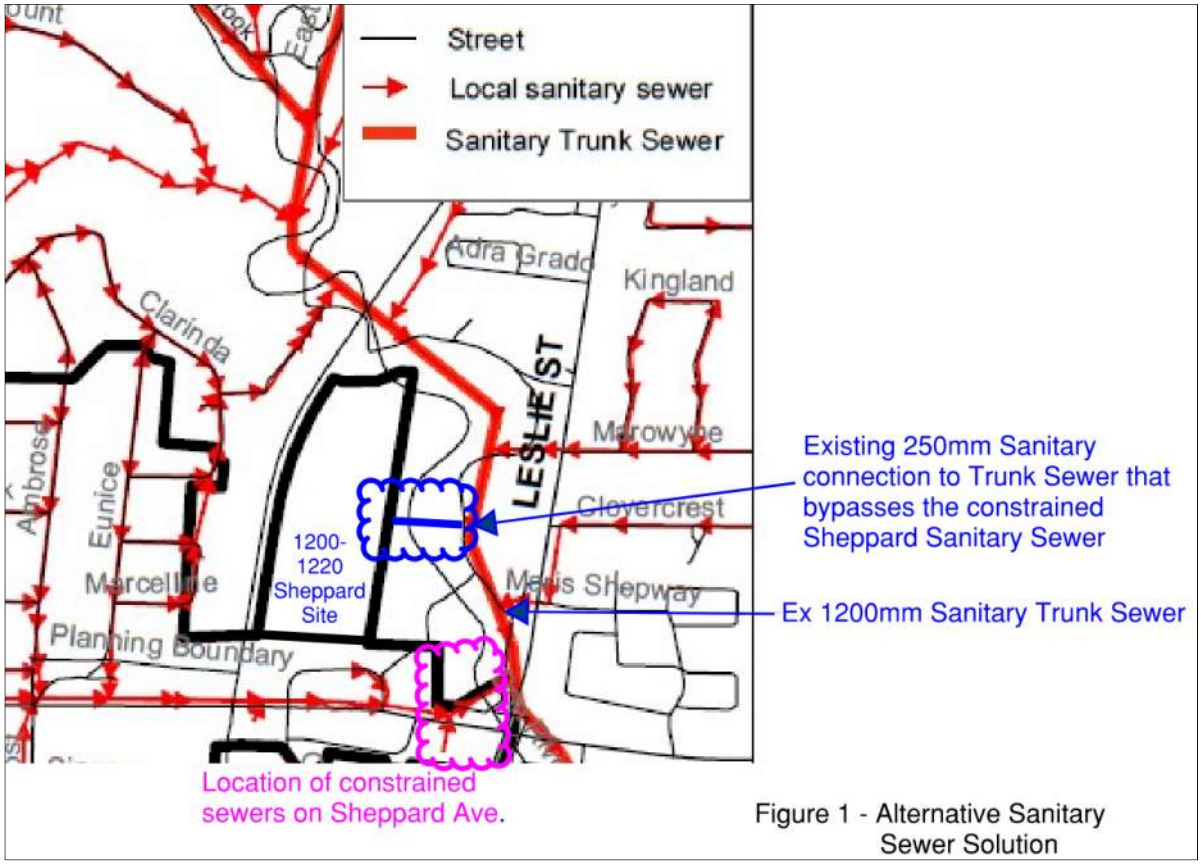


Figure 1 - Alternative Sanitary Sewer Solution

The site historically contained a third commercial building that fronted onto Old Leslie Street, but the third existing commercial building has been recently demolished in preparation for this proposed redevelopment. The sanitary connection for the demolished commercial building connected to the 250mm sanitary sewer on Old Leslie Street.

1.3 Proposed Development

The proposed mixed-use development will consist of 3 new mixed-use buildings (including 5 towers ranging from 12-31 storeys) with a linking podium, two existing commercial buildings, four underground parking levels, and a private parkette. The proposed building statistics, including allocated unit count and commercial/office areas for each residential tower are provided in Table 1.1. The new mixed-use buildings are proposing a combined 1,478 units, a total proposed new retail area of 1,702 m^2 (18,320ft^2) and a proposed new office commercial area of 1860 m^2 (20,020ft^2).

The existing commercial buildings known as 1210 and 1220 Sheppard Avenue East are to remain while 1200 Sheppard Avenue East has been recently demolished to allow for redevelopment. The existing commercial buildings that are remaining have an approximate commercial area of 27,638 m^2 (297,493 ft^2). The total existing and proposed commercial area combined is 31,200m^2 (1,860 m^2 + 1702 m^2 + 27,638 m^2).

