Executive Committee Meeting
Agenda

#7/15
July 3, 2015
9:30 A.M.

HEAD OFFICE, 101 EXCHANGE AVENUE, VAUGHAN

Members:

Maria Augimeri
Michael Di Biase
David Barrow
Ronald Chopowick
Vincent Crisanti
Glenn De Baeremaeker
Chris Fonseca
Jennifer Innis
Colleen Jordan
George Mammoliti
Mike Mattos
Jennifer O'Connell

Pages

1. MINUTES OF MEETING #6/15, HELD ON JUNE 5, 2015
   http://www.trca.on.ca/dotAsset/208219.pdf

2. BUSINESS ARISING FROM THE MINUTES

3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF

4. DELEGATIONS

5. PRESENTATIONS

6. CORRESPONDENCE
7. SECTION I - ITEMS FOR AUTHORITY ACTION

7.1 CITY OF PICKERING
Request for a Permanent Easement
Lake Ontario Waterfront
CFN 54047

7.2 GREENLANDS ACQUISITION PROJECT FOR 2011 - 2015
Flood Plain and Conservation Component
Teefy Developments Ltd.
CFN 53336

7.3 GREENLANDS ACQUISITION PROJECT FOR 2011 - 2015
Flood Plain and Conservation Component, Humber River Watershed,
Shell Canada Limit
CFN 54025

8. SECTION II - ITEMS FOR EXECUTIVE COMMITTEE ACTION

8.1 HOSPICE VAUGHAN
Proposed Lease or Sale of Land
City of Vaughan, Regional Municipality of York, Humber River Watershed
52745

8.2 ONTARIO MUNICIPAL BOARD HEARINGS
Requests for Approval to proceed to the OMB

8.3 CANADA GREEN BUILDING COUNCIL AND ITS GREATER TORONTO CHAPTER
Continuation of Partnership Agreement

8.4 PORT LANDS FLOOD PROTECTION AND ENABLING INFRASTRUCTURE DUE DILIGENCE AND PROJECT PLANNING
Award of Contract #10000581, Marine Engineering Services

8.5 MUD CREEK RESTORATION - REACH 5 (PHASE 2) - CREEK BYPASS PUMPING SYSTEM
Extension of Contract RSD14-103

8.6 G. ROSS LORD DAM PROJECT - BUILDING UPGRADES
Tender #10000576

9. SECTION III - ITEMS FOR THE INFORMATION OF THE BOARD

9.1 ONTARIO MUNICIPAL BOARD HEARING
Results of Hearings November 2014 to June 2015
Section IV - Ontario Regulation 166/06, as Amended

Permit Application EX10.1 - EX10.13 Major Application - Regular

Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area (e.g. subdivisions, stormwater management ponds), extensive modifications to the landscape, major infrastructure projects, emergency works, resolution of violations/after the fact permits, trail construction

City of Brampton

EX10.1 Regional Municipality of Peel

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material originating on the site or elsewhere on The Gore Road from just south of Manswood Crescent north to Highway 50, in the City of Brampton, Humber River Watershed as located on property owned by the Regional Municipality of Peel, Toronto and Region Conservation Authority and on properties where the Regional Municipality of Peel has negotiated permanent and temporary working easements. The purpose is to widen and reconstruct The Gore Road from a two lane rural cross-section to a four-lane urban section between Queen Street and Highway 50, including modifications to the road profile to address flooding issues along the road. A multi-use path will be constructed on the west side of the road and a sidewalk on the east side of the road. This project has been divided into two (2) separate permits (CFN 44596 and CFN 44597). This application (CFN 44596) covers the widening and road improvements along The Gore Road from just south of Manswood Crescent north to Highway 50 including the construction of two relief culverts at Manswood Crescent south. The existing bridge over Clarkway Drive tributary will be replaced and relocated to the north to minimize hydraulic impacts. The Clarkway Drive tributary will need to be realigned as a result of the relocated bridge and road works to allow for a proper tie into the existing channel. The warmwater fisheries timing window will apply to this work, unless otherwise specified in writing by the Ministry of Natural Resources and Forestry (MNRF). Through review of the information provided, TRCA is of the opinion that the project and implementation as proposed will not cause serious harm to fish.

EX10.2 Regional Municipality of Peel

To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material originating on the site or elsewhere and alter a watercourse on The Gore Road from Queen Street to just south of Manswood Crescent north, in the City of Brampton, Humber River Watershed as located on property owned by the Regional Municipality of Peel and on properties where the Regional Municipality of Peel has negotiated permanent and temporary working easements. The purpose is to widen and reconstruct The Gore Road from a two lane rural cross-section to a four-lane urban section between Queen Street and Highway 50, including modifications to the road profile to address flooding issues along the road. A multi-use path will be constructed on the west side of the road and a sidewalk on the east side of the road. This project has been divided into two (2) separate permits (CFN 44596 and CFN 44597). This application (CFN 44597) covers the widening and road improvements along The Gore Road from Queen Street to just south of Manswood Crescent north. The existing bridge over Clarkway Drive tributary will be replaced and relocated to the north to minimize hydraulic impacts. The Clarkway Drive tributary will need to be realigned as a result of the relocated bridge and road works to allow for a proper tie into the existing channel. The warmwater fisheries timing window will apply to this work, unless otherwise specified in writing by the Ministry of Natural Resources and Forestry (MNRF). Through review of the information provided, TRCA is of the opinion that the project and implementation as proposed will not cause serious harm to fish.
CITY OF TORONTO [ETOBICOKE YORK COMMUNITY COUNCIL AREA]

EX10.3 CITY OF TORONTO

To construct, reconstruct, erect or place a building or structure, site grade, and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere, at Etienne Brulé Park, near Jane Street and Bloor Street West, in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed, as located on property owned by TRCA under management agreement to the City of Toronto. The purpose is to repair a damaged storm sewer. Works will involve removal and replacement of the damaged segment of sewer, followed by restoration of the site. No in-water works are within the scope of this project.

CITY OF VAUGHAN

EX10.4 NASHVILLE MAJOR DEVELOPMENTS INC.

To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Part Lots 21-23, Concession 9, (Northeast of Major Mackenzie Drive and Huntington Road, Block 61 W), in the City of Vaughan, Humber River Watershed as located on the property owned by Nashville Major Developments Inc. The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate the construction of a stormwater management facility (Interim SWM Pond 1) and associated outfall to service a portion of Block 61 West, northeast of Major Mackenzie Drive and Huntington Road, in the City of Vaughan.

EX10.5 PINESTAFF DEVELOPMENTS INC.

To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Part Lot 24, Concession 9, (Huntington Road between Major Mackenzie Drive and Nashville Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Pinestaff Developments Inc. The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate grading and servicing in Phase 1 of a draft approved plan of subdivision (19T-10V005) within Block 61 West, east side of Huntington Road between Major Mackenzie Drive and Nashville Road, in the City of Vaughan.

EX10.6 THE GABLES OF KLEINBURG

To site grade on , (219 - 75 Treelawn Boulevard - near Islington Avenue), in the City of Vaughan, Humber River Watershed as located on the property owned by The Gables of Kleinburg. The purpose is to recognize the renovation of the parking area that includes the removal of the existing base throughout the parking area and replacing it with new
granular material. As part of this work, there will be excess material that will be placed over the existing manicured lawn adjacent to the existing parking area. The described works were carried out without the benefit of any TRCA permits. As such, an additional 100% of the regular permit fee was charged to the applicant for this permit "after-the-fact".

EX10.7 TORONTO WALDORF SCHOOL

To construct, reconstruct, erect or place a building or structure, change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units, site grade and interfere with a wetland on Part Lot 15, Concession 2, (9100 Bathurst Street), in the City of Vaughan, Don River Watershed as located on the property owned by Toronto Waldorf School. The purpose is to construct a storm sewer and associated outfall, replacement retaining wall and conduct restoration planting works within a Regulated Area of the Don River watershed at 9100 Bathurst Street in the City of Vaughan.

EX10.8 24 DEW DROP COURT

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 27, Concession 2 Plan 65R-29549, PART 4, (24 Dew Drop Court), in the City of Vaughan, Don River Watershed. The purpose is to recognize the construction of a deck and to allow development within a Regulated Area of the Don River Watershed to facilitate the construction of a pool, deck and cabana at 24 Dew Drop Court, in the City of Vaughan. As a portion of works have been completed prior to the issuance of a permit under Ontario Regulation 166/06, an additional administrative fee has been charged on this application.

EX10.9 BOLTON GATEWAY DEVELOPMENTS INC.

To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 1, 2, Concession 7 ALBION, (12246 to 12378 Albion-Vaughan Road), in the Town of Caledon, Humber River Watershed as located on the property owned by Bolton Gateway Developments Inc.. The purpose is to site grade and construct within the Regulated Area of the Humber River Watershed to facilitate the construction of a stormwater management pond and outfall, and undertake cut and fill works within Robinson Creek, associated with a residential draft plan of subdivision.

EX10.10 BOLTON GATEWAY DEVELOPMENTS INC.

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere, interfere with a wetland and alter a watercourse on Lot 1, 2, Concession 7 ALBION, (12246 to 12378 Albion-Vaughan Road Permit #3), in
the Town of Caledon, Humber River Watershed as located on the property owned by Bolton Gateway Developments Inc.. The purpose is to site grade and landscape within the Regulated Area of the Humber River Watershed to facilitate the final site grading, and restoration of the environmental buffers associated with a residential draft plan of subdivision.

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EX10.11 10 EMMA STREET

To construct, reconstruct, erect or place a building or structure on 10 Emma Street, in the Town of Caledon, Humber River Watershed. The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a 18.2 square metre (196 sq. ft.) cold cellar addition with a rooftop deck on an existing dwelling associated with a municipal building permit.

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TOWN OF RICHMOND HILL

EX10.12 ENBRIDGE GAS DISTRIBUTION INC.

To site grade, temporarily or permanently place, dump or remove any material originating on the site or elsewhere, and interfere with a wetland at 11353 Bayview Avenue located south of 19th Avenue, in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Enbridge Gas Distribution Inc. The purpose is to cap a leaking 12" gas pipeline at the Enbridge Gas Distribution Inc. Richmond Hill Gate Station at 11353 Bayview Avenue, located south of 19th Avenue, in the Town of Richmond Hill. Works involved the excavation of two pits to cap the gas pipeline. Through review of the information provided and identified in the Summary of Plans section, TRCA is of the opinion that the project and implementation as proposed will not cause serious harm to fish.

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TOWN OF WHITCHURCH-STOUFFVILLE

EX10.13 Braylea Investments Inc. (Royal Pine Homes)

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material originating on the site or elsewhere on Lot 1, Concession 8 Block 2, Plan 65M-4228, (25 Baker Hill Boulevard), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Braylea Investments Inc. (Royal Pine Homes). The purpose is to allow development within a Regulated Area of the Humber River Watershed to facilitate the construction of a 157 unit, 7 storey, condo building at 25 Baker Hill Boulevard, in the Town of Whitchurch-Stouffville.

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PERMIT APPLICATION EX10.14 - MAJOR APPLICATION - ERRATA

Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area (e.g. subdivisions, stormwater management ponds), extensive modifications to the landscape, major infrastructure projects, emergency works, resolution of violations/after the fact permits, trail construction
CITY OF BRAMPTON

EX10.14 MARKVIEW HOME CORP

To construct, reconstruct, erect or place a building or structure and site grade on Lot 16, Concession 9, N.D.S., (McVean Drive and Mayfield Road), in the City of Brampton, Humber River Watershed as located on the property owned by Markview Home Corporation. The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a stormwater outfall for the Phase 2 subdivision lands associated with a municipal draft plan of subdivision application, and zoning by-law amendment application to allow a residential development within the Vales of Humber Secondary Plan.

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EX10.15 MARKVIEW HOME CORP.

To construct, reconstruct, erect or place a building or structure and site grade at the southeast corner of McVean Drive and Mayfield Road, in the City of Brampton, Humber River Watershed as located on the property owned by Markview Home Corporation. The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate grading and servicing within the Phase 2 subdivision lands associated with a municipal draft plan of subdivision application, and zoning by-law amendment application to allow a residential development within the Vales of Humber Secondary Plan.

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CITY OF MARKHAM

EX10.16 1 CAMPBELL COURT

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on, (1 Campbell Court), in the City of Markham, Rouge River Watershed. The purpose is to conduct grading works and alter a watercourse within a Regulated Area of the Rouge River watershed at 1 Campbell Court in the City of Markham.

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TOWN OF WHITCHURCH-STOUFFVILLE

EX10.17 LEOVIC ENTERPRISES INC.

To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere, interfere with a wetland and alter a watercourse on Part Lot 32, 33, 34, 35 (Ninth Line and Reeves Way Boulevard), in the Whitchurch-Stouffville, Town of, Rouge River Watershed as located on the property owned by Leovic Enterprises Inc. The purpose is to allow development within a Regulated Area of the Rouge River Watershed and to permit the alteration of a watercourse to conduct channel remediation works to the improve conveyance of flows.
STANDARD DELEGATED PERMITS EX10.18

Standard Permits are implemented by Planning and Development Division staff and are received monthly by the Executive Committee. Standard permits are subject to the authorization of designated staff appointed as Enforcement Officers, as per Authority Res.#A199/13. Standard permits are non-complex permissions consistent with TRCA approved policies and procedures and issued for a time period of two years or less.

11. NEW BUSINESS

NEXT MEETING OF THE EXECUTIVE COMMITTEE #8/15, TO BE HELD ON FRIDAY, AUGUST 7, 2015 AT 9:30 A.M. AT HEAD OFFICE, 101 EXCHANGE AVENUE, VAUGHAN

Brian Denney, Chief Executive Officer

/jr
TO: Chair and Members of the Executive Committee  
Meeting #7/15, July 3, 2015

FROM: Mike Fenning, Associate Director, Property and Risk Management

RE: CITY OF PICKERING  
Request for a Permanent Easement  
Lake Ontario Waterfront  
CFN 54047

KEY ISSUE:  
Receipt of a request from the City of Pickering to provide a permanent easement required for an overhead power line, pole and pole anchors being relocated to the south side of Park Crescent in the City of Pickering, Lake Ontario waterfront.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS Toronto and Region Conservation Authority (TRCA) is in receipt of a request from the City of Pickering to provide a permanent easement in the City of Pickering, Lake Ontario waterfront;

AND WHEREAS it is in the best interest of TRCA in furthering its objectives as set out in Section 20 of the Conservation Authorities Act to cooperate with the City of Pickering in this instance;

THEREFORE LET IT BE RESOLVED THAT a permanent easement containing a total of 0.001 hectares (0.003 acres), more or less, be granted to the City of Pickering for an overhead power line, pole and pole anchors, on the south side of Park Crescent;

THAT consideration be the nominal sum of $2.00 and in addition all legal, survey and other costs to be paid by the City of Pickering;

THAT the City of Pickering is to fully indemnify TRCA from any and all claims from injuries, damages or costs of any nature resulting in any way, either directly or indirectly, from the granting of this easement or the carrying out of construction;

THAT all TRCA lands disturbed by the proposed works be revegetated/stabilized following construction and, where deemed appropriate by TRCA staff, a landscape plan be prepared for TRCA staff review and approval in accordance with existing TRCA landscaping guidelines;

THAT a permit pursuant to Ontario Regulation 166/06, as amended, be obtained by the City of Pickering prior to commencement of construction;

THAT said easement be subject to the approval of the Minister of Natural Resources and Forestry in accordance with Section 21(2) of the Conservation Authorities Act, R.S.O. 1990, Chapter C. 27, as amended, if required;
THAT the transaction be completed on terms and conditions satisfactory to TRCA staff and solicitor;

AND FURTHER THAT authorized TRCA officials be directed to take the necessary action to finalize the transaction including obtaining any necessary approvals and signing and execution of documents.

