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February 4, 2021

Ms. Christine E. Long  
Registrar  
Ontario Energy Board  
2300 Yonge Street, 27th Floor  
Toronto, ON M4P 1E4

[registrar@oeb.ca](mailto:registrar@oeb.ca)

Dear Ms. Long:

Re: Hydro One Networks Inc. (Hydro One) Leave to Construct Application – Power  
Downtown Toronto City of Toronto Interrogatories  
Ontario Energy Board File Number: EB-2020-0188

In accordance with Procedural Order No. 10, please find attached the City of Toronto submission for the above proceeding. This document has been sent to Hydro One Networks Inc. and to all other registered parties to this proceeding.

Yours truly,

*Michael A. Smith*

*Original Signed by Michael Smith on behalf of*  
Edward Earle  
Director of Municipal Law,  
City of Toronto

ONTARIO ENERGY BOARD

IN THE MATTER OF the Ontario Energy Board Act, 1998, S.O. 1998, c.15 (Sched. B), and in particular, s.92 and s.97 thereof;

AND IN THE MATTER OF an Application by Hydro One Networks Inc. for an Order granting leave to construct five circuit kilometres of 230 kV underground transmission cables in downtown Toronto.

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SUBMISSION OF THE CITY OF TORONTO ("CITY OF TORONTO")

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February 4, 2021

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**Hydro One Request for Temporary Rights to City Property Located at 75 Elizabeth Street**

The exit shaft located at Terauley TS requires temporary rights for a storage/staging area adjacent to this location for the forecast term of Q1 2022 to Q2 2025. Hydro One has stated that it is seeking a short-term licence for the use of 75 Elizabeth Street owned by the City of Toronto (the City Property). The use of the City Property during that time frame is of great concern to the City of Toronto.

City Council has identified the City Property for redevelopment and use for public purposes according to a timeline which will conflict with the timeline for Hydro One's proposed use of the City Property as currently proposed. City Council identified the City Property as a future development property under the City's ModernTO program, which is a City-wide real estate strategy to optimize its real estate portfolio planning. The City Property was specifically identified at that time as an important asset that will be repurposed to address City priorities, such as affordable housing, employment uses and community infrastructure. In addition, the property has been earmarked for parking and storage purposes relating to the operation of City Hall, which is immediately adjacent to the City Property.

The City of Toronto continues to be concerned that the proposed use of the City Property will lead to disruption, inconvenience and other costs to be incurred by the City of Toronto.

In response to City Of Toronto Interrogatory #3 whether Hydro One considered or identified other locations for storage/staging purposes, Hydro One replied

Hydro One has considered alternative locations for temporary storage/staging purposes during construction but alternatives were insufficient for the construction requirements of the exit shaft at Terauley TS. Construction means and methods deem the temporary staging area must be directly adjacent to the exit shaft located at Terauley TS. After determining the Terauley TS property boundaries were insufficient, Hydro One further examined properties directly adjacent to the Terauley TS as potential alternative locations for temporary storage/staging during construction. Properties identified as potential locations were 75 Elizabeth Street (PIN: 21200-0064 (LT)) and 500 Bay Street (PIN: 21200-0008 (LT) & 21200-0063 (LT)), known as Larry Sefton Park. Given the use of Larry Sefton Park as a public park and green area for the local community, the preference was to utilize 75 Elizabeth Street which is generally unimproved with limited permanent installations. 75 Elizabeth Street also provides safe and controllable ingress and egress for construction staging purposes. Given the above, 75 Elizabeth Street was deemed the only feasible option after consideration of the other adjacent properties to the exit shaft location.

In its response Hydro One did not address the availability of properties other than 75 Elizabeth Street and Larry Sefton Park that are reasonably adjacent to the Terauley TS nor has it explained why the Terauley TS property boundaries were insufficient for a staging area.

**Submission**

The City of Toronto requests that either Hydro One commit to providing to the City reports with necessary drawings and specifications that demonstrate that the Terauley TS property boundaries are insufficient for the construction requirements for the exit shaft at Terauley TS and that that there are no other reasonably adjacent properties that could be used for a temporary staging area; or that the provision of such information be made a condition of the leave to construct.