A new public road is proposed along the western limit of the site, extending from Old Leslie Street. The site will have three access points from the proposed public road and one access point from Old Leslie Street. Refer to **Figure 1.2.**

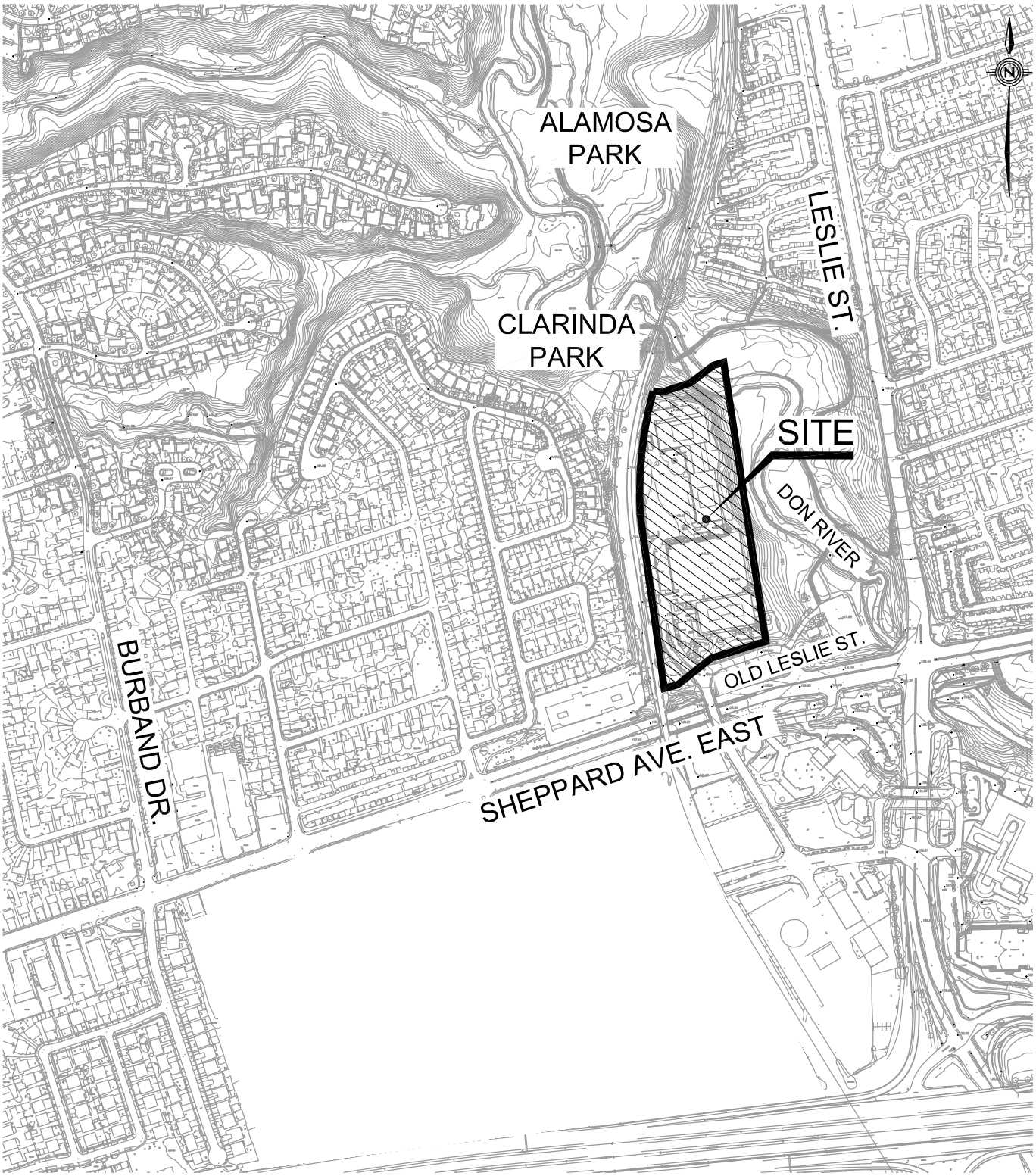
Table 1.1 - Proposed Development Statistics

		1 bedroom	2 bedrooms	3 bedrooms	Total Residential Pop	Commercial Area	Office Area	Total Pop
	Occupancy Rate (population per unit)	1.4	2.1	3.1	-	Gross Floor Area	Gross Floor Area m^2 (Pop)	-
Building 1	**Units**	47	134	15	196	374 sq.m.	-	
	Population	66	281	47	394	4.1	-	398.1
Building 2	**Units**	106	160	40	306	128	-	
	Population	148	336	124	608	1.4	-	609.4
Building 3 (3A, 3B, 3C, Podium)	**Units**	381	482	113	976	1200	1860	
	Population	533	1012	350	1896	13.2	61	1970.2
Total Proposed Development	***Units***	***534***	***776***	***168***	***1478***	***1702***	***1860***	
	Population	***747***	***1630***	***521***	***2898***	***19***	***61***	***2978***
Existing Commercial Buildings	***Population***				***0***		***27,638***	***912***
Total Site	***Population***					***1702***	***29,498***	***3890***

1.4 Proposed Phase 1 Development and Timing

The proposed development will be constructed in multiple phases. The first phase will consist of the underground parking garage for Towers 2 and 3 and the above grade structure for Tower 2 only. The Architect's Plans highlighting the Phase 1 Parking Garage and Tower 2 above grade plans are included in Appendix B.

The developer has advised that the below grade parking garage will take approximately 15 months to construct and the above grade building of Tower 2 will take approximately 2 years to complete. If construction starts during the summer of 2021, the developer has advised that occupancy will occur either in the last quarter of 2024 or the first quarter of 2025 which is significantly after the anticipated completion of the Sheppard Avenue Sewer improvements which the City has advised should be completed by the Summer of 2023 if all necessary approvals are acquired by the City in the immediate future and if no complications arise during construction by the City's contractor.