BACKGROUND
The City of Pickering has requested a permanent easement to facilitate the relocation of an overhead power line, pole and pole anchors to the south side of Park Crescent in the City of Pickering.

The site of the relocated overhead line, pole and pole anchors is located within the Regulated Area of the Lake Ontario waterfront and a permit application pursuant to Ontario Regulation 166/06, as amended, has been provided to the City of Pickering for the proposed works.

The subject TRCA-owned lands were acquired from Fairport Beach Ratepayers Association on October 1, 1993 under the Land Acquisition Project - Lake Ontario Waterfront Pickering / Ajax Sector.

The subject lands are part of a larger parcel that is under management agreement with the City of Pickering.

A plan illustrating the permanent easement location is attached.

FINANCIAL DETAILS
The City of Pickering has agreed to assume all legal, survey and other costs involved in completing this transaction.

Report prepared by: Dan O'Donohue, extension 5767, Jae R. Truesdell, extension 5247
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For Information contact: Dan O'Donohue, extension 5767, Jae R. Truesdell, extension 5247
Emails: do'donohue@trca.on.ca jtruesdell@trca.on.ca
Date: June 16, 2015
Attachments: 1
TO: Chair and Members of the Executive Committee  
Meeting #7/15, July 3, 2015  

FROM: Mike Fenning, Associate Director, Property and Risk Management  

RE: GREENLANDS ACQUISITION PROJECT FOR 2011-2015  
Flood Plain and Conservation Component, Don River Watershed  
Teefy Developments Ltd.  
CFN 53336

KEY ISSUE:  
Acquisition and lease of property located west of Bathurst Street and south of Rutherford Road, in the City of Vaughan, Regional Municipality of York, under the "Greenlands Acquisition Project for 2011-2015", Flood Plain and Conservation Component, Don River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 6.42 hectares (15.87 acres), more or less, of vacant land located west of Bathurst Street and south of Rutherford Road, in the City of Vaughan, Regional Municipality of York, said land being Part of Lot 15, Concession 2 and designated as Parts 1 and 2 on Plan 65R-35713 and Parts 1, 2 and 3 on a Draft Plan of Survey prepared by Schaeffer Dzaldov Bennett Ltd., Ontario Land Surveyors, under their Job No. 12-316-17, dated June 11, 2015, be purchased from Teefy Developments Ltd.;  
THAT the purchase price be $2.00;  
THAT Toronto and Region Conservation Authority (TRCA) receive conveyance of the lands free from encumbrance, subject to existing service easements;  
THAT the firm of Gardiner Roberts LLP, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid;  
THAT TRCA enter into a lease with the Toronto Waldorf School for the use of the subject lands for its Environmental Stewardship Program for a term of 40 years, subject to consent approval pursuant to the Planning Act of Ontario, R.S.O. 1990 and terms and conditions satisfactory to TRCA staff and solicitor;  
AND FURTHER THAT authorized TRCA officials be directed to take the necessary action to finalize the transaction including obtaining any necessary approvals and signing and execution of documents.

BACKGROUND
Resolution #A94/10 at Authority Meeting #5/10, held on June 25, 2010, approved the Greenslands Acquisition Project for 2011-2015.  

Negotiations have been conducted with Mr. Bruno Nazzicone Vice President of Land Development for Senator Developments Inc., acting on behalf of Teefy Developments Ltd.
Negotiations have also been conducted between TRCA staff and representatives of the Toronto Waldorf School (TWS), which occupies the neighbouring property to the west, with respect to entering into a lease for the subject lands in order to expand the TWS Environmental Stewardship Program. The TWS has requested a term of 40 years for the lease. The proposed lease includes the preparation of an "Approved Master Plan" by TWS, in consultation with TRCA staff, which will include details of existing and proposed stewardship and environmental inventory; proposed use of the leased lands; the type and location of the proposed uses and programming; and a proposed annual budget of operations for the first five years. The rent will be the nominal consideration of $1.00 together with payment of all costs associated with the property including realty taxes, insurance, maintenance repairs and improvements. All improvements will be in accordance with the approved master plan.

Direct access to the subject lands will be achieved at the north by Rutherford Road and through the TWS property from the west.

Attached is a plan showing the location of the subject lands.

RATIONALE
The subject lands fall within TRCA's approved master plan for acquisition for the Don River watershed as outlined in the approved Greenlands Acquisition Project for 2011-2015. Through the review of a proposed residential, row townhouse condominium development, TRCA staff established the limits of the open space lands (i.e. Parts 1 and 2 on Plan 65R-35713 & Parts 1, 2 and 3 on draft Plan of Survey) which are located within the valley corridor of the East Don River at this location.

Leasing the subject lands back to the TWS will provide an opportunity to connect TRCA's educational programs with TWS's Environmental Stewardship Program.

TAXES AND MAINTENANCE
TWS will be responsible for payment of realty taxes, insurance, maintenance, repairs and improvements to the property during the term of the lease. The TWS will also be responsible for maintenance of the leased lands.

FINANCIAL DETAILS
Funds for the costs related to this purchase are available in the TRCA land acquisition capital account.

Report prepared by: George Leja, extension 5342
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For Information contact: George Leja, extension 5342, Jae R. Truesdell, extension 5247
Emails: gleja@trca.on.ca, jtruesdell@trca.on.ca
Date: June 15, 2015
Attachments: 1
TO: Chair and Members of the Executive Committee  
Meeting #7/15, July 3, 2015

FROM: Mike Fenning, Associate Director, Property and Risk Management

RE: GREENLANDS ACQUISITION PROJECT FOR 2011-2015  
Flood Plain and Conservation Component, Humber River Watershed,  
Shell Canada Limited  
CFN 54025

KEY ISSUE:
Purchase of property located at 3550 Queen Street East in the City of Brampton, Regional Municipality of Peel, under the "Greenlands Acquisition Project for 2011-2015", Flood Plain and Conservation Component, Humber River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.54 hectares (1.34 acres), more or less, of vacant land being Part of Lot 6, Concession 8 Northern Division and designated as 'lands to be conveyed to TRCA (condition)' on the plan prepared by Walker Nott Dragicevic Associates Limited, located at 3550 Queen Street East in the City of Brampton, Regional Municipality of Peel, Humber River watershed be purchased from Shell Canada Limited;

THAT the purchase price be $2.00;

THAT Toronto and Region Conservation Authority (TRCA) receive conveyance of the land free from encumbrance, subject to existing service easements;

THAT the firm of Gardiner Roberts LLP, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid;

AND FURTHER THAT authorized TRCA officials be directed to take the necessary action to finalize the transaction including obtaining any necessary approvals and signing and execution of documents.

BACKGROUND

Resolution #A94/10 at Authority Meeting #5/10, held on June 25, 2010, approved the Greenlands Acquisition Project for 2011-2015.

Negotiations have been conducted with Shannon Sigouin, MCIP, RPP, Senior Urban Designer at Walker Nott Dragicevic Associates Limited, acting as agent on behalf of the owner.

A permanent access easement will be provided by the owner to the subject lands.

Attached is a plan showing the location of the subject lands and easement.
RATIONALE
The subject lands are within TRCA's approved master plan for acquisition for the Humber River watershed as outlined in the approved Greenlands Acquisition Project for 2011-2015.

Through the review of the consent application B14-004, TRCA staff established the limits of the open space lands which are comprised of valley corridor associated with the West Humber River, 10m inland buffer, and tableland woodland adjacent to the valley corridor. Further the owner will provide approximately $31,300.00 to TRCA to facilitate restoration of the tableland woodland.

TAXES AND MAINTENANCE
Based on TRCA’s preliminary review of the criteria for lands that are eligible to receive a property tax exemption under the provincial Conservation Land Tax Incentive Program, staff estimates that approximately 80% of the subject property may be eligible. After an exemption, taxes for 2016 are estimated to be approximately $300.00 annually. The addition of the subject parcel of land is not expected to significantly impact TRCA’s maintenance costs at this location.

FINANCIAL DETAILS
Funds for the costs related to this purchase are available in the TRCA land acquisition capital account.

Report prepared by: Edlyn Wong, extension 5711, Jae R. Truesdell, extension 5247
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Emails: ewong@trca.on.ca
Date: June 09, 2015
Attachments: 1
TO: Chair and Members of the Executive Committee  
Meeting #7/15, July 3, 2015

FROM: Mike Fenning, Associate Director, Property and Risk Management

RE: HOSPICE VAUGHAN
Proposed Lease or Sale of Land
City of Vaughan, Regional Municipality of York, Humber River Watershed
CFN 52745

KEY ISSUE:
Negotiations with Hospice Vaughan for the potential lease or sale of TRCA land in City of Vaughan, Regional Municipality of York, Humber River watershed, to construct and operate a hospice.

RECOMMENDATION

THAT Toronto and Region Conservation Authority (TRCA) staff be directed to enter into negotiations with Hospice Vaughan for a potential lease or sale of TRCA land for the construction and operation of a hospice;

AND FURTHER THAT staff report back to the Executive Committee at a future date.

BACKGROUND

TRCA has been approached by Hospice Vaughan regarding its interest in opening a ten bed facility which would service approximately 222 patients annually or 27% of the current annual deaths in Vaughan. Hospice Vaughan has expressed interest in TRCA-owned lands located north of Rutherford Road and east of Islington Avenue, City of Vaughan. Hospice Vaughan is proposing to construct a new approximately 20,000 square foot, two storey building, on subject lands covering approximately 0.09 hectares (0.22 acres) of tableland. Hospice Vaughan has engaged DTAH Architects Limited (DTAH) to conduct a site assessment.

RATIONALE

Hospice Vaughan is a charitable organization, founded in 1995, aiming to provide a centre for hospice and palliative care. The organization currently has four staff and 120 volunteers offering nine core programs, home visiting and counselling services. The proposed facility will help alleviate the lack of acute hospital and residential hospice beds in the City of Vaughan.

DETAILS OF WORK TO BE DONE

Hospice Vaughan will undertake a detailed assessment of the site to determine its suitability for the hospice facility. If the site is suitable, staff will enter into negotiations with Hospice Vaughan to determine whether the proposal is for a sale or long term lease of the site and the terms and conditions of a sale or long term lease. Staff will report back to the Executive Committee on the results of the negotiations and seek any required approvals.

Report prepared by: Nigel Holder, extension 5859, Jae R. Truesdell, extension 5247
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Date: June 16, 2015
Attachments: 1
TO: Chair and Members of the Executive Committee
Meeting #7/15, July 3, 2015

FROM: Carolyn Woodland, Senior Director, Planning, Greenspace and Communications

RE: ONTARIO MUNICIPAL BOARD HEARINGS
Requests for Approval to Proceed to the OMB

KEY ISSUE:
Authorization to request party status, participate in, and if needed, retain legal counsel at the Ontario Municipal Board on appeals within the TRCA jurisdiction.

RECOMMENDATION
THAT authorization be given to Toronto and Region Conservation Authority (TRCA) staff to participate in and if needed retain legal counsel to protect TRCA's interests before the Ontario Municipal Board (OMB) regarding the appeals described within the subject report;

THAT TRCA staff continue to work cooperatively with TRCA's municipal partners and the appellants to ensure TRCA's interests are implemented as part of the OMB process;

AND FURTHER THAT the OMB and all parties to the hearing be so advised.

BACKGROUND
To date in 2015, TRCA staff has identified nine Planning Act applications that have been appealed to the OMB in which the TRCA's interests are affected. The majority of these applications were appealed to the OMB based upon the failure of the municipalities to render a decision on the application within the prescribed timeline. TRCA staff is seeking "Party" status in these appeals, because TRCA has an interest from a policy or regulatory perspective, and in many cases are assisting TRCA's municipal partners.

"Party" status refers to a person or organization that requests full involvement in the hearing and is recognized by the Board. Parties take part in the hearing by exchanging documents, presenting evidence, questioning witnesses and making submissions to the Board. Parties may also request costs, adjournments or a review of the decision.

In most cases, TRCA Planning and Development staff alone represent the interests of TRCA during the OMB process. However, in certain circumstances, TRCA staff retains legal counsel to ensure TRCA's interests are protected and addressed during the course of the OMB proceedings. Instances where staff would require legal counsel include bringing forward a motion to the Board for consideration, when the hearing enters into formal adjudication, when TRCA needs to cross-examine experts representing other Parties, or when the appeal is complex involving legal matters where staff requires guidance. In all cases, TRCA staff and retained legal counsel continue to work with the Parties and Participants to the hearing in an attempt to resolve TRCA's issues, scope TRCA's involvement and to reduce legal fees to the greatest possible extent.
RATIONALE
Summaries of each appeal are organized by municipality and whether they are site-specific, or pertain to new municipal official plans or secondary plans.

Site-Specific Appeals

Durham Region

Town of Ajax:

*Magnum Opus Developments, Official Plan Amendment OPA11-A2, Zoning By-law Amendment Z2/11, Draft Plan of Subdivision S-A-2001-02, OMB Case No. N/A (CFN 51733) TRCA Staff Contact: Steven Strong, Senior Planner*

Description:
The subject property is located on the east side of Shoal Point Road, south of Bayly Street, within the Town of Ajax, and is legally described as Lot 4, Range 3, Town of Ajax, Region of Durham. It is located within the Carruthers Creek watershed and is partially regulated by TRCA due to its proximity to Warblers Swamp Provincially Significant Wetland (PSW). The applicant is proposing an Official Plan Amendment (OPA), Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (DPS) to facilitate a 660 unit residential plan of subdivision consisting of a mix of single detached houses; street townhouses; land-based townhouses; multiple-attached townhouses; a community park; a school; a stormwater management (SWM) pond; and open space blocks containing environmentally significant protected areas (i.e. Provincially Significant Wetland and associated buffers). The applications were appealed to the OMB by the applicant, because Council has not made a decision within the prescribed time period under the Planning Act.

TRCA Interests:
Staff has worked with the applicant, the Town of Ajax and the Ministry of Natural Resources and Forestry (MNRF) to identify the limit of the PSW and apply a 30 metre buffer. A number of technical matters related to the following remain:
• completion of final SWM strategy to address water quantity, quality and downstream erosion control;
• site level water balance (i.e. groundwater infiltration and low impact development design);
• feature-based water balance of the wetlands;
• general conformity with provincial, municipal and TRCA policies and standards.

Status:
The applicant appealed the applications on May 15, 2015. To date the OMB has not assigned a case number nor set a pre-hearing date. TRCA staff will attend the pre-hearing when it is scheduled and request Party status. Staff will endeavor to achieve a settlement prior to any hearing. For the time being, staff level involvement will be required for technical meetings and settlement negotiations, until such time that staff identifies a need to engage legal counsel. At such time, staff would work to ensure legal costs would be minimized to the greatest extent possible.

