

January 29, 2026

CFN 66408.03

By E-Mail (Robert.Ruggiero@toronto.ca)

Mr. Robert Ruggiero
City Planning
Etobicoke-York Civic Centre
2 Civic Centre Court
Toronto, ON M9C 5A3

Dear Mr. Ruggiero:

**RE: Official Plan Amendment and Zoning By-law Amendment Application No. 22 200446 WET 03 OZ
2256 Lake Shore Boulevard West
City of Toronto (Etobicoke York Community Council)
Owner: 2589727 ONTARIO LIMITED**

On January 28, 2026, Toronto and Region Conservation Authority (TRCA) staff met with City of Toronto staff and the Applicant to discuss the importance of remediating the flood spill prior to occupancy of the proposed development.

In lieu of a Holding provision at 2256 Lake Shore Boulevard West, TRCA staff are satisfied that occupancy can be effectively managed through the TRCA permitting process. Under applicable law, a TRCA Permit under Ontario Regulation 41/24 is required prior to issuance of any municipal building permits. Specifically, TRCA will phase permitting and withhold issuance of the above-grade permit until the flood spill has been fully remediated. This requirement, including an Indemnification Letter acknowledging and accepting the interim flood conditions during construction and indemnifying public agencies for any losses due to flooding will be further secured and outlined in the associated conditions of Site Plan Approval.

At the Site Plan Approval or TRCA Permitting stage, TRCA staff will require the following conditions:

- Prior to the issuance of a TRCA Permit, the Owner shall submit to the satisfaction of the city and TRCA an Indemnification Letter acknowledging and accepting the interim flood conditions and indemnifying the City and public agencies for any losses due to flooding.
- The Owner shall obtain, to the satisfaction of the TRCA, a TRCA Permit as required under the Conservation Authorities Act to undertake works associated with site grading, below grade construction, and flood spill remediation (pre-approval condition).

- The Owner shall submit to the satisfaction of the TRCA, updated flood modelling and an updated Flood Study, prepared by a qualified engineering consultant, confirming that the flood spill has been removed from the site and that safe ingress and egress has been established (pre-approval condition).
- Upon verification by the TRCA that the site is located outside of the Flood Spill Area and safe ingress and egress has been established, the Owner shall obtain, to the satisfaction of the TRCA, a TRCA Permit as required under the Conservation Authorities Act to continue construction associated with the above grade structure (post-approval condition).
- The Owner shall submit to the satisfaction of the TRCA, updated flood mapping prepared by a qualified engineering consultant reflecting the final site conditions (post-approval condition).

I trust these recommendations to be of assistance. Should you have any questions or comments, please contact the undersigned.

Yours truly,

Nicole Moxley, Senior Planner
Development Planning and Permits
Development and Engineering Services
(437) 880-2418

cc. Abbie Moscovich, City of Toronto, Legal Services, (Abbie.Moscovich@toronto.ca)