CLIENT

AMEXON HOLDINGS CORPORATION

TITLE

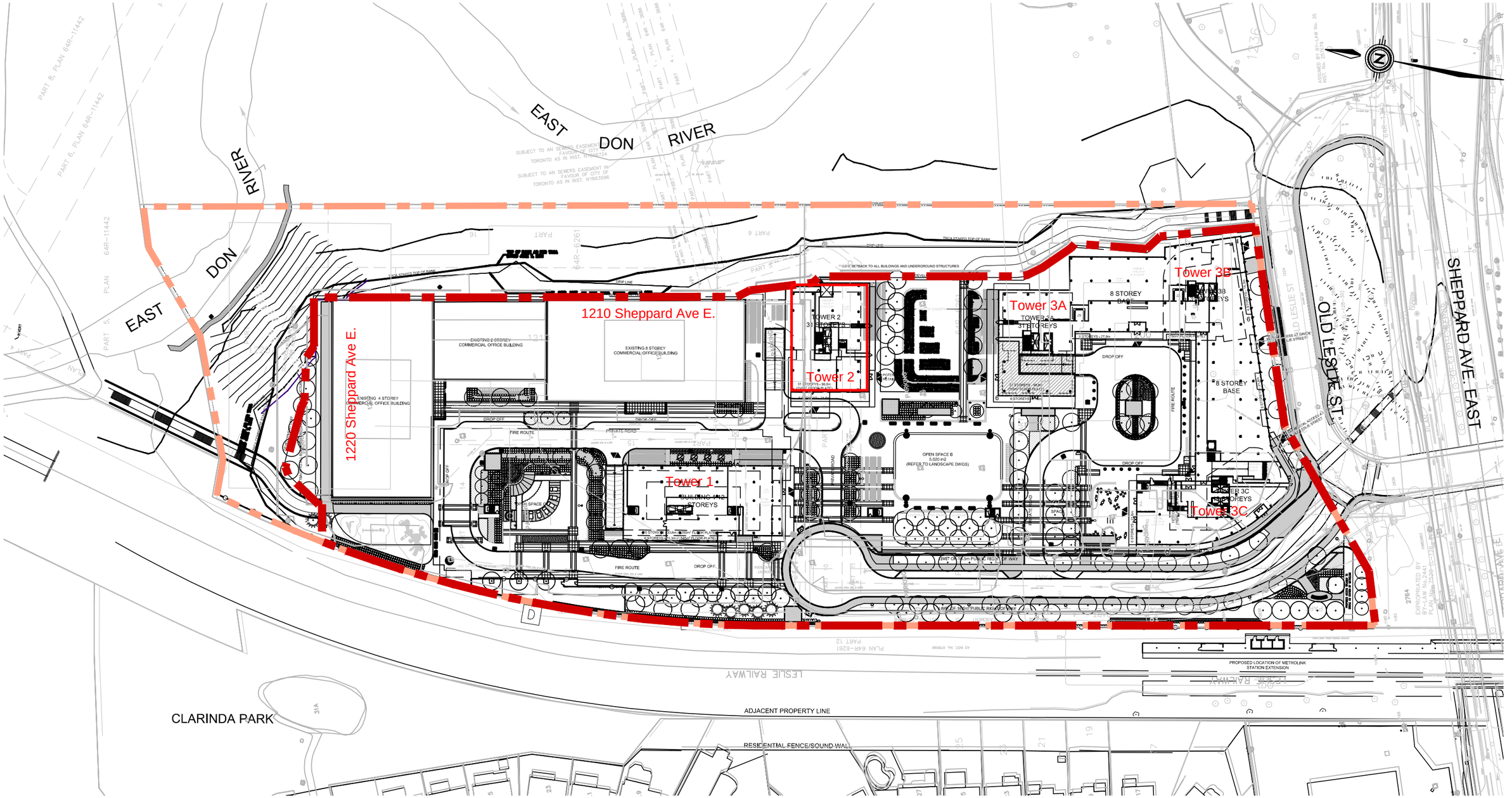
CENTRAL PARK

LOCATION PLAN

100 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1
t: 905.882.1100 f: 905.882.0055 www.mmm.ca

Checked	A.L.	Drawn	10/12 Cad
Date	DEC 2018	Proj. No.	10-11078
Scale	NTS	Figure No.	1

X:\DIV\10\10-11078 - Amexon - Central Park\Mun\FSR\Loc-plan-FIG 1.dwg, FIG 1.1



LEGEND

- LIMIT OF PROPERTY
- LIMIT OF DEVELOPMENT

CLIENT
AMEXON HOLDINGS CORPORATION

TITLE
CENTRAL PARK

PROPOSED DEVELOPMENT PLAN

wsp
100 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1
t: 905.882.1100 f: 905.882.0055 www.wsp.com

Checked A.L.	Drawn 10/12 Cad
Date DEC 2020	Proj. No. 10-11078
Scale 1: 1250	Figure No. 1.2

X:\DIV\10\10-11078 - Amexon - Central Park\Mun\FSR\FSR Figures.dwg, FIG 1.2

2.0 SANITARY SERVICING

The existing sanitary sewers in the vicinity of the site are a 250mm sanitary sewer on Old Leslie Street (flowing south east towards Sheppard Avenue East), a 525mm sanitary sewer flowing west to east along Sheppard Avenue East, and a 250mm sanitary sewer from 1210 Sheppard Avenue East (flowing east) across the Don River Valley to the existing 1200 mm sanitary trunk sewer in the Don River Valley as shown on **Figure 2.1**.