*Belmont Equity Partners, Official Plan Amendment OPA09-A2, Zoning By-law Amendment Z1/09, OMB Case No. 150104 (CFN 51352.01) TRCA Staff Contact: Steve Heuchert, Associate Director*
Description:
The subject property is located on the south side of Rossland Road, east of Harwood Avenue North, within the Town of Ajax, and is legally described as Lot 1, 2, 3, 4, Plan 40R-26042, Town of Ajax, Region of Durham. It is located within the Carruthers Creek watershed and is partially regulated by TRCA due to its proximity to the Rossland Road Wetland Complex. The site also includes a mature woodlot. The applicant is proposing an OPA and ZBA to facilitate a retail and office development and an open space block containing environmentally significant protected areas (i.e. PSW and associated buffers, a portion of the woodlot). The applications were appealed to the OMB by the applicant because Council has not made a decision within the prescribed time period under the Planning Act.

TRCA Interests:
• Staff has worked with the applicant and the Town of Ajax to identify the limit of the wetland complex and apply a 10 metre buffer to vegetation associated with, but outside of, the wetland itself; and to identify and preserve the majority of the forest block.
• The applicant has committed in writing to a compensation program whereby the northern portion of the woodlot and a small area of vegetation on the eastern portion of the site will be compensated for through the conveyance of an equivalent area of land and financial contribution to compensate for the lost vegetation.
• What remains is the need to enter into minutes of settlement to secure the compensation.

Status:
A Pre-Hearing Conference meeting was held on May 8, 2015. TRCA staff attended and was granted Party status. The Board set a five day hearing starting November 23, 2015. The Parties have informally agreed to continue to work through the issues and potentially come to a settlement prior to the hearing. For the time being, staff level involvement will be required for technical meetings and settlement negotiations, until such time that staff identifies a need to engage legal counsel. At such time, staff would work to ensure legal costs would be minimized to the greatest extent possible.

Peel Region

Town of Caledon:

Castles of Caledon Corp. - OMB Case No. PL141202 (CFN 50583) TRCA Staff Contact: Leilani Lee-Yates, Senior Planner and Quentin Hanchard, Associate Director

Description:
The subject property is located at the northeast quadrant of Walker Road West and Mountainview Road, within the Rural Settlement Area of Caledon East, and is legally described as West Half Lot 4, Concession 6 (east of Hurontario Street), Town of Caledon, Region of Peel. It is located within the Humber River watershed and is partially regulated by TRCA. The applicant is proposing an OPA, ZBA and DPS to facilitate a 213 lot residential plan of subdivision consisting of a mix of single detached, linked single dwelling and townhouses; a parkette; a SWM pond; and two open space blocks containing environmentally significant protected areas (i.e. PSWs, valleylands and associated buffers). The applications were appealed to the OMB by the applicant, because Council has not made a decision within the prescribed time period under the Planning Act.
TRCA Interests:
• completion of final SWM strategy to address water quantity, quality and downstream erosion control;
• site level water balance (i.e. groundwater infiltration and low impact development design);
• feature-based water balance of the wetlands and watercourses;
• delineation of natural heritage features and buffers;
• general conformity with provincial, municipal and TRCA policies and standards.

Status:
A Pre-Hearing Conference meeting was held on February 5, 2015. TRCA staff attended and was granted Party status. The Board set a five day hearing starting September 21, 2015. The Parties have agreed to establish a series of technical meetings in an effort to work through the issues and come to a settlement prior to the hearing. For the time being, staff level involvement will be required for technical meetings and settlement negotiations, until such time that staff identifies a need to engage legal counsel. At such time, staff would work to ensure legal costs are minimized to the greatest extent possible.

Halls Lake Estates – OMB Case PL140631(CFN 40105) TRCA Contact: Adam Miller, Planner II and Quentin Hanchard, Associate Director

Description:
The subject property is located at the southeast quadrant of Mount Wolfe Road and Old Church Road, and is legally described as Part East Half Lot 20, Concession 10 (Albion), Town of Caledon, Region of Peel. It is located within the Humber River watershed and is partially regulated by TRCA. The subject property is also located on the Oak Ridges Moraine (ORM), within the Natural Linkage Area land use designation of the Oak Ridges Moraine Conservation Plan (ORMCP). The applicant is proposing a ZBA and DPS to facilitate a 28 lot estate subdivision with associated stormwater management and open space blocks. There are three wetlands on the site that are part of the Provincially Significant Halls Lake-Kennifick Wetland Complex (PSW), as well as several other Key Natural Heritage Features (KNHFs) including Significant Woodlands and a watercourse feature. The above-noted planning applications were submitted to the Town of Caledon in 1998. However, no decisions under the Planning Act were made on these planning applications and this development only needs to conform to the Section 48 (transition provisions) of the ORMCP. The applications were appealed to the OMB by the applicant, because Council has not made a decision within the prescribed time period under the Planning Act.

TRCA Interests:
• viability and appropriateness of the SWM strategy;
• appropriate protection of KNHF’s and their dedication into public ownership;
• ability to maintain and preserve the ecological functions of the significant natural features on the site and those affected.

Status:
A Pre-Hearing Conference meeting was held on May 1, 2015. TRCA staff attended and was granted Party Status. The Board set a three week hearing starting November 23, 2015. It is anticipated that meetings will be arranged between the Parties in an effort to work through the issues and come to a settlement prior to the hearing. For the time being, staff level involvement will be required for technical meetings and settlement negotiations, until such time that staff identifies a need to engage legal counsel. At such time, staff would work to ensure legal costs are minimized to the greatest extent possible.
City of Toronto

Parkset Developments Inc., 41 Chatsworth Drive, Official Plan and Zoning By-Law Amendment 13 281456 NNY 16 OZ and Site Plan Control Application No. 13 281459 NNY 16 SA, OMB Case No. PL 141282 (CFN 50357.01) TRCA Staff Contact: Jessica Bester, Planner II

Description:
The subject property is located on the north side of Chatsworth Drive, west of Yonge Street, within the City of Toronto, and is legally described as Part Lot 190, 191, 192, 193, Part Block A, Plan 605E. It is located within the Don River watershed and is partially regulated by TRCA due to its proximity to the Chatsworth Ravine. The applicant is proposing an OPA, ZBA and Site Plan to facilitate a six storey residential condominium. The applications were appealed to the OMB by the applicant, because Council has not made a decision within the prescribed time period under the Planning Act.

TRCA Interests:
• staff has worked with the applicant to identify the top of bank, stable top of bank and limit of significant vegetation on the site;
• the issue of the limit of development, the conveyance of the 10 metre buffer, and the treatment of a disturbed and unstable slope adjacent to the neighbouring residence remains to be resolved.

Status:
A pre-hearing was held on April 22, 2015, and TRCA received Party status for the OPA and ZBA only. A second pre-hearing date has been set for August 5, 2015, and a 14-day hearing has been scheduled commencing February 8, 2016. The City of Toronto has written a refusal report which was scheduled to be heard at North York Community Council on June 16, 2015. Staff will endeavor to achieve a settlement prior to the second pre-hearing. For the time being, staff level involvement will be required for technical meetings and settlement negotiations, until such time that staff identifies a need to engage legal counsel. At such time, staff would work to ensure legal costs would be minimized to the greatest extent possible.

Shoreline Towers Inc., 2313–2323 Lake Shore Boulevard West - OMB Case No. PL130885 (CFN 50327.01) TRCA Staff Contact: Mark Rapus, Senior Planner

Description:
The subject property is located on the south side of Lake Shore Boulevard West, in the area west of Mimico Creek and abutting the Mimico Waterfront Park located to the south. The property is partially located within a Regulated Area of Lake Ontario shoreline. The applicant is proposing a ZBA to facilitate a new 25-storey residential apartment building on the lands currently used for surface parking. The two existing 10-storey rental residential apartment buildings would remain. The application was referred to the OMB by the applicant, because the applicant had previously made site specific appeals related to the proposed Official Plan Amendment No. 197, also known as the Mimico-by-the-Lake Secondary Plan of the City of Toronto.
TRCA Interests:
• the proposed development encroaches into the required 10 metre buffer zone and as such
does not conform with City of Toronto and TRCA policies including the approved Secondary
Plan (OPA #197).

Status:
A Pre-Hearing Conference meeting was held on December 19, 2014. TRCA staff attended and
was granted Party status. The Board set a two week hearing starting November 16, 2015. The
parties have agreed to an OMB-led mediation session to be held on June 29 and June 30,
2015.

Royal Laser Developments, Site Plan Application 08 200045 WET 02 SA, OMB File No.
MM140068 (CFN 40148.25) TRCA Staff Contact: Steve Heuchert, Associate Director

Description:
The subject property is located on the west side of Queens Plate Drive, north of Dixon Road,
within the City of Toronto (Etobicoke York Community Council Area), and is legally described as
CON 3 FTH PT LTS 21 & 32, City of Toronto. It is located within the Humber River watershed
and is partially regulated by TRCA due to its location along the top of bank of the Humber River
valley. The applicant had received a Notice of Approval Conditions for a Site Plan application to
facilitate a 17-storey residential condominium and an open space block containing hazard lands
and environmentally significant protected areas (i.e. the Humber River valley and associated
buffers). One of the conditions included the conveyance of the open space block to TRCA.
This condition was appealed to the OMB by the applicant, because the applicant, as a new
owner of the property, disputed the nature of the conveyance. In addition, the applicant
commenced a civil action against TRCA and staff personally.

TRCA Interests:
• the nature of the conveyance boundary was disputed by the applicant;
• the dispute involved a triangle of land on the north part of the site that was to be conveyed
to compensate for a less than 10 metre buffer conveyance on the south part of the site,
behind the proposed condominium building.

Status:
The applicant appealed the application on November 7, 2012. The OMB did not set a pre-
hearing date. For two years, an alternative conveyance boundary was not provided by the
applicant to TRCA in order to resolve the dispute. Given the potential civil litigation, staff
retained legal counsel in an effort to resolve the dispute, which eventually occurred. Minutes of
Settlement, endorsed by the OMB, were executed on February 8, 2015. The settlement
resulted in:
1) an increased buffer conveyance behind the condominium building, and the applicant
   retaining a small triangle of land on the north part of the site;
2) the release of TRCA and staff from the civil action; and
3) the majority of TRCA’s legal costs being paid for by the applicant.

Region of York

Town of Richmond Hill:

Leslie Elgin Developments Inc. - OMB Case No. PL 051129 (CFN 50043) TRCA Staff
Contact: Doris Cheng, Senior Planner
Description:
The subject property is located north of Major Mackenzie Drive, on the east side of Leslie Street, in the North Leslie Secondary Plan Area of the Town of Richmond Hill. Municipally known as 11121 and 10961 Leslie Street, the property is legally described as Lots 27 and 28 of Concession 3 (Town of Richmond Hill). The proposal consists of an 830 residential unit, a 0.94 hectare office block, a 1.12 hectare neighbourhood commercial block, a 2.52 hectare park block, two SWM ponds, a school block, and various major, minor and local roads, which comprises over 42 hectares of developable land. The existing property contains numerous natural hazards and natural heritage features, which the appellant intends to create separate blocks on in the plan of subdivision; however does not intend to convey the hazard lands into public ownership through the subdivision process. These lands were originally owned by another landowner whom was involved with the original OMB hearing with respect to the North Leslie Secondary Plan. The proposed ZBA and DPS applications to facilitate the draft plan of subdivision have been appealed to the OMB by the applicant, because Council has not made a decision within the prescribed time period under the Planning Act.

TRCA Interests:
TRCA staff was involved with the original OMB hearing for the North Leslie Secondary Plan Area in 2009. TRCA staff has been working closely with the Town, geotechnical and hydrological peer reviewers, and the appellant to address the various outstanding environmental issues and concerns remaining, including:

• TRCA staff is concerned that the proposed draft plan of subdivision is premature considering the OMB approved North Leslie Secondary Plan requires the completion of the Master Environmental Servicing Plan (MESP) to be completed to the satisfaction of York Region, the Town and TRCA, prior to the approval of any zoning by-law and draft plan of subdivision.
• The current plan of subdivision does not contemplate the conveyance of natural hazard lands and associated buffers to a public agency. Furthermore, TRCA would require the lands be zoned into an appropriate category.
• Ensure the required environmental buffers as prescribed in the North Leslie Secondary Plan - an "Environment First" Secondary Plan – have been integrated.
• Ensure the appropriate level of information has been provided in support of the proposed draft plan of subdivision to ensure that the development will have no negative impacts to the sensitive environmental features.
• The impact of the extent of filling and grading within the environmental buffers and natural heritage system.

Status:
TRCA requests authorization of the Executive Committee to attain Party status to the OMB proceedings and continue to work closely with City staff and the appellants to come to an agreement on the majority of the appeals on natural hazard and natural heritage policies as necessary. TRCA staff may consider retaining legal counsel, should it be deemed necessary.

Township of King:

Vito and Marianne Pacifico – OMB Case No. PL120903 (CFN 46922.01) TRCA Staff Contact: Kevin Huang, Senior Planner and June Little, Senior Manager
Description:
The subject property is located on lands municipally known as 12490 Mill Road, northwest of Concession Road 7 and King-Vaughan Road, and is legally described as Part of Lots 2 and 3, Concession 7, being Part 3 on Plan 65R-24448, Township of King, Regional Municipality of York. It is located within the Humber River watershed and is partially regulated by TRCA. The applicant is proposing an OPA to amend the Township’s Official Plan and the Hamlet Secondary Plan. The purpose of the proposed amendment is to designate certain lands along Elmpine Trail (lands located to the north of the site) as a Hamlet and then to expand the boundary of the proposed Hamlet to include the subject property. TRCA is also a landowner in the area and the proposed re-designation to Hamlet would affect TRCA’s lands.

Following the designation and expansion of the Hamlet, the applicant proposes to develop an adult lifestyle condominium community consisting of approximately 120 independent living units organized in clusters, an assisted living building, commercial uses and a community centre. The application has been appealed to the OMB by the applicant for failure of the Region to make a decision with respect to OPA 58 (which is the Township’s updated policies for the rural areas of King). OPA 58 was not approved by the Province of Ontario as it had been superseded by OPA 1970. OPA 1970 brings the Township of King’s Official Plan in conformity with the Oak Ridges Moraine Conservation Plan (ORMCP) and includes up-to-date policies for the rural areas of the Township, including the subject lands. OPA 58 has remained long dormant and was not utilized by the Township.

TRCA Interests:
• TRCA staff is not supportive of efforts to re-designate TRCA lands to a hamlet designation and should remain in their original open space designation. Development/urban boundary expansion on TRCA lands which are part of the Natural Heritage System in King is not considered appropriate.
• TRCA staff is supporting the Township and the Region as a commenting agency under the Planning Act as the subject application is not consistent with the Provincial Policy Statement, 2014 (PPS), Growth Plan for the Greater Golden Horseshoe, 2006 and the Greenbelt Plan, 2005. TRCA is also providing technical advice on matters of natural heritage significance.
• Delineation of natural heritage features and buffers.

Status:
Two Pre-Hearing Conference meetings were held on March 11 and June 8, 2015. TRCA staff attended and was granted Party status. The Board set a 10 day hearing starting January 18, 2016. The Parties have agreed to establish a two-phase hearing process whereby the first phase will consist of determining whether the Elmpine Trail lands are to be designated a Hamlet. Should the applicant be successful in their appeal in the first phase, the second phase of the hearing will then proceed. This phase of the hearing will determine whether the Hamlet boundary should be expanded on the subject property and whether the proposed principle of development can be established on the site. Costs will be minimized through scoping of meetings and technical review to ensure that legal and technical staff are only engaged when deemed necessary and appropriate.

