

Development Approval Site Plan Review Placeholder Application for Flemington Park Station

Trillium Guideway Partners (TGP), Toronto, Ontario

December 13, 2024

RE: TGP | Metrolinx | Ontario Line – Elevated Guideway and Stations – City of Toronto Application for Site Plan Review Placeholder for Flemington Park Station

**City of Toronto – City Planning Division
100 Queen Street West
Toronto, ON M5H 2N2**

On behalf of Trillium Guideway Partners (TGP), please accept this letter as a request to apply for the Site Plan Review Placeholder for Flemington Park Station, one of the stations included in the Ontario Line Elevated Guideway and Stations contract.

The Ontario Line (“OL”) is a fully integrated, stand-alone, rapid transit system that connects Ontario Science Centre to the Exhibition and Ontario Place grounds. The Northern Civil, Stations and Tunnel (“NC”) project consists of approximately 7 kms of underground subway and elevated guideway, with stations along the segment providing connections to surface bus and streetcar routes. The NC project has been divided into two main progressive design-build contracts: (1) the Elevated Guideways and Stations Contract (“EGS”) and the Pape Tunnel and Underground Station Contract (“PTUS”), with supporting Early Works.

This Project focuses on the Elevated Guideway and Stations contract. The scope of work for the contract includes: three kilometers of an elevated guideway; five elevated stations (Riverside-Leslieville, Gerrard, Thorncliffe Park, Flemington Park, Science Centre); and two emergency egress buildings. Additionally, there are interfaces with the Maintenance and Storage Facility; Eglinton Crosstown LRT Line 5; and other sections/contracts of the Ontario Line project.

The purpose of this submission is to initiate the **Site Plan Review Placeholder for Flemington Park Station**. The station footprint will be located at 770 Don Mills Road (PINs: 10369-0143 and 10369-0141), which are lands currently owned by the City of Toronto and part of them are in the process of being possess under a Site License Agreement by Metrolinx. Please refer to the Property Summary Table for further details.

For zoning background, it is important to note that the City of Toronto passed Zoning By-Law 1257-2023 on December 15, 2023, *“to amend former City of North York Zoning By-law 7625, as amended, to permit buildings or structures for public transit uses on the lands municipally known in 2022 as 766, 770, 817, 825 and 843 Don Mills Road.”*

To support the SPR Placeholder submission, TGP and Metrolinx held a meeting with the City of Toronto on October 10, 2024, to provide an overview of the project and discuss the planning approval processes. TGP is submitting this placeholder with the 60% design, with the full SPR draft submission to follow.

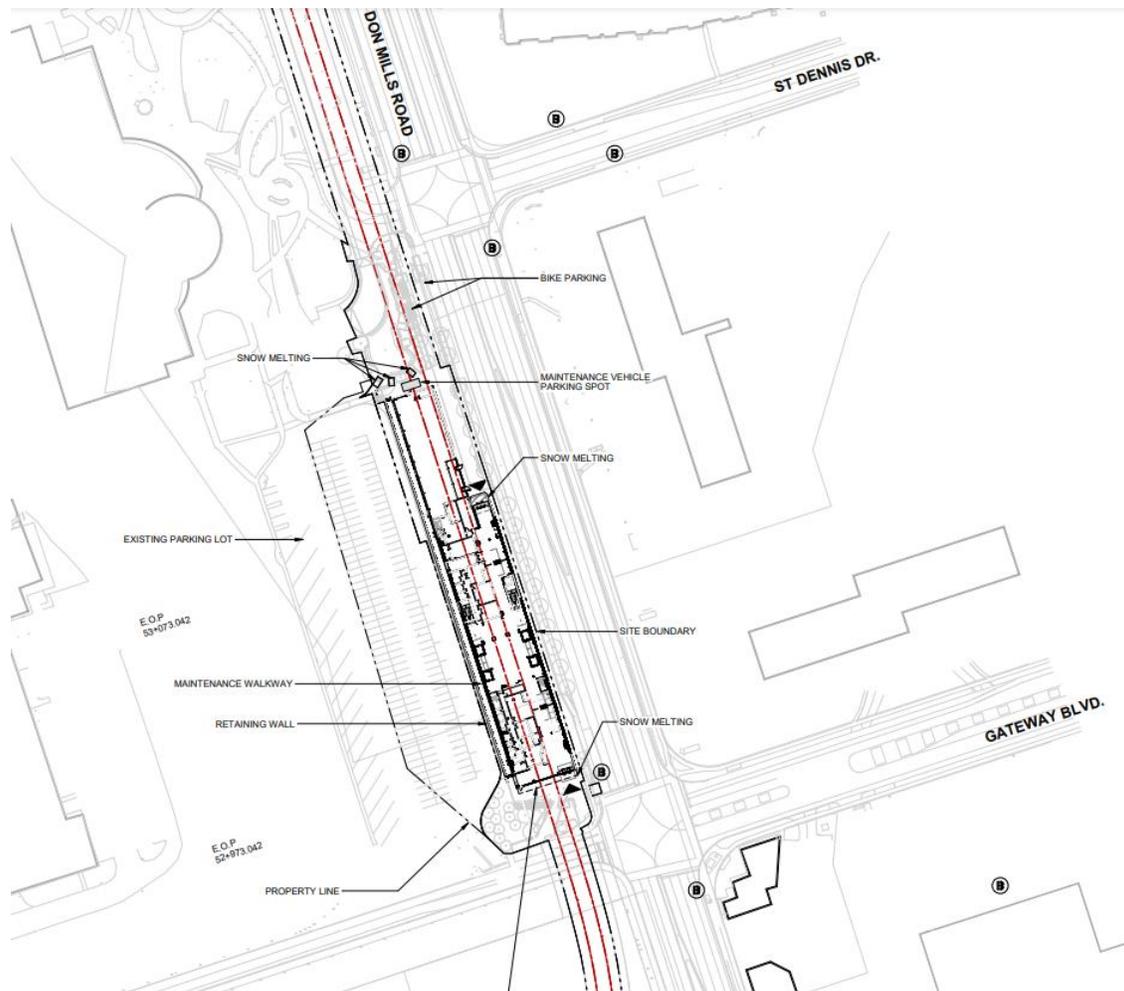


Figure 1: Flemingdon Park Site Location

The proposed Flemingdon Park Station will comprise of 0.32-hectare elevated guideway Station. The Station is located approximately 0.6km south of the proposed Science Centre elevated station and is constrained by Don Mills Road to the east and also by a private road to the south which provides access to several businesses and the ET Seton Park. Public access to the building will be provided at ground level and the station building will be built to overtop a small portion of the Science Centre’s South Parking Lot.

The following documents are enclosed in support of this Site Plan Review Placeholder application:

1. Development Approval Application Form_NFS
2. Fee Schedule_NFS
3. Project Data Sheet _NFS
4. Planning Submission Checklist _NFS
5. Architectural drawings _NFS
Drawings include
 - a) Overall Site Context Plan
 - b) Site Plan
 - c) Overall Exterior Elevations – North & South
 - d) Overall Exterior Elevations – East & West
6. Landscape Plan_NFS
7. Metrolinx Authorization letter _NFS
8. CoT – Mx Development Approval SPR Placeholder Application Checklist _NFS
9. Property Summary Table _NFS
10. Appendix A_Property Summary Table_NFS
11. Appendix B_Property Legal Description Table_NFS

We trust that the information provided in this application package is satisfactory and look forward to your authorization to proceed with this project.

Should you require any further information, please do not hesitate to contact the undersigned.

Sincerely,
Trillium Guideway Partners

Signed by:



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