2.1 Design Parameters

The sanitary demands for the proposed site are based on the following municipal design criteria taken from the City of Toronto Design Criteria for Sewer and Watermains – January 2021:

- Sanitary demand rate of 450 l/person/day for residential flows for new pipes
- Sanitary demand rate of 240 l/person/day for residential flows for existing sewers
- Sanitary demand rate of 250 l/person/day for commercial flows
- Population densities of 1.4 ppu for one bedroom units
- Population densities of 2.1 ppu for two bedroom units
- Population densities of 3.1 ppu for three bedroom units
- Peaking Factor of Residential = $1+14/(4+p^{0.5})$, where p = population in thousands
- Retail Equivalent Population of 1.1 people/100m^2 of floor space
- Office Equivalent Population of 3.3 people/100m^2 of floor space

2.2 Existing Flows to the Sanitary Sewer System

Using the design criteria noted in Section 2.1, the sanitary flows from the existing buildings are calculated in **Table 2.1** and **Table 2.2**. Currently, the existing buildings 1210 and 1220 Sheppard Avenue East are discharging into a 250mm sanitary sewer that flows directly to the existing 1200mm sanitary trunk sewer in the Don River Valley. The previous building at 1200 Sheppard Avenue East used to outlet into a 250mm sanitary sewer on Old Leslie Street, which then conveyed the flow east into the existing 525mm sanitary sewer on Sheppard Avenue East and ultimately into the existing 1200mm sanitary trunk sewer in the Don River Valley.

Table 2.2 – Existing Sanitary Flows in 250mm Connection to Sanitary Trunk

Development Type		**Development Density**	**Population**	**Flow Rate** (l/cap/day)	**Peak Flow** L/s
Existing 1210 & 1220 Sheppard Ave. E	Office 27,638m^2	3.3 people/ 100 m^2	912	250	2.64

Table 2.2 – Former Sanitary Flows to Old Leslie Street and Sheppard Avenue Sewer

Development Type		**Development Density**	**Population**	**Flow Rate** (l/cap/day)	**Peak Flow** L/s
Former Building (1200 Sheppard Ave. E)	Office 12,633 m^2	3.3 people/ 100 m^2	417	250	1.21

2.3 Ultimate Sanitary Servicing

In the ultimate condition, the retained commercial buildings known as 1210 and 1220 Sheppard Avenue will continue to drain through the existing 250mm sanitary connection that connects to the existing 1200mm sanitary trunk while the sanitary flows for the proposed mixed use development will ultimately drain to existing 525mm sanitary sewer on Sheppard Avenue East via the existing 250mm sanitary sewer on Old Leslie Street. The 250mm sanitary sewer on Old Leslie Street will be extended west to the new Public Street and a new sanitary sewer will be extended north into the new Public Street proposed as part of the Amexon redevelopment. The peak sanitary flows from the proposed mixed-use development to the Sheppard Avenue Sanitary Sewer in the full build out condition have been estimated to be 54.36 L/s with a net increase in sanitary flows from the site of 53.15 L/s as outlined in **Table 2.3**. There will not be any increase in sanitary flows from the existing 1210 and 1220 Sheppard Avenue buildings.

Table 2.3 – Calculation of Sanitary Flows from Proposed Development to Sheppard Avenue

	Tower 1	Tower 2	Tower 3- Podium	Tower 3A	Tower 3B	Tower 3C	Total of All Towers
Total Residential units	196	306	388	223	246	119	1,478 units
Residential one bedroom units	47	106	88	65	153	75	534 units
Residential two bedroom units	134	160	253	131	65	33	776 units
Residential three bedroom units	15	40	47	27	28	11	168 units
Total Residential Population	394	608	800	450	438	208	2,898 people
Average Residential Flow (450 litres/capita/day)	**2.05 L/s**	**3.17 L/s**	**4.17 L/s**	**2.34 L/s**	**2.28 L/s**	**1.09 L/s**	**15.09 L/s**
Retail Floor Area	374.51 m^2	128.02 m^2	1200.11 m^2.	-	-	-	1,702 m^2 – Proposed Retail
Retail Equivalent Population (1.1 persons /100m^2)	4.1	1.4	13.2	-	-	-	19 people
Average Retail Flow	**0.02 L/s**	**0.01 L/s**	**0.07 L/s**	**-**	**-**	**-**	**0.10 L/s**
Office Area	-	-	1860 m^2	-	-	-	1860 m^2
Office Equivalent Population (3.3 persons /100m^2)	-	-	61.4	-	-	-	61 people
Average Office Flow	**-**	**-**	**0.32 L/s**	**-**	**-**	**-**	**0.32 L/s**
Total Population	398	609	875	450	438	208	2978
Average Sanitary Flow from Site (excluding flow from 1210 & 1220 Sheppard Avenue East)	**2.07 L/s**	**3.18 L/s**	**4.56 L/s**	**2.34 L/s**	**2.28 L/s**	**1.09 L/s**	**15.51 L/s**
Peak Sanitary Flow from Site (excluding flow from 1210 & 1220 Sheppard Avenue East) **Peaking Factor = 3.46**	**7.17 L/s**	**10.99 L/s**	**15.76 L/s**	**8.11 L/s**	**7.88 L/s**	**3.76 L/s**	**53.67 L/s**
Site Area	0.97 ha	0.27 ha	1.06 ha	0.14 ha	0.12 ha	0.10 ha	2.66 ha
Infiltration Flow- Dry (0.26 L/s/ha)	**0.25 L/s**	**0.07 L/s**	**0.28 L/s**	**0.04 L/s**	**0.03 L/s**	**0.03 L/s**	**0.69 L/s**
Peak Sanitary Flow from Site + infiltration (excluding flow from 1210 & 1220 Sheppard Avenue East) Peaking Factor = 3.46	**7.42 L/s**	**11.06 L/s**	**16.04 L/s**	**8.14 L/s**	**7.92 L/s**	**3.78 L/s**	**54.36 L/s**
Peak Sanitary Flow from Site (excluding flow from 1210 & 1220 Sheppard Ave East) + Infiltration + Groundwater							**54.36 L/s**
Former Sanitary Flow from 1200 Sheppard Ave							1.21 L/s
Net Increase in Sanitary Flow from Site							**53.15 L/s**