Appeals to Official Plans and Secondary Plans

Region of Peel
City of Brampton:

City of Brampton Secondary Plan Area 47 Official Plan Amendment - OMB Case No. PL141189 (CFN 41230) TRCA Staff Contact: Adam Miller, Planner II and Quentin Hanchard, Associate Director

Description:
The subject lands comprise approximately 1,200 ha (3,000 acres) in the northeast portion of the City of Brampton, and is generally bounded by Mayfield Road to the north, Castlemore Road to the south, The Gore Road to the west, and Regional Road 50 to the east, and is legally described as being Part of Lots 11 through 17, Concessions 10, 11, and 12, N.D, in the City of Brampton, Region of Peel. The study area is located within the Humber River watershed and significant portions are regulated by TRCA. On September 10, 2014, Brampton City Council approved the OPA (OP2006-105) to implement the Area 47 Secondary Plan, which establishes land use designations and a policy framework that will guide the development of residential, retail, institutional and employment land uses. It also plans for the future GTA West Corridor by identifying a corridor protection area. Area 47 is planned to accommodate 27,000 people and 20,500 jobs. The OPA was appealed to the OMB by the Ministry of Municipal Affairs and Housing (MMAH), the Region of Peel, and several landowner groups within the study area, due to the delineation of the GTA West Corridor Protection Area and the delineation of the natural heritage features. In support of the OPA, TRCA continues to work with the City, the landowner group and their consultants to finalize the MESP.

TRCA Interests:
• finalization of the MESP;
• Rainbow Creek Corridor reconfiguration and implementation strategy;
• delineation of the natural heritage features and buffers;
• establishment of east-west linkages between Rainbow Creek, Clarkway Tributary and The Gore Road Tributary corridors;
• headwater drainage feature (HDF) assessments and mitigation strategy;
• completion of a stormwater management strategy to address water quantity, quality and downstream erosion control;
• site-level water balance (i.e., groundwater infiltration and low impact development design);
• feature-based water balance of wetland and watercourses;
• general conformity with provincial, municipal and TRCA policies and standards.

Status:
A Pre-Hearing Conference was held on June 9, 2015. TRCA staff attended and was granted Party status. The Board has not set a hearing date. The Parties have agreed to establish an Issues List by the end of July 2015, in order to identify and consolidate issues. It is anticipated that meetings will be arranged between the Parties in an effort to work through the issues and come to a settlement prior to the hearing. A 2nd Pre-Hearing Conference will be scheduled for October 2015 to provide the Board with an update on settlement negotiations. For the time being, staff level involvement will be required for technical meetings and settlement negotiations, until such time that staff identifies the need to engage legal counsel. At such time, staff would work to ensure legal costs are minimized to the greatest extent possible.

York Region
**City of Markham:**

*City of Markham New Official Plan - OMB Case No. PL140743 (CFN 47861) TRCA Staff Contact: Quentin Hanchard, Associate Director and Doris Cheng, Senior Planner*

**Description:**
TRCA has been working collaboratively with the City of Markham to provide comments and technical expertise with respect to the environmental policies within the new Official Plan. On December 10, 2013, the City of Markham adopted their new OP, and on June 12, 2014, the Region of York approved the Markham OP, save and except those policies and land use schedules which remain under appeal on a site specific or area specific basis. There are numerous appeals related to various aspects of the plan that the City of Markham is currently organizing into theme groups (e.g. environmental, transportation, etc.). Several landowner groups have appealed various environmental policies and schedules of the new OP related to natural heritage and natural hazard lands, of which TRCA has interests.

The Board has set several dates to scope the issues list, including additional pre-hearing conferences. TRCA staff consider TRCA's involvement to be necessary at this time to support the City of Markham's new OP policies related to natural heritage, natural hazard lands and floodplain management, and to ensure future development on the site specific appeals are consistent with the Provincial Policy Statement 2014 and The Living City Policies.

**TRCA Interests:**
- several landowner groups have appealed various environmental policies and schedules of the new OP related to natural heritage and natural hazard lands, of which TRCA has interests.
- TRCA staff contributed to the development of the new OP environmental policies and are compelled to provide support to the City of Markham on the appeals that were site specific and City wide

**Status:**
TRCA requests authorization of the Executive Committee to attain Party status to the OMB proceedings and continue to work closely with City staff and the appellants to come to an agreement on the majority of the appeals on natural hazard and natural heritage policies as necessary. Due to the number of appeals, TRCA may consider retaining legal counsel, should it be deemed necessary.

**DETAILS OF WORK TO BE DONE**
Staff will continue to represent the interests of TRCA during any mediation and scoping processes. Should the need arise, TRCA staff is requesting authorization of the Executive Committee to retain legal counsel to ensure TRCA's interests, as identified above, are protected and addressed. TRCA staff and retained legal counsel will continue to work with the parties and participants to the hearing in an attempt to resolve TRCA's issues, and to reduce legal fees to the greatest extent possible.

Report prepared by: Leilani Lee-Yates, extension 5370
Emails: lle-yates@trca.on.ca
For Information contact: Carolyn Woodland, extension 5214
Emails: cwoodland@trca.on.ca
Date: June 03, 2015
TO: Chair and Members of the Executive Committee  
Meeting #7/15, July 3, 2015

FROM: Darryl Gray, Director, Education and Outreach

RE: CANADA GREEN BUILDING COUNCIL AND ITS GREATER TORONTO CHAPTER  
Continuation of Partnership Agreement

KEY ISSUE:  
Approval to continue existing partnership agreement with the Greater Toronto Chapter of the Canada Green Building Council and amend the MOU with CaGBC.

RECOMMENDATION

THAT Toronto and Region Conservation Authority (TRCA) execute the 2015 work plan agreement with the Greater Toronto Chapter of the Canada Green Building Council (CaGBC) to December 31, 2015;

THAT TRCA continue to work with the Greater Toronto Chapter to deliver the initiatives in accordance with the signed Memorandum of Understanding (MOU) with the Canada Green Building Council;

THAT the MOU between the CaGBC and TRCA be amended to include activities around the proposed new TRCA Head Office as a project of national significance, participate in joint energy benchmarking projects on buildings of various types, collaboration on EcoDistricts such as TRCA's Sustainable Neighbourhood Retrofit Action Plan (SNAP) projects and Partners in Project Green, as well as advancement of the WELL standard within the family of certification products under LEED (Leadership in Energy and Environmental Design);

AND FURTHER THAT authorized TRCA officials be directed to take the action necessary to implement the agreement.

BACKGROUND

As a founding partner of the CaGBC, TRCA has worked closely with CaGBC on several initiatives since the Council was first established in 2003. The Council's mission is to "lead and accelerate the transformation to high-performing, healthy green buildings, homes and communities throughout Canada." TRCA has provided ongoing support in their work towards this mission, which is well-aligned with TRCA's vision for The Living City.

The Authority first formalized this relationship by approving the establishment of an MOU between TRCA and CaGBC. By entering into the MOU, TRCA agreed to work in partnership with CaGBC on various initiatives focused on increasing the uptake of green building practices and promoting sustainable community development in the Greater Toronto Area. At Authority Meeting #3/10, held on April 30, 2010, Resolution #A54/10 was approved as follows:

THAT Toronto and Region Conservation Authority enter into a Memorandum of Understanding with the Canada Green Building Council.

THAT Toronto and Region Conservation Authority enter into a Memorandum of Understanding with the Canada Green Building Council.
The purpose of the MOU was to formalize the working relationship between the two organizations and to establish strategic joint priorities. Among the many roles and responsibilities outlined in the MOU, was the condition for TRCA to support and advocate for local funding opportunities and to work closely with the Greater Toronto Chapter (GTC). Following Resolution #A54/10, TRCA and GTC have developed and executed annual work plan agreements which identify key activities and initiatives to be completed in each calendar year.

RATIONALE
Attachment 1 provides an overview of the various work plan components, the associated 2014 deliverables and the projected 2015 work plan. Execution of these activities is carried out, in part, with the annual grant funding provided by TRCA.

TRCA has had an MOU with CaGBC since 2010, and it is timely to amend it to capture some of the latest thinking in green building design and operation.

FINANCIAL DETAILS
TRCA will provide financial support to the Greater Toronto Chapter of the CaGBC in the form of a $50,000 grant. These funds are available in account 415-89, provided by the City of Toronto and Region of Peel.

Report prepared by: Patricia Lewis
Emails: plewis@trca.on.ca
For Information contact: Glenn MacMillan, 289-268-3901
Emails: gmacmillan@trca.on.ca
Date: May 13, 2015
Attachments: 1
### Initiative Description

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<th>Initiative Description</th>
<th>2014 Deliverable</th>
<th>2015 Proposed Deliverable</th>
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<tr>
<td><strong>Municipal Engagement and Knowledge Sharing</strong></td>
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<td><strong>Municipal Leaders Forum - Ontario Green Policy Hub</strong> The Municipal Leaders Forum (MLF) brings together Municipal leaders in the southern Ontario region (including Peel Region and the City of Toronto) to share knowledge on green building policy and practice issues at the municipal level. With the support of the TRCA and the IESO (formerly the OPA), the MLF created and launched the Ontario Green Policy Hub (OGPH).</td>
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The Ontario Green Policy Hub (OGPH), a dynamic free online resource consisting of emerging and innovative Ontario municipal policies, was launched by the GTC in 2012. The Hub, found at [www.ogph.ca](http://www.ogph.ca), provides a user friendly platform for municipalities to submit policy initiatives which not only include the actual policy (by-law, official plan, regulation or Council resolution) but also corresponding information including supporting background studies and staff reports. The Hub remains relevant to current activities, includes innovations and new technologies to address changes in the marketplace as well as some of the sustainable development advancements being led by the development industry.

The Hub is designed to capture municipal policy within several key areas of sustainable development including community planning, transportation, green infrastructure, water conservation, energy, waste reduction and public buildings. In many cases, a municipal initiative may cut across several areas of sustainable development and address a multitude of

- Currently there are twenty nine policies on the Hub
- The following municipalities have policies on the hub: Burlington, East Gwillimbury, Brampton, Kingston, Kitchener, Toronto, Vaughan, York Region, Markham, Aurora, Mississauga, Guelph, Caledon, Cambridge, Ajax, Halton Region, Region of Peel, and Richmond Hill.

Successfully launched in 2012, the OGPH requires ongoing resources to review and update online municipal green building case study submissions and standard website maintenance.
municipal objectives. For example, the City of Toronto’s Toronto Green Standard (TGS) and the Town of East Gwillimbury’s “Thinking Green Development Standards” both influence better performance in energy efficiency, stormwater management, active transportation, and offer financial incentives for exceeding minimum requirements set out. In addition, the Hub includes policy work focused on particular areas such as the City of Kitchener’s Stormwater Management Policy or the City of Ottawa’s Development Charge By-law which provides an incentive for development which promotes “smart growth” principles of redevelopment and intensification.

**Mandatory Building Benchmarking**

The Advocacy Committee of the Greater Toronto Chapter is working collaboratively with the Toronto Atmospheric Fund and other key stakeholders to explore the possibility of mandatory building benchmarking for energy performance.

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<td>In 2014 GaGBC—GTC’s Advocacy Committee provided a letter of support for the motion presented by Toronto City Councillors to Parks and Environment Committee for a staff report on a new by-law and implementation plan to establish a mandatory “Annual Energy and Water Utilization Reporting Requirement” for large buildings in Toronto for their March 2014 agenda. Based on the committee’s recommendation the motion was further ratified by City Council. The subsequent July 31, 2014 City Staff Report provided an update on the energy reporting requirement for large buildings.</td>
<td>In preparation for a June 22\textsuperscript{nd}, 2015 committee meeting, the Chapter will be working towards providing additional letters of support for the final recommendation to be brought to council in July 2015. The Chapter will also engage in ongoing discussions with the City of Toronto and major stakeholders to further development of the City’s proposed by-law and implementation plan, to be proposed in 2015. The building benchmarking initiative requires time and resources. TRCA support will be used to help the GTC move this initiative forward.</td>
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<td>Initiative Description</td>
<td>2014 Deliverable</td>
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<td><em>Harmonized Green Standards</em></td>
<td>In 2014, the Chapter participated in a workshop with the Clean Air Partnership that convened a group of municipal representatives on harmonized green standards. A work plan was developed and a follow up webinar was held in February. Durham municipalities are currently considering adopting the Metrics.</td>
<td>Chapter Board Members will continue to give presentations on the project and implementation. The partners are providing a presentation as part of an OPPI Oak Ridges District event on May 7th in Brampton. The harmonized green standards initiative requires time and resources. TRCA support will be used to help the GTC move this initiative forward.</td>
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<td><em>Strengthening Green Building Knowledge and Awareness</em></td>
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<td><strong>Annual and Education Events</strong></td>
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<td><strong>ANNUAL EVENTS</strong></td>
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<td><strong>Spring Open</strong> – April 30. CSI Annex, Toronto. 100 attendees.</td>
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<td>• A “Building Blitz” featured presentations of outstanding LEED certified projects in a fast-paced pecha kucha style format and featured: Minto’s 775 King St West, Niagara West YMCA, Centre for Addiction and Mental Health (CAMH) Phase 1B, The Elementary Teachers’ Federation of Ontario (EFTO) Headquarters, CANMET Materials Technology Building, North Star Homes’ CottonLane, GE Grid IQ Global Innovation Centre, and CitiBank Canada Head Office,</td>
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<td>• A networking reception with 100 people was held in the Coffee Pub.</td>
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<td><strong>ANNUAL EVENTS</strong></td>
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<td>Three large scale Chapter events (150+ attendees), whose focus is on networking/awareness among the green building community.</td>
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<td>Events will include:</td>
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<td><strong>Spring Open</strong> – a celebration of green buildings through our annual Green Building Blitz presentation and networking reception. This event will be held at the new RBC WaterPark Place which will allow for the incorporation of member exclusive tours of leading edge Cisco and RBC office spaces</td>
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<td><strong>Annual BBQ</strong> – June 4. Richmond-Adelaide Centre at 111 Richmond Street W, Toronto. 160 attendees</td>
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<td><strong>Annual Summer BBQ</strong> location to be determined. As with our other networking events, we will aim to incorporate a building tour to promote the sustainable building initiatives</td>
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<td>• All participants were invited on a tour of the new OMERS Ventures Incubator space.</td>
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<td>Annual CaGBC Greater Toronto Chapter Gala and Awards Program – October 16. Arcadian Court – Toronto 250 attendees</td>
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<td><strong>Fall CaGBC Greater Toronto Chapter Gala and Awards</strong> – includes awards program recognizing innovation in LEED projects across Southern Ontario, as well as two individual awards for leadership and volunteerism and the Innovation in Sustainability award geared toward exceptional projects, programs, and policies that aren’t necessarily tied to LEED.</td>
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<td>• The agenda included Rick Huijbregts of Cisco as the MC, Gord Hicks of Brookfield Johnson Controls as the keynote speaker, Brian Denney from TRCA as presenter of the Individual Awards, Hilary Corneau as presenter of enviroSCULPT, and 4 Innovation in LEED presenters (Residential: Toronto Hydro, CI: MCW, EBOM: Carillion (Ecopod), NC: City of Toronto)</td>
<td>TRCA support is required to make these events possible, especially the awards program which is being built upon and improved since its rollout in 2014.</td>
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<td>• Award winners were: Volunteer – Ken Feinstein; Leader – Doug Webber; enviroSCULPT – Arisha Osmani &amp; Christina Taylor; Innovation in LEED - Residential 60 Richmond Street East Housing Development; CI – Aisling Discoveries TPAS; EBOM – Earth Rangers Centre (Earth Rangers); NC – Centre for Green Cities at the Evergreen Brick Works (Evergreen); and Innovation in Sustainability– Beechwood – Deep Energy Retrofit (Greening Homes Ltd).</td>
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<td>EDUCATION EVENTS</td>
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<td>• LEED Breakfast Series: the Chapter ran the</td>
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<td>• National Workshops (13 events) – the Chapter is responsible for administration and delivery of national workshops specifically related to LEED education in the GTA. This year these workshops will be upgraded to include LEED v.4.</td>
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### Initiative Description

