



March 5, 2018

Paul Mule, Planner  
CITY OF TORONTO  
Community Planning  
Toronto City Hall, 18<sup>th</sup> floor  
100 Queen Street West  
Toronto, ON M5H 2N2

**Re: Site 1 Site Plan Approval Application - Energy Efficiency Letter  
SPA File Number 17 269708 STE 30 SA**

Dear Mr. Mule,

## BACKGROUND

On March 31, 2017, General Motors of Canada Company (GM Canada) submitted an application for a Zoning By-law Amendment along with a Plan of Subdivision (files 17 137240 STE 30 OZ and 17 137249 STE 30 SB respectively) to permit the development of office space, research and development facilities, ancillary retail, and an auto dealership on the Subject Property. As part of the above-noted applications, the Toronto GM Mobility Campus Energy Strategy (dated March 29, 2017) was submitted to the City. A Notice of Complete Application and Assignment of Application under the City's STAR Process was received on May 18, 2017.

An Official Plan Amendment (OPA) application was submitted on October 30, 2017. A Notice of Complete Application for the OPA was received dated November 6, 2017.

On November 30, 2017, an application for Site Plan Approval was filed for the development of Site 1 and the new Public Right-of-Way (17 269708 STE 30 SA). An Energy Efficiency letter, dated November 28, 2017, was submitted as part of that application.

## PURPOSE OF THIS LETTER

As in the original March 2017 submission, the proposed development will support employment space across 3 development blocks (referred to as Sites 1, 2 and 3). This letter which supplements the March 29, 2017 Energy Strategy Report and the November 28, 2017 letter, provides support for the revised development proposal prepared in response to comments from City staff to date, as supported by revised applications for Zoning By-law Amendment, Plan of Subdivision, Official Plan Amendment for the entire Subject Property, including the new Public Right-of-way, and Site Plan Approval Application for Phase 1 - Site 1 along with Innovation Plaza (Site 4). The Addendum also provides a response to comments to date and summarizes the key changes to the proposed development.

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The comments and input received to date include City staff's comments in the Preliminary Staff Report (dated August 23, 2017), corresponding discussions with City staff, comments from the community (in particular from the community meeting on November 2, 2017), comments from the Design Review Panel (November 2, 2017), and City comments dated January 30, 2018.

## THE PROPOSED DEVELOPMENT

GM Canada envisions a master planned employment campus that secures the Subject Property as an employment generator for the long term while integrating a range of employment uses in well designed and attractive urban buildings. As in the March 2017 and November 2017 submissions, at full build-out, the proposed development will support employment space across 3 development blocks (referred to as Site 1, 2 and 3) and a publicly accessible private open space (referred to as Innovation Plaza or Site 4). The development proposal for the Subject Property provides for 74,500m<sup>2</sup> of employment uses, creating an opportunity for up to 2,550 new high-order jobs.

The development will occur in phases. The first phase prioritizes the development of the Toronto GM Mobility Campus, Innovation Plaza and the new public ROW and associated infrastructure and grading. Phase 2 includes the development of Sites 2 and 3 and additional site works.

### **Phase 1: the GM Campus**

#### **Site 1**

The "Toronto GM Mobility Campus" will be located on the south portion of the Subject Property ("Site 1"). The Toronto GM Mobility Campus will be housed in a multi-functional 5-storey 26,266m<sup>2</sup> building, comprised entirely of employment uses. The building has been carefully designed in order to ensure prominence, visibility, access and an active frontage on Lake Shore Boulevard, Eastern Avenue and the new public ROW.

#### **New Public Right-of-Way**

The proposed development will be serviced by a new public ROW that will connect Eastern Avenue to Lake Shore Boulevard and the Lower Don Trail through the Subject Property. The new Rushbrooke Avenue Public Right-of-Way (or "new public ROW") is designed as a local road with a 20.0m wide ROW aligning with the eastern property line of the Subject Property.

#### **Innovation Plaza**

Innovation Plaza - the new privately owned but publicly accessible open space - will form the main pedestrian link south from Eastern Avenue to the GM Mobility Campus. The plaza is identified as Site 4 on the Key Map to the left. This enhancement will be provided in the first phase of development with Site 1 in an interim condition and will be enhanced through subsequent development approvals associated with Site 2 and Site 3.

### **Phase 2: Sites 2 + 3**

The northern portion of the Subject Property is composed of Sites 2 and 3 and an enhanced Innovation Plaza. Sites 2 and 3 are proposed to be developed for over 48,000m<sup>2</sup> (~518,000ft<sup>2</sup>) of combined non-residential uses including office and ancillary employee-serving retail uses. When combined with the employment space proposed in the GM Campus, the entire Subject Property will be a long-term employment generator for the immediate South of Eastern community and the broader City.

The OPA, ZBA and Plan of Subdivision applications address Sites 2 and 3 to provide for and secure a general framework for the entirety of the Subject Property. No site plan application has yet been submitted for Sites 2 and 3 as a detailed design exercise will only occur when a development partner is brought on or the lands are sold.



## ENERGY EFFICIENCY

The Toronto GM Mobility Campus will meet the City's minimum Toronto Green Standard Tier 1 requirements and, where possible, GM Canada will seek opportunities to exceed those requirements. A final Energy Efficiency Report will be provided at a later date when the design of the Toronto GM Mobility Campus on Site 1 has been informed by the City's review of the Site Plan submission and more fully realized.

As noted, WSP prepared an Energy Strategy Report dated March 29, 2017 as part of the prior applications for the Subject Property. As recommended in that report, WSP consulted with Sustainable Buildings Canada and participated in an "Enbridge Savings by Design Workshop" in November 2017 to further refine GM Canada's approach to achieving the Toronto Green Standard energy requirements and identifying opportunities to exceed those minimum requirements.

As per the Energy Strategy Report, design strategies that will be considered for Site 1 include:

- Low Window-to-Wall Ratios
- Air Tightness Design and Testing
- Minimized Conditioned Space
- Geo-exchange systems
- Thermal energy storage
- Battery storage (recycled)
- Photovoltaic collectors
- District Energy Ready Design
- Wastewater heat recovery
- Solar Water Heating
- Rainwater Re-use

If you have any questions regarding our approach please call us to discuss.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'D. Webber'.

Doug Webber, P.Eng., LEED AP  
Project Principal  
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