2.4 Interim Sanitary Servicing Solution

In the interim condition prior to the completion of the Sheppard Avenue Sanitary Sewer Upgrades by the City, the developer and WSP are proposing to utilize the existing 250mm sanitary connection that connects directly to the City's 1200mm trunk sewer in order for the Developer to obtain a below grade and above grade permit for the first phase of the redevelopment. The capacity of the existing connection has been analyzed during both the construction phase and the occupancy phase of the first phase of development.

2.4.1 Interim Servicing during Below Grade Construction

The developer will be retaining the existing 1210 and 1220 buildings in service for the duration of the proposed redevelopment. As noted above, the flow from these existing buildings has been calculated to be 22.64 l/s.

The existing 250mm sanitary connection has a slope ranging from 0.50% to 16.55%. The capacity of the 250mm connection at the minimum slope of 0.50% is 42.0 l/s.

For the short-term condition during construction, the Developer is proposing to obtain a Short-Term Discharge Agreement to discharge the groundwater to the City's sanitary sewer system. A "Hydrogeological Review Summary and Report" completed by Terraprobe dated February 2021 has concluded that the existing groundwater does not meet the quality requirements to discharge to the storm sewer system, but it can discharge to the sanitary sewer system. The estimated short-term volume during construction is 1,012,300 l/day for the Phase 1 parking garage which has 4 levels of underground parking.

For the Phase 1 construction of the parking garage, a continuous dewatering system will be required for a period of approximately 10 to 12 months of the 15 month period required to construct the underground garage. Since the dewatering system will operate continuously, the maximum short-term volume of 1,012,300 L/day would be pumped out over a 24-hour period which results in a maximum pump rate of 11.7 l/s.

The sanitary design sheet in Appendix C shows that the peak flow rate during construction would be 15.31 l/s (2.64 l/s from existing commercial building + 11.72 l/s for groundwater discharge and 0.95 l/s for infiltration (based on total site area of 3.66 ha)) which is only 36.4% of the capacity of the 250mm connection.

There is sufficient capacity in the existing Amexon sanitary connection to the trunk sewer to accommodate temporary groundwater discharge during construction and the existing commercial buildings. **This solution does not propose any flows to the Sheppard Avenue Sewer.**

2.4.2 Interim Servicing for Phase 1 Underground Parking Garage and Tower 2

The Developer is proposing to construct the foundations for the new buildings as a watertight structure with no private water discharge system. Please refer to the watertight letters from the Owner, Structural and Mechanical Engineers in Appendix D for the long-term condition.

As noted in Section 1.4, the first phase of development will consist of the Parking Garage for Towers 2 and 3 and the above grade structure for Tower 2 only. Tower 2 consists of 306 residential units with a total residential population of 608 people and 128 m^2 of retail space which has an equivalent population of 1 person.

The sanitary design sheet in Appendix C shows that the peak sanitary flows from the Phase 1 development (based on a residential demand rate for the proposed development 450 l/capita/day) would be 16.04 l/s which includes 2.64 l/s from existing commercial building, 12.44 l/s from Tower 2 + 0.0 l/s for groundwater discharge (water tight foundation), and 0.95 l/s for infiltration (based on total site area of 3.66 ha). This is only 38.1% of the capacity of the 250mm connection.

Based on the residential demand rate of 240 l/capita/day for the proposed development, the total flow would be 10.23 l/s which is only 24.3% of the capacity of the 250mm connection.

It is important to note that no sanitary flows will be generated by the proposed development until occupancy which will be in the fall of 2024 at the earliest. Since the Sheppard Avenue Sanitary Sewer improvements are scheduled to be completed by the Summer of 2023, this alternative may never be required. There is sufficient capacity in the existing Amexon sanitary connection to the truck sewer to accommodate Phase 1 development and the existing commercial buildings should the City not be able to complete the Sheppard Avenue Sewer improvements prior to occupancy of Tower 2. **This solution does not propose any flows to the Sheppard Avenue Sewer.**

2.5 Conversion of Tower 2 from Interim Connection to Ultimate Connection

The proposed discharge from Tower 2 to the existing 250mm connection is proposed to be an interim connection only. Amexon proposes to connect the new development (excluding the retained office buildings at 1210 and 1220 Sheppard Avenue) to the proposed sanitary sewers that will connect to the Sheppard Avenue Sewer once the City has completed the identified upgrades to the Sheppard Avenue Sewer.