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| 2nd annual LEED Breakfast Series starting in 2014. The series is intended to foster a community of learning and elevated performance around LEED and is designed to engage and inform building owners, operators, and managers. Average number of attendees was 70 people per session. The four sessional topics were Demystifying Commissioning; Materials; Measurement and Verification of Energy Savings; and the Tenant Experience. | **Chapter Education** will include the following:  
- *LEED Breakfast Series*: the Chapter is entering into its second year of the LEED Breakfast Series comprised of four sessions which started in March of this year. This series is focussed primarily on issues related to LEED and is designed to engage and inform building owners, operators, and managers. The 2015 topics will include the New LEED Dynamic Plaque, WELL Building Standard, Portfolio Certification and Big Data.  
- *GPRO* – The Chapter will partner with TRCA to host the Construction Management and the Mechanical & HVAC training modules. | **Chapter Education** will include the following:  
- *LEED Breakfast Series*: the Chapter is entering into its second year of the LEED Breakfast Series comprised of four sessions which started in March of this year. This series is focussed primarily on issues related to LEED and is designed to engage and inform building owners, operators, and managers. The 2015 topics will include the New LEED Dynamic Plaque, WELL Building Standard, Portfolio Certification and Big Data.  
- *GPRO* – The Chapter will partner with TRCA to host the Construction Management and the Mechanical & HVAC training modules. |
| National Workshops: The Chapter is responsible for the entire administration and delivery of national workshops including the administrative, operational, and marketing faculties. The Chapter forecast running 16 events in 2014, we actually delivered 29 of these workshops around the GTA with a total attendance of 286 attendees. | **Chapter Education** will include the following:  
- *LEED Breakfast Series*: the Chapter is entering into its second year of the LEED Breakfast Series comprised of four sessions which started in March of this year. This series is focussed primarily on issues related to LEED and is designed to engage and inform building owners, operators, and managers. The 2015 topics will include the New LEED Dynamic Plaque, WELL Building Standard, Portfolio Certification and Big Data.  
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- *GPRO* – The Chapter will partner with TRCA to host the Construction Management and the Mechanical & HVAC training modules. |
| Educational Outreach: We continued to expand our Chapter partnerships within the GTA and across Southern Ontario. We partnered with organizations to deliver a number of educational programs. Examples of partner organizations were Urban Green, Niagara Sustainability Institute, Mohawk Group, Green Building Festival, Toronto 2030, Toronto Construction Association, Sustainable Housing Foundation and the City of Toronto. | **Chapter Education** will include the following:  
- *LEED Breakfast Series*: the Chapter is entering into its second year of the LEED Breakfast Series comprised of four sessions which started in March of this year. This series is focussed primarily on issues related to LEED and is designed to engage and inform building owners, operators, and managers. The 2015 topics will include the New LEED Dynamic Plaque, WELL Building Standard, Portfolio Certification and Big Data.  
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- *LEED Breakfast Series*: the Chapter is entering into its second year of the LEED Breakfast Series comprised of four sessions which started in March of this year. This series is focussed primarily on issues related to LEED and is designed to engage and inform building owners, operators, and managers. The 2015 topics will include the New LEED Dynamic Plaque, WELL Building Standard, Portfolio Certification and Big Data.  
- *GPRO* – The Chapter will partner with TRCA to host the Construction Management and the Mechanical & HVAC training modules. |
| In an effort to bridge the gap between those that design and those that build green buildings, the Chapter acquired the exclusive | **Chapter Education** will include the following:  
- *LEED Breakfast Series*: the Chapter is entering into its second year of the LEED Breakfast Series comprised of four sessions which started in March of this year. This series is focussed primarily on issues related to LEED and is designed to engage and inform building owners, operators, and managers. The 2015 topics will include the New LEED Dynamic Plaque, WELL Building Standard, Portfolio Certification and Big Data.  
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<td>license to deliver Green Professionals Building Skills Training (GPRO) in Canada. The Chapter has been successfully introducing this program, comprised of six modules – Fundamentals of Green Building, Construction Management, Operations &amp; Maintenance Essentials, Plumbing, Electrical Systems, and Mechanical &amp; HVACR, into the GTA marketplace since December 2014.</td>
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<td>Webinars: the Chapter delivered a number of webinars on green building topics of interest to our Chapter Members and network. This included a webinar on the Architecture 2030-inspired Toronto district efforts (12 attendees). Finally, our on demand Lunch+LEED webinar attracted 1165 attendees.</td>
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### Thank You Campaign

Launched in 2012, the Thank You Campaign is designed to applaud the efforts of individuals and organizations that have made a contribution to the sustainable built environment, and connect the Chapter to organizations that are making a difference.

By sending out emailed “Thank You” messages, participating in plaque presentation ceremonies for newly certified buildings, adding them to our Green Building Map, and showcasing them in Toronto FOCUS, we continue to acknowledge individuals and companies for achieving their LEED credential or building green and welcome them to both our network and the Chapter. Through this campaign we continue to:

- A total of approximately 150 projects were recognized in 2014 through announcements in our newsletter
- 10 of these were selected as presentations at Spring Open
- 7 of which had a Chapter representative on hand to present a LEED certificate
- All were invited to submit their projects for the Innovation in LEED Awards

TRCA support will go toward administration and marketing materials
### Initiative Description

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<td>• Create awareness of the work of the Chapter at the local level&lt;br&gt;• Add to our database of green building professionals&lt;br&gt;• Open conversations between individuals and the Chapter on green mandates&lt;br&gt;• Increase brand identity</td>
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### Green Building Map

The Green Building Map is an interactive map of Ontario’s green building landscape. The map includes all buildings that have achieved LEED certification in Ontario. The map is accessible to the public through the GTC web site.

The Green Building Map is continually updated with newly certified LEED projects in Ontario and is accessible to the public through our web site [http://www.cagbctoronto.org/initiatives/green-building-map](http://www.cagbctoronto.org/initiatives/green-building-map).

Currently 579 projects can be viewed on the map and now includes Toronto Green Standard Tier 2 projects as well.

Continued staff resources are needed to undertake outreach to individuals and organizations to promote the map and ensure that project details are uploaded.

### Industry Magazine Supplements

#### Toronto Focus (SAB Magazine supplement)

The Chapter produces two Toronto Focus supplements a year through SAB Magazine. This is the Chapter’s primary publication through which we can engage our sponsors, members and community at large to produce this 16 – 32 page supplement that includes green building features and success stories from the GTA and surrounding region. This publication allows TRCA to

- The Spring 2014 issue included an article on The Living City Campus and the plans for the development of the BRE Innovation Park.
- The Fall 2014 issue included an article outlining updates to the progress of BRE Innovation Park

- The Spring 2015 Issue will include an article related to the Living Laboratories at BRE Innovation Park
- TRCA will have an opportunity to contribute to the Fall 2015 issue as well

TRCA funding will go to supporting staff and part time interns to manage the
### Initiative Description

provide regular articles on the progress of the BRE Innovation Park.

The Toronto Focus supplement is produced twice a year. 5,000 copies are printed 3,000 are placed in SAB Magazine and circulated around the GTA 2,000 are used by the Chapter and partnering organizations (including TRCA) and handed out at events and trade shows.

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<tr>
<td></td>
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<td>writing and coordination of content, sponsorship promotions, advertisements, web-compatibility, and distribution.</td>
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</table>
TO: Chair and Members of the Executive Committee  
Meeting #7/15, July 3, 2015

FROM: Nick Saccone, Senior Director, Restoration and Infrastructure

RE: PORT LANDS FLOOD PROTECTION AND ENABLING INFRASTRUCTURE  
DUE DILIGENCE AND PROJECT PLANNING  
Award of Contract #10000581, Marine Engineering Services

KEY ISSUE:
Award of Contract #10000581 for marine engineering services to develop preliminary designs for land creation works surrounding Essroc Quay, as outlined in Phase 1 of the Don Mouth Naturalization and Port Lands Flood Protection Project.

RECOMMENDATION

THAT Contract #10000581 to provide marine engineering services in support of the Port Lands Flood Protection and Enabling Infrastructure Due Diligence and Project Planning, be awarded to Riggs Engineering Ltd. at a total cost not to exceed $146,035.00, plus HST, it being the highest ranked proposal best meeting Toronto and Region Conservation Authority (TRCA) specifications set out in the Request for Proposal;

THAT TRCA staff be authorized to approve additional expenditures to a maximum of 20% of the contract cost as a contingency allowance if deemed necessary;

AND FURTHER THAT authorized officials be directed to take the necessary action to implement the contract including the signing and execution of documents.

BACKGROUND
TRCA and its co-proponents, TWRC and the City of Toronto, have recently completed a 10-year Environmental Assessment (EA) process, which culminated in provincial approval of the Don Mouth Naturalization and Port Lands Flood Protection Project (DMNP EA) on January 28, 2015. With this approval, the companion Lower Don Lands Master Plan Class EA (LDL MPEA) also came into effect. The DMNP EA sets out a preferred solution for achieving the balance of the flood protection mandate while the LDL MPEA addresses related municipal infrastructure requirements. Together, these EAs cover virtually all of the scope of the Port Lands Flood Protection and Related Infrastructure Project, as defined below. The EA approvals marked a critical step forward, recognizing that for the Port Lands, flood protection infrastructure is the key to unlocking the area’s unique and robust economic potential. The proposed flood protection scheme will also benefit existing commercial and residential areas nearby, eliminating the flood risk posed by a regulatory storm to a total of approximately 290 hectares of urban land east and south of the Don River. This will in turn catalyze additional private and public sector investments in the future and produce spin-off economic benefits.

On March 10, 2015, the 2015 Toronto Budget was approved (Res. #EX3.4), which included authorization for $5.0 million to be allocated to the Waterfront Revitalization Initiative, and specifically, towards preliminary design and due diligence for the Port Lands Flood Protection and Enabling Infrastructure Project. The Port Lands Flood Protection Project includes the DMNP EA and those elements of the Lower Don Lands Environmental Assessment Master Plan pertaining to infrastructure crossings of the future river valley system. At its meeting on May 4,
2015, TWRC’s Board approved a capital expenditure of up to $5.0M to undertake due diligence and project initiation work, based on budget approval contained in the City of Toronto’s 2015 Budget.

At Authority Meeting #3/15, held on March 27, 2015, Resolution #A38/15 was approved, in part, as follows:

...THEREFORE LET IT BE RESOLVED THAT TRCA staff be directed to work in conjunction with the City of Toronto, TWRC, Toronto Port Lands Company, and other stakeholders and agencies, in order to further develop project schedules, budgets, and the planning approach for preliminary design and due diligence related to the Lower Don Lands and Don Mouth Naturalization and Port Lands Flood Protection Project, referenced in the Toronto 2015 Budget as the Port Lands Flood Protection Project ...

The Marine Engineering Preliminary Design for the land creation around Essroc Quay, the subject of this proposal submission, is a first item of work required as part of the Phase 1 Activities outlined in the DMNP EA, and is a key component of the Port Lands Flood Protection and Enabling Infrastructure Due Diligence and Project Planning:

• filling of the Quay provides the necessary land base to establish the footings for the future Cherry Street Bridge crossing, which is required before the existing Cherry Street Bridge and abutments can be removed; and,
• the removal of the existing Cherry Street Bridge and abutments is the critical first phase work to allow the raising of grades within the western Villiers Island Precinct and Promontory Park out of the floodplain without causing off site increases in flood risk.

As part of the preliminary designs for land creation works around Essroc Quay, the marine engineer will:

• develop up to two preliminary designs, which will include the provision of fish habitat and public realm features, and take into consideration geoenvironmental, hydrogeological, geotechnical, river hydraulic, civil, and future land use inputs as part of the design;
• identify the appropriate material type and volume needs for fill, interim confinement structures and final shoreline protection features;
• provide specialist marine engineering expertise and advice to the risk and opportunity identification and quantification process (being undertaken by a Scheduling, Risk Analysis and Quantification Consultant to be retained separately by TWRC), including development of alternative scenarios reflecting the range of possible approaches to completing the land creation works;
• develop a preliminary phasing strategy; and,
• identify and quantify the resource needs for acquiring the associated permits and land acquisitions to facilitate the land creation works.

RATIONALE
Request for Proposal (RFP) #10000581 for marine engineering services to prepare preliminary designs for the land creation works surrounding Essroc Quay, in support of the Port Lands Flood Protection and Enabling Infrastructure Due Diligence and Project Planning, was made publically available to prospective consultants via Biddingo.com on June 12, 2015 with a closing date of June 22, 2015. On June 22, 2015, TRCA received five proposals and bids in advance of the submission deadline. A summary of the bids submitted is provided as follows:
<table>
<thead>
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<th>Firm</th>
<th>Bid (Plus HST)</th>
<th>Overall Proposal Ranking</th>
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<tr>
<td>Riggs Engineering Ltd.</td>
<td>$146,035.00</td>
<td>1st</td>
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<tr>
<td>ARCADIS Canada Inc.</td>
<td>$335,652.50</td>
<td>2nd</td>
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<tr>
<td>Hatch Mott MacDonald</td>
<td>$395,713.00</td>
<td>3rd</td>
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<tr>
<td>AECOM</td>
<td>$395,517.00</td>
<td>4th</td>
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<tr>
<td>Shoreplan Engineering Ltd.</td>
<td>$85,500.00</td>
<td>5th</td>
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All seven members of the Selection Committee, consisting of staff from TRCA, TWRC and the City of Toronto, met on June 22, 2015, and reached consensus that the proposal submitted by Riggs Engineering Ltd. offered the best service for value and best met the specifications set out in RFP #10000581.

The Selection Committee determined that the proposal submitted by Shoreplan Engineering Ltd., which provided the lowest proposal bid, did not include sub-consultant support associated with the geotechnical, geoenvironmental, hydraulic and civil engineering components identified in RFP #10000581, which were required to advance project work in the event other “due diligence” project teams were not able to meet deliverable due dates or provide direction/advice in a timely enough manner to advance design work, and as a result, Shoreplan did not rank as highly as the proposal submitted by Riggs Engineering Ltd.

Proposals were evaluated and ranked based on the core requirements of the RFP. The criteria used to evaluate the submission and to select the successful consultant included the following:

- applicable experience of the responding consulting firms;
- experience, qualifications and availability of individual team members proposed for this project, including ability to work with multiple agencies and partners on a complex process that is undertaken in parallel with other major components of the overall Project framework;
- consultants understanding of the assignment;
- proposed approach and methodology for this assignment including an assessment of any anticipated difficulties and the proposed approach to overcome them;
- proposed schedule and work plan, and ability to comply with the aggressive timelines;
- the itemized cost of additional works anticipated by the consultant above approved budget; and
- total upset fee limit, which shall include all fees and disbursements, excluding HST.

