



HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

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City of Toronto
Nancy Martins
Planning & Housing Committee

In early 2019 the HBSCA polled members for their level of concern with the FCR proposal to add 7,500 new residential units to their HBS community. Just over 80 % of respondents strongly agreed that the proposal to add 15,000 new residents was excessive and is a concern. In February 2021 FCR resubmitted their Christie Site (CS) proposal wherein the project density was to increase by 4.9 % over the initial proposal.

Throughout this period of time the HBSCA has provided ongoing input to the Secondary Planning process. Our input has the objective of implementing the CS proposed development such that it enhances the quality of life in our HBS community. Our concerns are based on observations from over 20 years of continual growth in our HBS community.

Relating to the FCR resubmission concerns remain in two areas: (i) the CS proposed development and (ii) infrastructure services.

(i) Proposed Development:

- a HBSCA priority is for a **community centre**, as early as possible, to provide a venue to conduct HBS community activities. The community recreation centre (Phase 5) itemized in the Secondary Plan does not satisfy this priority - most current HBSCA buildings already have recreational amenities.
- **traffic congestion** is chronic. The proposed development adds more local roads to the HBS community. More local roads relying on existing Park Lawn Road and Lake Shore Boulevard West entrances/exits exacerbates this chronic congestion. This needs to be addressed.
- **Gardner ramps** to and from the proposed development are supported by FCR and the HBSCA. The ramps will relieve congestion on Park Lawn Road and Lake Shore Boulevard West. The ramps inclusion in the 'Mobility' portion of the Secondary Plan will be a huge step in addressing chronic congestion in the HBS community.
- **COVID-19** necessitates sufficient outdoor open space as well as living space that supports individual and public health. We have not seen any assessment of the proposed outdoor and indoor spaces contribution to resilience to future pandemics.

(ii) Infrastructure Services:

- **Electricity** requirements of the CS proposed development will increase total HBS load and demand on Toronto Hydro's (TH) distribution system. TH capacity to meet load/demand is unavailable in proposed project documents. The capacity of TH to service outages is also unavailable. How the proposed development will provide at minimum 72 hour back up electricity (Toronto Green Standard) to multi - unit residential buildings is not specified, only options are listed in documents.
- predicting **stormwater** runoff is problematic at best of times. Impacts of CS runoff uncertain as documents acknowledge significant unknowns of existing stormwater system capacities to Mimico Creek/Lake Ontario. Combined with increasing precipitation associated with climate change uncertainties about stormwater flows remain. Hence, mitigating stormwater quantity, quality and erosion impacts are not sufficiently addressed.

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• managing **sewage** begins with the Humber Treatment Plant (HTP). Our HBSCA has frequently referenced the increasing number of bypass events which raise capacity concerns with the HTP. The CS will increase HTP treatment service requirements from our HBS community. The magnitude of this service requirement is unknown at this time. Project documents have little information on existing sewage line capacities below Park Lawn Road and Lake Shore Boulevard West and capacity of the Queensway Pumping Station. As sewage and stormwater are often combined, modelling flows when line and pumping station capacities are unknown are problematic. Combined with climate change any prediction is uncertain.

In closing, FCR (and the Canada Pension Plan which shares ownership of the CS) and City Planning state that the project supports the City's resilience strategy and contributes to its Transform TO climate action strategy. These two strategies focus on advancing equity and managing stress. This focus suggests a need for prudent design and management of buildings and infrastructure. Our concerns hopefully will assist the City in satisfying the two strategies. We are confident that addressing our concerns will go a long way to preserving the quality of life in our HBS community.

Thank You

Jim Reekie, President

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