The sanitary plumbing for Tower 2 has been designed to connect to the Tower 2 sanitary control manhole which is located at the cul-de-sac of the future Public Road. The finished floor elevation of Tower 2 is 142.60m and the ultimate sanitary connection to the Control Manhole for Tower 2 has an invert of 139.67m. As shown on the sanitary outfall plan in Appendix A, the invert of the

existing manhole where the interim connection will be made is 436.0 feet or 132.89m which is much lower than the ultimate connection for Tower 2. During the interim condition, the Tower 2 plumbing will be intercepted near the north east corner of the Tower and directed to the interim connection. Once the City has completed the Sheppard Avenue Sanitary Improvements, the Tower 2 plumbing will be redirected to the sanitary control manhole at the cul-de-sac.

As noted in Section 2.4, the interim connection for Tower 2 will not be required if the City completes the Sheppard Avenue Sanitary Sewer improvement by the summer of 2023.

2.6 Compliance of Interim Connection with Ontario Building Code

The Ontario Building Code Section 7.1.5.4 (3) notes that building sewers servicing buildings located on the same property may connect into a private sewer conforming to Article 7.1.5.5 which states that the private sewer shall be designed and installed according to the MOE Design Guidelines for Sewage Works. The engineering drawing in Appendix A has been designed in accordance with the MOE guidelines and was approved by the Commissioner of Public Works. It is WSP's opinion that this connection meets the OBC requirements of a private sewer which is permitted to service multiple buildings.

2.7 Compliance of Interim Connection with Toronto Sewer Use Bylaw

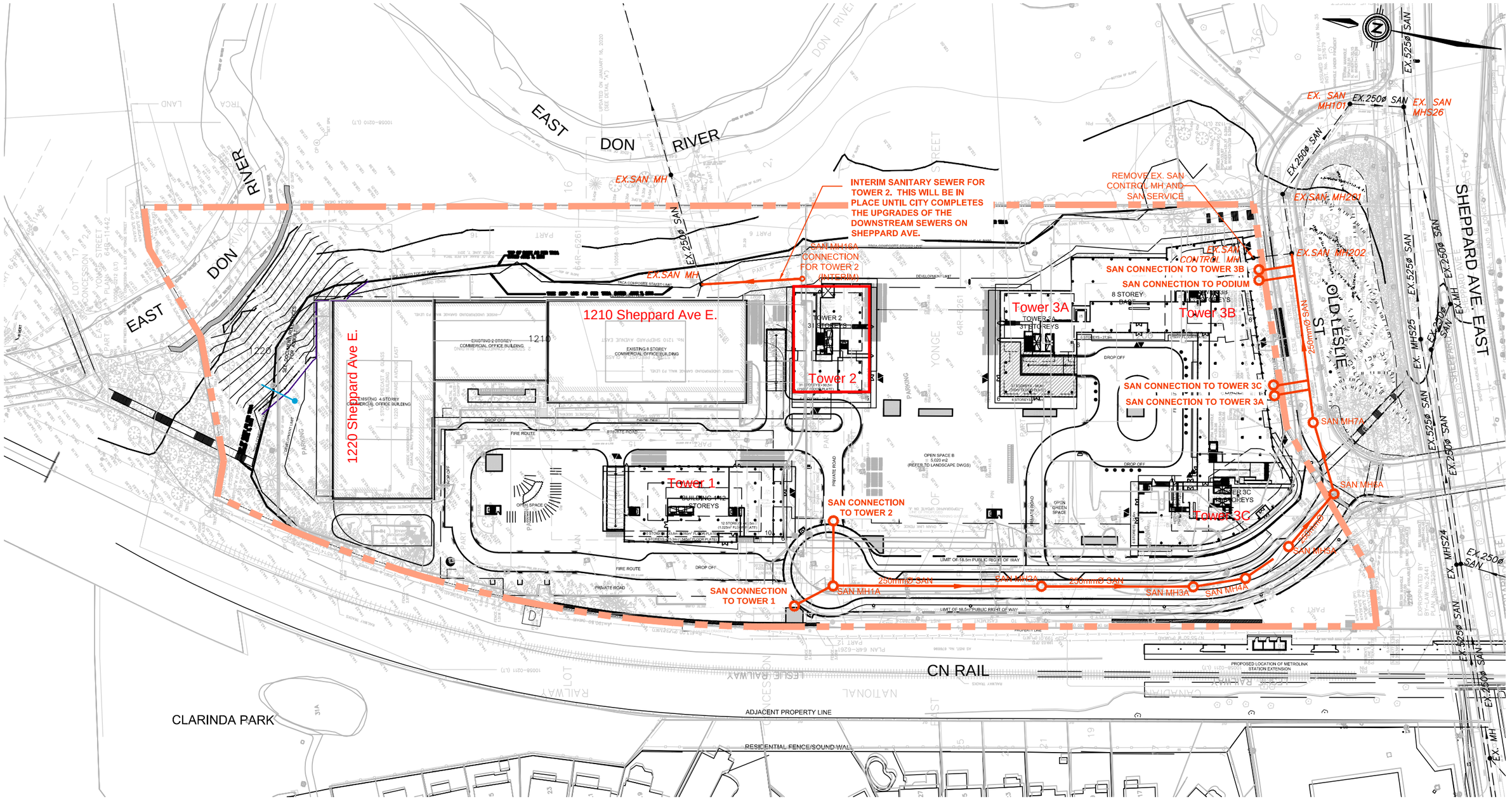
The City of Toronto Sewer Use By-law Section 681-11 J (3) permits the General Manager to authorize a single service connection to service a single property containing multiple buildings, parcels of tied land, condominiums and/or freehold parcels subject to certain conditions. Amexon and WSP believe that interim servicing meets all the conditions set out in the bylaw for an exemption and are requesting that the General Manager provide an exemption for the interim sanitary connection for the first phase of the 1200 to 1220 Sheppard Avenue development.