The Selection Committee recommends that a 20% contingency allowance be identified for the contract, as the scope and complexity of the project may require additional studies and/or coordination meetings. As a component of the scope of work identified in RFP #10000581, the consultant will, in consultation with TWRC civil, environmental and geotechnical engineers, identify an appropriate fill medium, and confirm if the Keating Channel dredgeate material may be used as a medium for the lakefilling matrix within the confinement system (using conventional mechanical or hydraulic dredging approaches). If the Keating Channel dredge meets the geotechnical specifications for lakefilling in Essroc Quay, Riggs' Engineering Ltd. identified a provisional cost of $5,150 to prepare a construction phasing strategy that would outline details on how the dredging program could be incorporated as a clean, raw, source of fill in the interim confinement structure. This provisional cost item will be carried within the recommended 20% contingency. Therefore, the total cost of the contract for marine engineering services to develop preliminary designs for land creation works around Essroc Quay is $146,035, plus 20% contingency, plus HST.
FINANCIAL DETAILS
Costs will be covered under the Delivery Agreement with TWRC regarding the Due Diligence and Project Planning Phase of the Port Lands Flood Protection and Enabling Infrastructure Project. Costs for the marine engineering consultant will be tracked through account 191-24.

Report prepared by: Alexis Moxley, extension 5243
Emails: amoxley@trca.on.ca
For Information contact: Ken Dion, extension 5230
Emails: kdion@trca.on.ca
Date: June 12, 2015
Item EX8.5

TO: Chair and Members of the Executive Committee
Meeting #7/15, July 3, 2015

FROM: Nick Saccone, Senior Director, Restoration and Infrastructure

RE: MUD CREEK RESTORATION - REACH 5 (PHASE 2) - CREEK BYPASS PUMPING SYSTEM
Extension of Contract RSD14-103

KEY ISSUE:
Extension of Contract RSD14-103 for the creek bypass pumping system at the Mud Creek Reach 5 Phase 2 project site.

RECOMMENDATION

THAT Contract RSD14-103 for the Creek Bypass Pumping System at the Mud Creek Restoration - Reach 5 (Phase 2) Project, City of Toronto, previously awarded to Xylem Water Solutions for $76,050.00, plus a contingency amount of $15,210.00, plus HST, be extended by $15,810.00, for a revised total value of $107,070.00, plus HST.

BACKGROUND
Mud Creek, a tributary of the Don River, is sourced from two separate storm sewer systems south of Moore Avenue. Separated by a berm, Mud Creek continues along the western edge of the Don Valley Brick Works before entering a storm sewer, where it drains into the Don River.

The City of Toronto and Toronto and Region Conservation Authority (TRCA) have been concerned with the erosion issues affecting Mud Creek for several years. In 2010, a geomorphic assessment of Mud Creek was commissioned by Toronto Water titled Mud Creek Geomorphic Systems Master Plan. Mud Creek was divided into six reaches, each separated by culverts where the creek has been piped underground to accommodate development.

In the winter of 2012, TRCA implemented restoration works at the highest priority area, Reach 1, located at the most downstream limits of the creek adjacent to Evergreen at the Brick Works, using the design recommendations from the aforementioned Master Plan and funding from its 2012 erosion capital budget. Following the success of this project, Toronto Water and Parks, Forestry & Recreation (PF&R) staff asked TRCA to implement restoration works on behalf of the City of Toronto at additional priority areas, the next planned area being Reach 5, which was divided into two phases. The works at Reach 5 were divided into two phases because TRCA was able to proceed with construction on City-owned lands at Phase 1, while the City of Toronto was securing easements over the private lands in Phase 2. Phase 1 commenced construction during the week of March 18, 2013 and ended September 16, 2013.

The scope of work for Phase 2 included the construction of armourstone vortex weirs, a vegetated rock buttress and armourstone retaining walls. Xylem Water Solutions was awarded with TRCA Chief Executive Officer authorization as per TRCA's Purchasing Policy on September 2, 2014 to supply and install a creek bypass pumping system for $76,050.00 plus HST for 10 weeks, plus a contingency amount of $15,210.00, plus HST for up to two additional weeks of bypass pumping.
RATIONALE
The bypassing work was completed in May 2015, with the final invoice being received from Xylem on June 16, 2015. The original rental period of 10 weeks plus two additional weeks in the event of unforeseen delays was thought to be sufficient when staff estimated the duration of construction. However, due to several days of extremely cold temperatures over the winter, the work took longer than expected to be completed, which resulted in the bypass pumping system being required for a total of 14 weeks. Additionally, the fish screen located at the inlet of the bypass pumping system was damaged during a recent storm event, which resulted in repair costs being charged to TRCA. The two weeks of additional bypass pumping amounted to $15,210.00 plus HST and TRCA was charged an additional $600.00 plus HST to repair the damaged fish screen.

As the total amount invoiced exceeds the current maximum contract value, approval to increase the contract by $15,810.00 plus HST is required to pay the vendor for the additional costs incurred. It is noted that approval to increase the contract value was not sought prior to the rental period being extended. Due to the management of this contract being reassigned following a recent restructuring, the lack of available contingency was not realized until the additional services had already been provided.

Staff therefore request that contract RSD14-103, which was previously awarded to Xylem Water Solutions for a base contract value of $76,050.00, plus a contingency amount of $15,210.00, plus HST, be extended by $15,810.00 plus HST to cover the costs of two additional weeks of bypass pumping and repair costs for the damaged fish screen, increasing the total value of Contract RSD14-103 to $107,070.00, plus HST.

FINANCIAL DETAILS
Funds are available within account #186-37 and are 100% recoverable from the City of Toronto.

Report prepared by: Nivedha Sundararajah, 647-201-8463;
Emails: nsundararajah@trca.on.ca
For Information contact: Ashour Rehana, 647-808-6542
Emails: arehana@trca.on.ca
Date: June 22, 2015
TO: Chair and Members of the Executive Committee  
Meeting #7/15, July 3, 2015

FROM: Nick Saccone, Senior Director, Restoration and Infrastructure

RE: G.ROSS LORD DAM PROJECT – BUILDING UPGRADES  
Tender #10000576

KEY ISSUE:  
Award of Contract #10000576 for supply of all labour, equipment and materials necessary for upgrades to the control building at G.Ross Lord Dam, in the City of Toronto.

RECOMMENDATION

THAT Contract #10000576 for supply of labour, equipment and materials necessary for upgrades to the control building at G.Ross Lord Dam, in the City of Toronto, be awarded to Solness Inc. at a total cost not to exceed $127,600.00, plus HST, as they are the lowest bidder that best meets Toronto and Region Conservation Authority (TRCA) specifications;

THAT TRCA staff be authorized to approve additional expenditures to a maximum of 15% of the contract cost as a contingency allowance if deemed necessary;

THAT should staff be unable to execute an acceptable contract with the awarded contractor, staff be authorized to enter into and conclude contract negotiations with the other contractors that submitted tenders, beginning with the next lowest bidder meeting TRCA specifications;

AND FURTHER THAT authorized TRCA officials be directed to take all necessary actions to implement the foregoing, including the signing and execution of any documents.

BACKGROUND

G. Ross Lord Dam is considered a "Large Dam" under the International Commission on Large Dams (ICOLD) classification system. The dam is located on the northeast corner of Finch Avenue West and Dufferin Street, in the City of Toronto. The dam was constructed in 1973 to control flooding along the West Don River from Finch Avenue south to the confluence with the East Don River at Don Mills Road.

Due to the critical role that G. Ross Lord Dam has in providing flood protection, all components of the dam are required to be in good working order. The G. Ross Lord Dam control building serves as the operations centre for the flow control gates and as the Site Command Post during flooding events. As well, five TRCA Flood Management Service staff members use the control building for office space to conduct hydrometric and flood infrastructure related duties. Recent inspections have indicated that the building is in need of improvements to bring it into an acceptable state of repair. Deficiencies include; water leaks from the roof causing infiltration into the basement posing a hazard for the electrical panels and gate operation equipment; and asbestos floor and ceiling tiles are deteriorating and are in need of replacement. Additionally, washroom upgrades and window replacements were included in the building refurbishments.
In November 2014, TRCA retained Paul Didur Architects, through a competitive bid process, to undertake a facility assessment and prepare detailed design and construction drawings for the control building that meet Ontario Building Code (OBC) requirements. The scope of the work for upgrades to the existing control building will consist of the following:

- removal and replacement of existing roof and windows;
- removal of asbestos flooring and ceiling tiles;
- installation of new floor tile and ceiling;
- renovations to existing kitchen and washroom areas; and
- installation of new fixtures.

A qualified general contractor if required to carry out upgrades to the control building at G. Ross Lord Dam. These upgrades are necessary to improve the integrity of the building envelope, improve the overall efficiency of the building, create office space for five dam operators and ensure the control building complies with the current building code.

RATIONAL

This project is aligned with leadership strategy number two in TRCA’s strategic plan where TRCA will strive to minimize or eliminate flood risk. This project will assist in the successful management of TRCA’s regional water resources for current and future generations.

Contract #10000576 was publicly advertised on the electronic procurement website Biddingo (http://www.biddingo.com/) on Friday, June 5th, 2015 with a mandatory site information meeting held on Tuesday, June 9th, 2015. Tender packages were sent to 10 contractors as follows:

- ASN Inc.;
- Berkim Construction Inc.;
- Brown Daniels Associates;
- Citycore Construction Inc.;
- McPherson-Andrews Contracting Inc.;
- ONIT Construction Inc.;
- Pops Restoration Ltd.;
- Solness Inc.;
- Struct-Con Construction;
- United Contracting Inc.

The Procurement Opening Committee opened tenders on Friday, June 19th, 2015 with the following results:

<table>
<thead>
<tr>
<th>BIDDERS</th>
<th>TOTAL TENDER AMOUNT (Plus HST)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solness Inc.</td>
<td>$127,600.00</td>
</tr>
<tr>
<td>ASN Inc.</td>
<td>$160,067.14</td>
</tr>
<tr>
<td>ONIT Construction Inc.</td>
<td>$168,516.00</td>
</tr>
<tr>
<td>Brown Daniels Associates Inc.</td>
<td>$171,300.00</td>
</tr>
<tr>
<td>Struct-Con Construction Ltd.</td>
<td>$236,500.00</td>
</tr>
<tr>
<td>Berkim Construction Inc.</td>
<td>$244,336.00</td>
</tr>
<tr>
<td>Citycore Construction Inc.</td>
<td>$301,685.60</td>
</tr>
</tbody>
</table>
The bid selection process included conducting reference checks to review the contractor’s ability to undertake similar projects and an assessment of previous performance in a number of areas including, but not limited to, similar work experience, quality of work, and health and safety. TRCA Restoration and Infrastructure staff reviewed the bid received from Solness Inc. and determined that it meets the requirements as outlined in the contract documents.

Based on the evaluation of the bids received, staff recommend that Solness Inc. be awarded Contract #10000576 for the supply of all labour, materials and equipment necessary for upgrades to the control building at G. Ross Lord Dam, in the City of Toronto, for a total amount not to exceed $127,600.00, plus a 15% contingency, plus HST, it being the lowest bid that meets TRCA specifications.

The 15% contingency will account for unforeseen issues that arise during construction of older buildings.

FINANCIAL DETAILS
Funds to undertake the G. Ross Lord Dam Upgrade Project are provided in the Large Dam Capital Account 107-04 funded by York Region and City of Toronto.

Report prepared by: Michelle Guy, 647-808-5809
Emails: mguy@trca.on.ca
For Information contact: Craig Mitchell, 647-212-2410
Emails: cmitchell@trca.on.ca
Date: June 24, 2015
TO: Chair and Members of the Executive Committee  
Meeting #7/15, July 3, 2015

FROM: Carolyn Woodland, Senior Director, Planning, Greenspace and Communications

RE: ONTARIO MUNICIPAL BOARD HEARING  
Results of Hearings November 2014 To June 2015

KEY ISSUE:  
Summary of results of Ontario Municipal Board Hearings that Toronto and Region Conservation Authority staff participated in from November 2014 to June 2015.

RECOMMENDATION

IT IS RECOMMENDED THAT the staff report on the results of Toronto and Region Conservation Authority (TRCA) participation in Ontario Municipal Board (OMB) Hearings be received.

BACKGROUND

At Executive Committee Meeting #7/13, held on September 13, 2013, the Executive Committee requested that staff report back on the results of all OMB Hearings for which TRCA has sought approval to participate. Acting on the Committee's direction, staff reported back on the status of OMB Hearings for the period of September 2013 to October 2014 (Executive Committee Meeting #9/14, on November 7, 2014). This report provides a status of all OMB Hearings for the time period of November 2014 to June 2015.

During the reporting period of this staff report, TRCA staff from Planning and Development, Planning Ecology and Water Resources were involved in resolving three OMB cases across the TRCA jurisdiction. The Parties reached agreements and entered into Minutes of Settlements for two hearings within Peel Region, and one hearing in King Township was dismissed.

TRCA staff continue to be involved in 22 OMB hearings across TRCA's jurisdiction, including three in Peel Region and 19 in York Region. In addition, TRCA staff has requested approval from the Committee to participate in 11 other OMB hearings under a separate cover report.

RATIONALE

Summaries of each OMB case for which staff was involved during the reporting period, are organized by municipality and attached as Attachment 1.

DETAILS OF WORK TO BE DONE

Planning and Development staff will continue to report bi-annually to the Executive Committee on results of all OMB proceedings in which TRCA is involved.

Report prepared by: Leilani Lee-Yates, extension 5370  
Emails: llee-yates@trca.on.ca  
For Information contact: Carolyn Woodland, extension 5214  
Emails: cwoodland@trca.on.ca  
Date: June 03, 2015  
Attachments: 1
## Site-Specific Appeals

### Region of Peel

**Municipality:** Town of Caledon  
**OMB Case No.:** PL140369  
**TRCA Staff Contact:** Leilani Lee-Yates  
**TRCA CFN:** 48888

**Proponent and Appellant:** Caledon Villas Corp.  
- 6600 Old Church Rd  
- OPA, ZBA, and DPS  
- 321 residential lots for a mix of townhouse, linked and single detached dwellings; with a park, woodlot block, and Stormwater Management (SWM) pond block on a 28.9 ha (71.38 ac) site.  
- Completion of final SWM strategy to address water quantity, quality and downstream erosion control;  
- Site level WB (i.e. groundwater infiltration);  
- Delineation of natural heritage features and buffers.  
- TRCA was a Party to the hearing.  
- Town, TRCA and Appellant reached a settlement.  
- On May 25, 2015, the Board gave an oral decision to approve the OPA, and DPS with conditions. The site-specific ZBA is adjourned until June 2016.

