

8 July 2024

Sent via E-mail to [teycc@toronto.ca](mailto:teycc@toronto.ca)

Cathrine Regan  
Administrator, Toronto and East York Community Council  
100 Queen Street West, 2nd Floor  
Toronto, ON, M5H 2N2

Dear Members of Community Council:

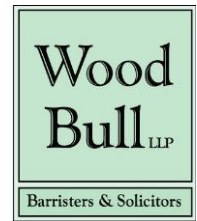
**Re: Toronto and East York Community Council - Item TE15.5.  
257-259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East  
(Quayside Blocks 1 and 2) - Zoning By-law Amendment Application  
Lafarge Canada Inc. Submission**

We are counsel for Lafarge Canada Inc. (“**Lafarge**”). Lafarge is the owner of the lands located at 54 Polson Street in the City of Toronto (the “**Subject Lands**”) at which it operates a Cement Terminal which distributes cement throughout the Toronto area. The Subject Lands are located within the Polson Quay District as delineated by the Central Waterfront Area Secondary Plan and Port Lands Area Specific Policy (“**PLASP**”).

We have been closely following the progress of the development proposed for the lands located at 257-259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (“**Quayside Development**”) and understand that a Zoning By-Law Amendment (“**ZBLA**”) Application for Phase 1 (Blocks 1 and 2) of the Quayside Development will be considered by Toronto and East York Community Council on 10 July 2024. We have reviewed the proposed ZBLA and accompanying application materials and provide this letter to ensure that any potential impacts between the Quayside Development and the Subject Lands are adequately addressed and minimized.

As noted above, Lafarge operates a Cement Terminal on the Subject Lands that, given the industrial nature of such a terminal, has potential to impact the sensitive uses proposed as part of the Quayside Development. As part of Quayside’s original application submitted to the City on 28 July 2023, several Noise Studies were completed by Quayside’s noise consultants for each of the 5 blocks of the Quayside Development. To ensure that sufficient mitigation was proposed as part of the Quayside Development, Lafarge retained Valcoustics Canada (“**Valcoustics**”) to review and assess each of the Noise Studies. This letter is only intended to provide comments on the Noise Study dated 28 June 2024 for Phase 1 (Blocks 1 and 2) of the development which is subject to the ZBLA.

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After a thorough review of the Noise Study, we note that there is minor potential for noise impact from ship noise on the Quayside Development. As per the Port Lands Terms of Reference outlined in the PLASP, an indoor sound level limit of 35 dBA at night would apply. Valcoustics has indicated that this sound level can be achieved if the following upgraded façade measures are implemented as part of the Quayside Development:

- Exterior Windows/balcony glass doors meeting STC-30; and
- Exterior walls meeting STC 45.

Given the high-rise nature of the Quayside Development, we note that the upgraded façade measures mentioned above are already considered to be typical construction measures that are required to address other sources of noise (i.e., road and rail noise). When implemented, the measures are also expected to mitigate any potential noise generated from ships operating to and from Subject Lands.

For this reason, it is **imperative** that these upgraded façade measures are implemented on each building of the Quayside Development to ensure that the appropriate sound level limit of 35dBA is achieved as per the PLASP. These measures are required to ensure that adequate mitigation is in place to minimize potential impacts of the Cement Terminal on sensitive uses proposed for the Quayside Development so that Lafarge's operations can continue as usual, as required by the PLASP.

We ask that we be provided with any Notice of Public Meeting for any future meetings being held by Committee or Council in regard to this matter and Notice of any Council decision in regard to this matter.

Thank you for your consideration of this submission.

Yours very truly,

**Wood Bull LLP**

A handwritten signature in blue ink, reading "Kim Mullin", is located below the firm name.

Kim Mullin

KM/as

c Client