2.8 Interim Sanitary Servicing Conclusions

This report has field verified that the 250mm sanitary connection for 1210 and 1220 Sheppard Avenue exists and is actively servicing the retained commercial buildings.

The sanitary design sheets confirm that there is significant surplus capacity in the existing 250mm connection that can adequately service the Phase 1 Development consisting of the Tower 2 and 3 Underground Parking Garage and the proposed Tower 2 both during construction (with construction dewatering) and after the proposed Tower 2 has been fully constructed.

WSP has concluded that the existing connection meets the requirements of a private sewer under the Ontario Building Code which would permit the private sewer to service multiple buildings.



LEGEND

- EX. SAN SEWER
- PROP. SANITARY SEWER
- PROP. SAN CONNECTION
- EX. SAN MH
- PROP. SAN MH

CLIENT	AMEXON HOLDINGS CORPORATION
TITLE	CENTRAL PARK

SANITARY SERVICING PLAN

wsp
100 Commerce Valley Dr. West, Thornhill, ON Canada L3T 0A1
t: 905.882.1100 f: 905.882.0055 www.wsp.com

Checked A.L.	Drawn 10/12 Cad
Date DEC 2020	Proj. No. 10-11078
Scale 1: 1250	Figure No. 2.1

X:\DIV\1010-11078 - Amexon - Central Park\Mun\FSR\FSR Figures.dwg, FIG 2.1 - SAN SERVICE

It is WSP's opinion that the proposed development meets all the conditions set out in the Toronto Sewer Bylaw Article 681-11 J (3) for the General Manager to issue an exemption under the Bylaw and Amexon Developments and WSP are requesting an exemption from the General Manager of Toronto Water.

Report Prepared By:

Rick Knight, P.Eng.

APPENDIX A

Engineering Drawings of Existing 250mm Sanitary Outfall for

1210 & 1220 Sheppard Avenue

PRINTS ISSUED TO | NO. | DATE | BY

N.Y.B.M. No. 32-055 Elev. 418.88
N. FACE AT W. END OF N.W. ABUTMENT OF BRIDGE OVER DON RIVER AT SHEPPARD AVE. & LESLIE ST.

T.B.M. No.1 Elev. 467.48
NORTH RIM OF V.C. NEAR S.W. CORNER OF PROPERTY.

NOTES:

* 1. SERVICES TO BE CONSTRUCTED TO THE BOROUGH OF NORTH YORK STANDARDS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE COMMISSIONER OF PUBLIC WORKS.

2. STORM SEWER PIPES 15" DIA. AND SMALLER TO BE CONCRETE, CURRENT A.S.T.M. C 14-E.S. AND SEWERS 18" DIA. AND LARGER TO BE CONCRETE, A.S.T.M. C-76-CLASS III, UNLESS OTHERWISE SHOWN ON PROFILE DWGS.

* 3. SEWERS TO BE LAID WITH STANDARD CRUSHED STONE BEDDING, AS DETAILED ON NORTH YORK STD - 201.

* 4. MANHOLES TO BE BENCHED THROUGHOUT TO THE CROWN OF ALL PIPES ON A VERTICAL PROJECTION FROM SPRINGLINE.

5. SEWER AND WATER MAIN CROSSINGS SHALL BE SUPPORTED BY COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE SHOWN.

6. WATER MAIN TO BE CEMENT LINED, DUCTILE IRON PIPE WITH PUSH-ON JOINTS AND CONFORM TO A.S.A. SPECIFICATION AS FOLLOWS: 6" DIA. WATER MAIN WALL THICKNESS 0.31"
10" DIA. WATER MAIN WALL THICKNESS 0.35"
12" DIA. WATER MAIN WALL THICKNESS 0.37"

* 8. PRECAST MANHOLES TO BE CONSTRUCTED AS PER N.Y. STD.-217.

10. SAFETY GRATING TO BE CONSTRUCTED AS PER N.Y. STD. 238.

11. BASE OF MHS. 4 TO BE REINFORCED AS PER N.Y. STD 218.

* 12. RESTORATION OF SLOPE AND VALLEY TO BE APPROVED BY METRO PARKS DEPT.

* NOTES PARTICULAR TO SANITARY SEWER CONSTRUCTION.

LEGEND:

P PINE
D.P DEAD PINE
W. WILLOW
M. MAPLE
A. APPLE

PROPOSED OFFICE BUILDING 'A'
110'-10"
215'-10"
6'-0"
RELOCATE C.B. AS DIRECTED BY ENGINEER
DRAINAGE SWALE
FILL & COMPACT ERODED AREA
RIP-RAP IN RIVER BED SEE DETAIL
78'-10" A.C. SAN. @ 0.50%
CONTRACTOR TO NOTIFY METRO WORKS DEPT. 48 HOURS PRIOR TO MAKING CONNECTION
TEMPORARY WORKING EASEMENT
EXISTING 15' EASEMENT
PROPOSED TEMPORARY WORKING EASEMENT
182'-10" A.C. SAN @ 0.50%
EX. MH.20
EX. 48"ø SAN. SEWER
EX. TREES TO BE PRESERVED PROTECTED WITH SNOW FENCE.
EX. OUTLET STRUCTURE
U/G GARAGE
DN
UP
C.N.R.
10"ø PLUG
370.59
86.00
60.00
PRIVATE 20' EASEMENT
27"ø RADIUS PIPE
D = 54°
R = 50'
A = 47.12'
T = 25.48
EX. MHS 1
EX. MHS 3
350'- 27"ø CONC. STM. @ 1.60%
N81°55'10"E 456.78'
PARKING
TRENCH ALONG BANK TO BE BACKFILLED TO 2:1 SLOPE AS INDICATED, COMPACTED, COVERED WITH WIRE MESH, SODDED AND PEGGED AS PER M.T.C. STANDARD DD-403, REVISION 4