### Region of York

**Municipality:** Township of King  
**OMB Case No.:** PL121396, PL121397, PL121398  
**TRCA Staff Contact:** Coreena Smith  
**TRCA CFN:** 47959

**Proponent and Appellant:** King City Corporate Centre Ltd.  
- 2955 King Road  
- OPA, ZBA, and DPS  
- 4 Prestige Employment blocks, 1 Prestige Employment/Retail block, 2 Institutional blocks, 1 SWM Facility block, and other blocks for Environmental Protection, Buffer, Open Space and Reserve purposes on a 42.51 hectare (105.03 acre) site.  
- Concerns related to the receiving system for the proposed SWM pond outlet.  
- Other SWM requirements, which could impact the size and orientation of the SWM pond block and necessitate the provision of additional lands for LID measures.  
- Additional pre-development monitoring and assessment to understand the potential impacts to the PSWs and how those potential effects could be mitigated.  
- Additional LID measures for SWM purposes, maintaining overall site WB and mitigating impacts to the PSWs.  
- TRCA was a Party to the hearing.  
- Phase 1 of the hearing commenced on June 2, 2014 and related primarily to the OPA.  
- TRCA was excused from Phase 1 as it had no interest in the OPA.  
- Phase 2 of the hearing was scheduled to start on January 13, 2015, but was adjourned through a notice received in late 2014.  
- On January 9, 2015, the Parties were advised that the lands had been transferred to a new owner and the appeals of the ZBA and DPS were no longer being pursued.
### File Information

<table>
<thead>
<tr>
<th>Applicant and Appellant(s)</th>
<th>Description of Application</th>
<th>TRCA Issue(s)</th>
<th>Results/Status</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>• Revisions to the DPS so that no development blocks encroach into the Natural System.</td>
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</table>

### APPEALS TO NEW OFFICIAL PLANS AND SECONDARY PLANS

**Region of Peel**

<table>
<thead>
<tr>
<th>Municipality: City of Brampton</th>
<th>Applicant: City of Brampton</th>
<th>Appellants: Several landowner groups appealed various environmental policies and schedules of the new OP related to natural heritage and natural hazard lands, of which TRCA staff have an interest.</th>
<th>TRCA staff contributed to the development of the new OP environmental policies and were compelled to provide support to the City of Brampton on the appeals that were site specific and City wide</th>
<th>TRCA has Party status to the OMB proceedings and since 2008 has worked closely with the City of Brampton and the appellants to come to an agreement on the majority of the environmental policy appeals. Due to the number of appeals, TRCA retained legal counsel. On June 26, 2014, the OMB issued a Board Order that accepted mapping modifications that were settled upon consent between TRCA, City of Brampton and the appellants.</th>
</tr>
</thead>
<tbody>
<tr>
<td>OMB Case No.: PL080248</td>
<td></td>
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<tr>
<td>TRCA Staff Contact: Leilani Lee-Yates</td>
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<tr>
<td>TRCA CFN: 33275</td>
<td></td>
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### List of Acronyms

<table>
<thead>
<tr>
<th>Official Plan Amendment (OPA)</th>
<th>Zoning By-law Amendment (ZBA)</th>
<th>Draft Plan of Subdivision (DPS)</th>
<th>Official Plan (OP)</th>
<th>Centralized File Number (CFN)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ontario Municipal Board (OMB)</td>
<td>Low Impact Development (LID)</td>
<td>Provincially Significant Wetland (PSW)</td>
<td>Stormwater Management (SWM)</td>
<td></td>
</tr>
</tbody>
</table>
TO: Chair and Members of the Executive Committee  
Meeting #7/15, July 3, 2015  
FROM: Carolyn Woodland, Senior Director, Planning, Greenspace and Communications  
RE: APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06  
Development, Interference with Wetlands and Alterations to Shorelines and Watercourses  

KEY ISSUE:  
Pursuant to Ontario Regulation 166/06, written permission from the Authority is required for:  

a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;  
b) development, if in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.  

A permit may be refused through a Hearing Process, if in the opinion of the Authority, the control of flooding, erosion, dynamic beaches, pollution or the conservation of land is affected.  

RECOMMENDATION  
THAT permits be granted in accordance with Ontario Regulation 166/06 for the applications which are listed below:  

PERMIT APPLICATION EX10.1 - EX10.13 MAJOR APPLICATION - REGULAR  
Applications that involved a more complex suite of technical studies to demonstrate consistency with policies; applications that cover a significant geographic area (e.g. subdivisions, stormwater management ponds), extensive modifications to the landscape, major infrastructure projects, emergency works, resolution of violations/after the fact permits, trail construction  

CITY OF BRAMPTON  

EX10.1 REGIONAL MUNICIPALITY OF PEEL  
To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material originating on the site or elsewhere on The Gore Road from just south of Manswood Crescent north to Highway 50, in the City of Brampton, Humber River Watershed as located on property owned by the Regional Municipality of Peel, Toronto and Region Conservation Authority and on properties where the Regional Municipality of Peel has negotiated permanent and temporary working easements. The purpose is to widen and reconstruct The Gore Road from a two lane rural cross-section to a four-lane urban section between Queen Street and Highway 50, including modifications to the road profile to address flooding issues along the road. A multi-use path will be constructed on the west side of the road and a sidewalk on the east side of the road. This project has been divided into
two (2) separate permits (CFN 44596 and CFN 44597). This application (CFN 44596) covers the widening and road improvements along The Gore Road from just south of Manswood Crescent north to Highway 50 including the construction of two relief culverts at Manswood Crescent south. The warmwater fisheries timing window will apply to this work, unless otherwise specified in writing by the Ministry of Natural Resources and Forestry (MNRF). Through review of the information provided, TRCA is of the opinion that the project and implementation as proposed will not cause serious harm to fish.

The permit will be issued for the period of July 3, 2015 to July 2, 2017 in accordance with the following documents and plans which form part of this permit:

- Letter of Undertaking to provide a cheque in the amount of $1,800 for use towards interpretive signage; dated May 27, 2015; received June 1, 2015; prepared by the Region of Peel

RATIONALE
The application was reviewed by staff on the basis of the following information:

Proposal:
This proposal is one of two separate permit applications for the widening of The Gore Road from Queen Street to Highway 50. Work for this section of road will involve widening and improving The Gore Road from just south of Manswood Crescent north to Highway 50. Work will involve the reconstruction of The Gore Road from a two lane rural cross-section to a four-lane urban section including the addition of turn lanes. A multi-use path will be constructed on the west side of the road and a sidewalk on the east side of the road. The road profile will be raised to address current flooding issues along the road and to meet current design standards. An existing box culvert conveys flows from the Clarkway Drive tributary under Manswood Crescent south. Two 4 m by 2 m relief culverts will be constructed on either side of the existing culvert in order to help further convey upstream flows and alleviate flooding issues on Manswood Crescent south. A section of the existing 150 mm diameter watermain within this work area will need to be relocated and reconnected to the existing watermain in order to allow for construction of the relief culverts. Stormwater will be treated using oil grit separators and outlets will connect to enhanced swales.

This project was previously reviewed and approved through the Municipal Class Environmental Assessment (EA) process.
Control of Flooding:
The proposed road improvements will address current flooding issues along The Gore Road. Although there will be a slight increase in the flood elevations as a result of the road work, the expected increase will occur within the existing valley and road right-of-ways. No increased risk to flooding is expected on private lands.

Pollution:
Standard erosion and sediment control measures (silt fence, silt soxx, cofferdam) will be implemented prior to construction and maintained for the duration of construction, and until the site is stabilized and restored, in order to prevent construction generated sediments from entering the watercourse. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:
Not applicable

Erosion:
No geotechnical/slope stability issues are anticipated for the proposal.

Conservation of Land:
TRCA land (Claireville Conservation Area) is located on the west side of The Gore Road between approximately Highway 50 and just south of Manswood Crescent south. On June 17, 2013 (Meeting #4/13, Item 7.3) the Executive Committee approved a report for the conveyance of 0.70 hectares of land to the Region of Peel for the widening of The Gore Road. Archaeological investigations have been completed on TRCA lands and clearance provided. As a result of those investigations low densities of cultural material were encountered which dated back to the mid to late nineteenth and twentieth centuries, and were most likely deposited due to former agricultural practices and disturbance to the former homesteads on the property (Cherry Wood Farm - Isaac Lawrence Farmstead). The Region of Peel will be contributing $1,800 towards signage which will be located within Claireville Conservation Area as an interpretive node to provide trail users with a history of the area. As noted above, a multi-use trail is proposed along the west side of The Gore Road. A 2 m wide opening will be left in place at the fence along The Gore Road near Highway 50 to allow for a future trail connection within the Claireville Conservation area.

The warmwater fisheries timing window of July 1 to March 31 will apply to this proposal, unless otherwise specified in writing by the Ministry of Natural Resources and Forestry (MNRF). Through review of the information provided, TRCA is of the opinion that the project and implementation as proposed will not cause serious harm to fish.

Plantings
A net ecological gain will be achieved for this site. All disturbed areas will be stabilized with seed mix (native groundcover seed mix or wet meadow marsh mixture). Additional plantings will be provided along the study corridor (91 deciduous trees along the boulevard, 307 small deciduous trees and shrubs along the boulevard and an additional 55 coniferous trees within the right-of-way).

Policy Guidelines:
This proposal complies with Section 7.4.4 Infrastructure, Section 8.9 Infrastructure Policies and Section 6.9.1 Policies for Cultural Heritage of the The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 44596  -  Application #: 0853/10/BRAM
Report Prepared by: Sharon Lingertat, extension 5717, email slingertat@trca.on.ca
For information contact: Sharon Lingertat, extension 5717, email slingertat@trca.on.ca
Date: June 17, 2015

EX10.2 REGIONAL MUNICIPALITY OF PEEL
To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material originating on the site or elsewhere and alter a watercourse on The Gore Road from Queen Street to just south of Manswood Crescent north, in the City of Brampton, Humber River Watershed as located on property owned by the Regional Municipality of Peel and on properties where the Regional Municipality of Peel has negotiated permanent and temporary working easements. The purpose is to widen and reconstruct The Gore Road from a two lane rural cross-section to a four-lane urban section between Queen Street and Highway 50, including modifications to the road profile to address flooding issues along the road. A multi-use path will be constructed on the west side of the road and a sidewalk on the east side of the road. This project has been divided into two (2) separate permits (CFN 44596 and CFN 44597). This application (CFN 44597) covers the widening and road improvements along The Gore Road from Queen Street to just south of Manswood Crescent north. The existing bridge over Clarkway Drive tributary will be replaced and relocated to the north to minimize hydraulic impacts. The Clarkway Drive tributary will need to be realigned as a result of the relocated bridge and road works to allow for a proper tie into the existing channel. The warmwater fisheries timing window will apply to this work, unless otherwise specified in writing by the Ministry of Natural Resources and Forestry (MNRF). Through review of the information provided, TRCA is of the opinion that the project and implementation as proposed will not cause serious harm to fish.

The permit will be issued for the period of July 3, 2015 to July 2, 2017 in accordance with the following documents and plans which form part of this permit:
• Letter of Undertaking to provide a cheque in the amount of $1,800 for use towards interpretive signage; dated May 27, 2015; received June 1, 2015; prepared by the Region of Peel

RATIONALE
The application was reviewed by staff on the basis of the following information:

Proposal:
This proposal is one of two separate permit applications for the widening of The Gore Road from Queen Street to Highway 50. Work for this section of road will involve widening and improving The Gore Road from Queen Street to just south of Manswood Crescent north. Work will involve the reconstruction of The Gore Road from a two lane rural cross-section to a four-lane urban section including the addition of turn lanes. A multi-use path will be constructed on the west side of the road and a sidewalk on the east side of the road. The road profile will be raised to address current flooding issues along the road and to meet current design standards. The existing bridge which currently conveys Clarkway Drive tributary will be replaced with a 25 m span bridge and relocated approximately 30 m north along The Gore Road. The Clarkway Drive tributary which runs immediately adjacent to the road along the east side will need to be shifted east and under the relocated bridge to accommodate the road widening. The realigned channel will be constructed within the constraints of the existing valley sections. Stormwater will be treated using oil grit separators and outlets will connect to enhanced swales. A section of the existing 300 mm diameter watermain along The Gore Road will need to be relocated in the area of the proposed bridge and then reconnected to the existing watermain north and south of the bridge.

This project was previously reviewed and approved through the Municipal Class Environmental Assessment (EA) process.

Control of Flooding:
The proposed road improvements will address current flooding issues along The Gore Road. Although there will be a slight increase in the flood elevations as a result of the road work, the expected increase will occur within the existing valley and road right-of-ways. No increased risk to flooding is expected on private lands.

Pollution:
Standard erosion and sediment control measures (silt fence, silt soxx, cofferdam) will be implemented prior to construction and maintained for the duration of construction, and until the site is stabilized and restored, in order to prevent construction generated sediments from entering the watercourse. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:
Not applicable

Erosion:
No geotechnical/slope stability issues are anticipated for the proposal.

Conservation of Land:
The proposed works will result in the realignment of approximately 260 m of creek with a gain in channel length of approximately 10 m. The channel will be constructed as a series of pools and
riffles to provide habitat within the channel sections. The warmwater fisheries timing window of July 1 to March 31 will apply to this proposal, unless otherwise specified in writing by the Ministry of Natural Resources and Forestry (MNRF). Through review of the information provided, TRCA is of the opinion that the project and implementation as proposed will not cause serious harm to fish.

Plantings
A net ecological gain will be achieved for this site as approximately 10 m of additional channel length will be achieved as a result of the realignment of the channel. All disturbed areas will be stabilized with seed mix (native ground cover seed mix or wet meadow marsh mixture). Additional plantings will be provided along the study corridor (91 deciduous trees along the boulevard, 307 small deciduous trees and shrubs along the boulevard, an additional 55 coniferous trees within the right-of-way and 1030 bareroot shrub stakes together with 1675 plantings along the realigned tributary).

Policy Guidelines:
This proposal complies with Section 7.4.4 Infrastructure, Section 8.8 Interference with a Watercourse, and Section 8.9 Infrastructure Policies, of the The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 44597 - Application #: 0855/10/BRAM
Report Prepared by: Sharon Lingertat, extension 5717, email slingertat@trca.on.ca
For information contact: Sharon Lingertat, extension 5717, email slingertat@trca.on.ca
Date: June 17, 2015

CITY OF TORONTO [ETOBICOKE YORK COMMUNITY COUNCIL AREA]

EX10.3 CITY OF TORONTO
To construct, reconstruct, erect or place a building or structure, site grade, and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere, at Etienne Brulé Park, near Jane Street and Bloor Street West, in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed, as located on property owned by TRCA under management agreement to the City of Toronto. The purpose is to repair a damaged storm sewer. Works will involve removal and replacement of the damaged segment of sewer, followed by restoration of the site. No in-water works are within the scope of this project.
The permit will be issued for the period of July 3, 2015 to July 2, 2017 in accordance with the following documents and plans which form part of this permit:

- Letter from the City of Toronto (Frank Trinchini) to TRCA (Daniel Brent) RE: Emergency Repair Works for Failed Storm Sewer and Sink Hole in Etienne Brulé Park – Receiving Watercourse is the Humber River (Site located north west of Jane Street and Bloor Street West –near Old Mill Drive and Catherine Street intersection); dated June 1, 2015; received by TRCA on June 2, 2015;
- Emergency Repair Works for Failed Storm Sewer and Sink Hole in Etienne Brulé Park – Appendix A (2 pages); prepared by Toronto Water; dated n.d.; received by TRCA on June 2, 2015;
- Sediment control fence: T-219.130-1 (sheet 1); prepared by the City of Toronto; dated November 2014; received by TRCA on June 2, 2015;
- CFN 53801 site photos as taken by TRCA staff (5 pages); dated June 2, 2015.

RATIONALE
The application was reviewed by staff on the basis of the following information:

Proposal:
The City of Toronto is preparing to undertake repair of a damaged 675mm storm sewer in Etienne Brulé Park, located west of Jane Street, north of Bloor Street West. This repair is being necessitated due to a large sinkhole that has developed over the sewer, located at the east end of the park, north of Catherine Street. Works will involve excavating the soils around the damaged sewer to expose the existing pipe ends. The sewer will be cleaned and flushed with a pressurized hose, with discharge to be collected and removed from the site. The upper and lower ends of the sewer will then be reconnected or replaced. The excavation area will then be backfilled with native materials, and existing grassed surfaces restored.