EX. STM. MHS 2
EX. STM. MHS 3 (P.C.)
SAN. MH 1 (P.C.)
EX. STM. MHS 4 (P.C.)
EX. STM. MHS 5 (P.C.)
SAN. MH 2 (P.C.)
SAN. MH 3 (P.C.)
SAN. MH 4 (P.C.)
ADJUST MHS 4 TO SUIT NEW SURFACE ELEV. 455.0 ±
FINISHED PROFILE
SAFETY GRATING
EXISTING PROFILE
TYPICAL CONCRETE ANCHOR BLOCKS AT JOINTS OF D.I. PIPE (SEE DETAIL)
EX. 350'- 27"ø CONC. CL IV STM. @ 1.60%
EX. 162'-27"ø CONC. CL IV STM. @ 1.60%
441.0
CONNECTION TO BUILDING (BY OTHERS)
15"ø STM. INV. 445.67
24"ø STM. INV. 445.67
27"ø STM. INV. 445.67
27"ø STM. INV. 445.67
100 SAN. MH. INV. 435.00
24"ø STM. INV. 441.95
24"ø STM. INV. 441.95
24"ø STM. INV. 440.30
148'- 10" D.I. CEMENT LINED CL III SAN. SEWER @ 4.55% WITH PUSH-ON JOINT
EXISTING 122'-24"ø CM.P. STM. GAUGE 16 @ 22.75% FULLY COATED WITH ASPHALT
EXISTING 23'-27"ø CONC. STM. @ 2.20%
EXISTING RIP-RAP IN RIVER BED AND EAST BANK - SEE DETAIL
4'-0"- 10"ø D.I. CEMENT LINED CL III INV. ELEV. 407.00 AS PER N.Y. STD. 222
73'- 10"ø A.C. CL 2400 SAN. @ 0.50%
217'- 10" A.C. CLASS 2400 SAN. @ 0.50%
10"ø SAN. INV. 411.00
10"ø SAN. ELEV. 428.50
24"ø STM. INV. 411.65
27"ø STM. INV. 411.65
27"ø STM. INV. 410.85
10"ø SAN. INV. 410.85
10"ø SAN. ELEV. 428.35
8"ø SAN. INV. 408.82
8"ø SAN. ELEV. 426.82
12" CONCRETE ENCASEMENT (2500 P.S.I.) SEE DETAIL
15"ø SAN. INV. 404.69
12"ø SAN. ELEV. 424.23
15"ø SAN. INV. 404.69
INV. AT 148'ø PIPE 404.80
15'-10" A.C. CLASS 2400 @ 0.50%
1'-6" ø SAN. INV. ELEV. 423.94
P.I.
P.I.

470 460 450 440 430 420 410 400

0+00 +43 +50 1+00 +50 2+00 +50 3+00 +50 +93 4+00 +22.2 +50 +51 5+00 +50 +55 +69 +73 6+00 +50 +55 7+00 +10 +20 +50 +82 8+00 +50 9+00 +50 +98

TREES ADDED.		MAY 1974	P.L.M.
REVISED INVERT MH 1		MAR 1974	P.L.M.
ADDED SANITARY SEWER MH 1 TO METRO TRUNK		FEB. 1974	P.L.M.
STORM CONNECTIONS AND DRAINAGE SWALE ADDED	1(a)	AUG. 1972	B.C.
RIP-RAP IN RIVER BED ADDED	1(b)		
SAN. SEWER IN COMMON TRENCH WITH 24"ø STORM SEWER DELETED	1(c)		

REVISIONS TO DRAWING | NO. | DATE | BY

ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED

CLIENT
CADILLAC DEV. CORP. LTD.

MUNICIPALITY
BOROUGH OF NORTH YORK

PROJECT TITLE
SERVICES FOR PART LOT 16
CON. II E.Y.S.

SHEET TITLE
EASEMENT
FROM ACCESS ROAD TO
EAST DON SANITARY TRUNK SEWER

DON MILLS
MARSHALL MACKLIN MONAGHAN LIMITED
CONSULTING PROFESSIONAL ENGINEERS

APPROVED
DATE JUN 1972
P. ENG.
COMMISSIONER OF PUBLIC WORKS

REGISTERED PROFESSIONAL ENGINEER CIVIL B. CLARKE PROVINCE OF ONTARIO

DESIGNED	K.G.W.	DRAWN	E.M.	CHECKED	B.C.
SCALE	HORIZ. 1"=40' VERT. 1"=10'	DATE	MAY, 1972		
PROJECT NUMBER	11-72046	DWG. NUMBER	2		

11-72046 Cadillac

TRANSLAR 100-7-71