Access shall be obtained from the east, directly from the asphalt park roadway and parking lot connecting to Catherine Street. All staging will occur within the access route, parking lot or grassed areas. Silt fencing, filter fabric and sediment socks are to be employed for erosion and
sediment control. No tree removals are associated with this project. The area disturbed by construction will be restored to prior conditions using topsoil and sod. Construction will occur in June 2015 and be complete within two to three days.

This application seeks to formalize works that have already been approved through the emergency works process. These works were classified as emergency works because the erosion issues and damaged storm sewer infrastructure in Etienne Brulé Park presented an immediate hazard to public safety, and as such, represents a threat of injury to persons, loss of life, or loss of property (Conservation Authorities Act).

Control of Flooding:
The proposed works are not anticipated to impact flooding, flood storage or conveyance of flood waters. All grades will be maintained or matched.

Pollution:
Erosion and sediment control measures (silt fence, filter fabric, sediment socks) will be installed prior to construction and maintained for its duration. These measures are being implemented to prevent the release of construction generated sediment into the Humber River. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction (2006).

Dynamic Beaches:
The proposal will not have any implications to dynamic beaches.

Erosion:
There are no impacts identified to slope stability or erosion as a result of these works.

Conservation of Land:
No in-water works are within the scope of this project.

Plantings
No vegetation removals are associated with this project. All disturbed areas will be restored to pre-construction conditions, or better, upon completion of work.

Policy Guidelines:
This proposal complies with Section 7.4.4, Infrastructure; and Section 8.9, Infrastructure Policies, of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 53801 - Application #: 0448/15/TOR
Report Prepared by: Daniel Brent, extension 5774, email dbrent@trca.on.ca
For information contact: Daniel Brent, extension 5774, email dbrent@trca.on.ca
Date: June 3, 2015

CITY OF VAUGHAN

EX10.4 NASHVILLE MAJOR DEVELOPMENTS INC.
To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Part Lots 21-23, Concession 9,
The Nashville Major Developments Inc. lands are situated in Block 61 West, northeast of Major Mackenzie Drive and Huntington Road. There are three watercourses in the area of the proposed development: one which traverses the central portion of the site (Tributary 'A'), a second in the southwest corner of the property (Tributary 'B'), and a third in the northeast corner of the block (Tributary 'C').

SWM Pond 1 will be constructed east of Tributary 'A', in an area previously used for agricultural purposes and currently occupied by a temporary sediment control pond. The existing sediment control pond will be decommissioned as part of this permit. The proposed SWM pond will outlet to the southwest, toward Tributary 'A'. The outfall for the proposed SWM facility will be
constructed within the valley corridor. All other works are proposed on the tableland portion of the site.

This permit will facilitate the interim SWM Pond 1 condition, as discussions about the ultimate SWM pond location are ongoing between the landowner, City of Vaughan and Regional Municipality of York, with input from TRCA. The interim SWM pond, however, is required to service the ongoing development within Block 61 West.

The ultimate SWM Pond will be located either on the north or south side of Major Mackenzie Drive. The northern location was shown as the preferred option, while the southern location was shown as a potential option through the Block Plan process. Regardless of its final location, the ultimate SWM pond will require separate permit approval from TRCA.

Control of Flooding:
There will be no impact on the storage or conveyance of floodwaters.

Pollution:
Sediment and erosion control measures will be installed and maintained throughout construction to prevent sediment from entering the adjacent natural features.

Dynamic Beaches:
Not applicable.

Erosion:
There are no geotechnical/slope stability issues associated with the proposed development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize erosion on the site.

Conservation of Land:
There are no other significant natural features on or adjacent to the site that may be negatively impacted by the project.

Plantings
Given the interim nature of the SWM pond, an extensive restoration plan has not currently been proposed. The interim pond will be seeded, and stabilized with coir matting as needed, to the satisfaction of TRCA staff.

Policy Guidelines:
This proposal complies with Section 8.4 General Regulation Policies and Section 8.9 Infrastructure Policies of the The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 52482 - Application #: 1041/14/VAUG
Report Prepared by: Coreena Smith, extension 5269, email csmith@trca.on.ca
For information contact: Coreena Smith, extension 5269, email csmith@trca.on.ca
Date: June 22, 2015
the site or elsewhere and alter a watercourse on Part Lot 24, Concession 9, (Huntington Road between Major Mackenzie Drive and Nashville Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Pinestaff Developments Inc. The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate grading and servicing in Phase 1 of a draft approved plan of subdivision (19T-10V005) within Block 61 West, east side of Huntington Road between Major Mackenzie Drive and Nashville Road, in the City of Vaughan.

The permit will be issued for the period of July 3, 2015 to July 2, 2017 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking dated June 22, 2015 prepared by Pinestaff Developments Inc., indicating the Owner agrees to provide any and all minor revisions to the plans to the satisfaction of TRCA prior to the release of the permit, received by TRCA on June 22, 2015.**

**RATIONALE**

The application was reviewed by staff on the basis of the following information:

**Proposal:**
The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate grading and servicing in Phase 1 of a draft approved plan of subdivision (19T-10V005) within Block 61 West, east side of Huntington Road between Major Mackenzie Drive and Nashville Road, in the City of Vaughan.

There are two watercourses on the Pinestaff Developments Inc. property: one which traverses the central portion of the site (Tributary 'A') and a second in the eastern portion of the property (Tributary 'C').

This permit will facilitate grading and servicing activities in Phase 1, which includes all lands west of the Tributary 'A' corridor. Grading and servicing in other phases of the development will require separate permit approval from the TRCA.

For this phase, the watercourse will be isolated from the grading and servicing activities by a double row of siltation control fencing. Other sediment and erosion control measures will also
be employed including, but not limited to, temporary swales, rock check dams and sediment traps.

It should also be noted that only a portion of the grading and servicing activity is regulated by the TRCA. The applicant requires approval from the City of Vaughan for those portions of the site not within the TRCA’s Regulated Area.

Control of Flooding:
There will be no impact on the storage or conveyance of floodwaters.

Pollution:
Sediment and erosion control measures will be installed and maintained throughout construction to prevent sediment from entering the adjacent natural features.

Dynamic Beaches:
Not applicable.

Erosion:
There are no geotechnical/slope stability issues associated with the proposed development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize erosion on the site.

Conservation of Land:
There are no other significant natural features on or adjacent to the site that may be negatively impacted by the project.

Plantings
A planting plan has not been submitted with the current proposal, but the applicant is required to provide extensive plantings to satisfy TRCA’s conditions of draft plan approval. Some of these plantings will be provided with future TRCA permit applications on this site (e.g., final Tributary ‘A’ alignment and enhancement).

As part of the current proposal, seeding of the disturbed areas will be utilized as a means of erosion control.

Policy Guidelines:
This proposal complies with Section 8.4 General Regulation Policies and Section 8.9 Infrastructure Policies of the The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 51414  -  Application #: 0620/14/VAUG
Report Prepared by: Coreena Smith, extension 5269, email csmith@trca.on.ca
For information contact: Coreena Smith, extension 5269, email csmith@trca.on.ca
Date: June 22, 2015

EX10.6  THE GABLES OF KLEINBURG
To site grade on , (219 - 75 Treelawn Boulevard - near Islington Avenue), in the City of Vaughan, Humber River Watershed as located on the property owned by The Gables of Kleinburg. The purpose is to recognize the renovation of the parking area that includes the removal of the existing base throughout the
parking area and replacing it with new granular material. As part of this work, there will be excess material that will be placed over the existing manicured lawn adjacent to the existing parking area. The described works were carried out without the benefit of any TRCA permits. As such, an additional 100% of the regular permit fee was charged to the applicant for this permit "after-the-fact".

The permit will be issued for the period of July 3, 2015 to July 2, 2017 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. GR-1, Site Grading Plan, prepared by Schaffers Consulting Engineers, stamp dated May 7, 2015, stamped received by TRCA Planning & Development on May 13, 2015.**

**RATIONALE**
The application was reviewed by staff on the basis of the following information:

**Proposal:**
The purpose of this application is to recognize the renovation of the parking area that includes the removal of the existing base throughout the parking area and replacing it with new granular material. As part of this work, there will be excess material that will be placed over the existing manicured lawn adjacent to the existing parking area. The total volume of fill material will be around 500 cubic metres with an average depth of one metre over 500 square metres area. The subject property is located within TRCA's Regulated Area of the East Humber River Watershed. The subject property is located east of Islington Avenue, north of Major Mackenzie Road West, south of Kirby Road, in the City of Vaughan. The subject property is located adjacent to the valley corridor of the Humber River. The works are located approximately 5 metres away from the existing top of slope. TRCA geotechnical engineering staff do not anticipate any geotechnical concerns to the slope as a result of the works. In addition, the subject property is located outside of the Regulatory Floodplain and no significant vegetation will be removed as a result of this project. As such, no ecological or flood related issues are anticipated with this proposal.
Fees and Permit Timing:
As the works were completed prior to the issuance of a permit under Ontario Regulation 166/06, the permit is to be issued "after-the-fact". The applicant has paid the application fee plus 100% as required for a permit "after-the-fact" in association with the violation of Ontario Regulation 166/06. In addition, the time frame for this permit has been adjusted to reflect that the works have been completed.

Control of Flooding:
The proposed works are located outside of the Regional Storm Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:
Appropriate erosion and sediment controls (i.e. silt fence) have been proposed with this application and will be maintained throughout all phases of construction.

Dynamic Beaches:
Not applicable.

Erosion:
There are no geotechnical and/or slope stability concerns anticipated with this project.

Conservation of Land:
No significant vegetation will be removed as a result of this project.

Plantings
The area where the fill material will be placed will be covered in topsoil and seeded.

Policy Guidelines:
This proposal complies with Section 8.4 - General Regulation Policies and Section 8.9 - Infrastructure Policies, of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 53781 - Application #: 0400/15/VAUG
Report Prepared by: Anant Patel, extension 5618, email apatel@trca.on.ca
For information contact: Kevin Huang, extension 5307, email khuang@trca.on.ca
Date: June 22, 2015

EX10.7  TORONTO WALDORF SCHOOL
To construct, reconstruct, erect or place a building or structure, change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units, site grade and interfere with a wetland on Part Lot 15, Concession 2, (9100 Bathurst Street), in the City of Vaughan, Don River Watershed as located on the property owned by Toronto Waldorf School. The purpose is to construct a storm sewer and associated outfall, replacement retaining wall and conduct restoration planting works within a Regulated Area of the Don River watershed at 9100 Bathurst Street in the City of Vaughan.
The permit will be issued for the period of July 3, 2015 to July 2, 2017 in accordance with the following documents and plans which form part of this permit:

- Storm Sewer Outfall Plan, drawing SS-2, prepared by Schaeffers Consulting Engineers, revise dated May 16, 2015, received by the TRCA June 10, 2015;
- Section 14, drawing SEC-6, prepared by Schaeffers Consulting Engineers, revise dated May 16, 2015, received by the TRCA June 10, 2015;
- Section A to E, drawing SEC-8, prepared by Schaeffers Consulting Engineers, revise dated May 16, 2015, received by the TRCA June 10, 2015;
- Storm Outfall Details, drawing D-8, prepared by Schaeffers Consulting Engineers, revise dated May 16, 2015, received by the TRCA June 10, 2015;
- Erosion & Sediment Control Plan Details, drawing SC-3, prepared by Schaeffers Consulting Engineers, dated December 2014, received by the TRCA June 10, 2015;
- Stormwater Outfall Details, drawing SC-5, prepared by Schaeffers Consulting Engineers, revision dated May 16, 2015, received by the TRCA June 10, 2015;
- Stormwater Outfall Restoration Plan, drawing L-109, prepared by Terraplan Landscape Architects, revised dated May 29, 2015, received by the TRCA June 10, 2015;
- Restoration Details, drawing L-203, prepared by Terraplan Landscape Architects, revises dated May 19, 2015, received by the TRCA June 10, 2015;
- Restoration Details, drawing L-204, prepared by Terraplan Landscape Architects, revise dated May 19, 2015, received by the TRCA June 10, 2015.

**RATIONALE**
The application was reviewed by staff on the basis of the following information:

**Proposal:**
The purpose is to construct a storm sewer and associated outfall, replacement retaining wall and conduct restoration planting works within a Regulated Area of the Don River watershed. The proposed works are associated with a townhome development located north of the subject property at 9130 Bathurst Street (Teefy Developments/Senator Developments Inc.). Of the
multiple stormwater management schemes explored and considered for servicing Teefy Developments, the proposal which forms this permit was determined to have the least amount of environmental impact and best long-term net ecological gain.

The subject property is traversed by the valley corridor of the East Don River. The valley corridor through the subject property also contains a wetland identified by the Ministry of Natural Resources and Forestry (MNRF). The proposed stormwater servicing includes quantity control and quality treatment of storm water on the townhome development lands (9130 Bathurst St.) prior to discharging into a drop structure and storm sewer to be located underground along the valley wall on the subject lands (9100 Bathurst St.). This sewer leads to a outfall which is located on the south side of the driveway currently in use by the Toronto Waldorf School as their primary access route. The outfall discharges into a partially enclosed (vegetative berm) dry area directly adjacent to the Provincially identified wetland. This well vegetated ponding / detention area will allow for some evapotranspiration and infiltration but is also primarily designed to allow controlled sheet flow outwards to the actual wetland.

MNRF staff are concurrently reviewing this proposal and a permit from the MNRF is required due to the proximity of the works to Redside Dace habitat. At this time, MNRF is awaiting TRCA approval of this permit and demonstration of a net ecological gain prior to proceeding with their approvals. It is our understanding that MNRF staff are supportive of this project and have no objections in principal and are satisfied with the design as proposed.

The proposed replacement retaining wall is also located along the south side of the Toronto Waldorf School driveway and is located along the same footprint as an existing wall which is currently failing. New grading works along the access driveway will also improve stormwater runoff quality as the runoff will now enter the new stormwater management system and ponding / detention area instead of sheet flow across the roadway directly into the wetland.

Control of Flooding:
TRCA Water Resources Engineering staff are satisfied that the proposed works will not adversely impact the storage or conveyance of flood waters.

Pollution:
Adequate erosion and sediment control measures will be in place for all stages of the proposed works to prevent the transport of sediment into the adjacent wetland and nearby watercourse.

Dynamic Beaches:
Not applicable.

Erosion:
TRCA Geotechnical staff are satisfied that the proposal will not destabilize the valley wall and will not cause erosion.

Conservation of Land:
The proposed restoration works will create an enhanced wetland pocket (ponding / detention area) adjacent to the Provincially identified wetland. The works will take place within the cold water fisheries timing window (July 1 to September 15). A permit is also required from the MNRF under the Endangered Species Act due to the proximity of the works to Redside Dace habitat.

Plantings
All disturbed areas are to be restored with native, non-invasive plantings consistent with TRCA guidelines. All disturbed slope areas will be densely planted with woody vegetation, while the stormwater detention area adjacent to the wetland will be planted with wetland species and will act as an extension of the wetland habitat.

Policy Guidelines:
The proposal is consistent with Section 8.9 - Infrastructure Policies - of the Authority’s Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 54109 - Application #: 0524/15/VAUG
Report Prepared by: Anthony Sun, extension 5724, email asun@trca.on.ca
For information contact: Kevin Huang, extension 5307, email khuang@trca.on.ca
Date: June 23, 2015

EX10.8 24 DEW DROP COURT
To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 27, Concession 2, Plan 65R-29549, PART 4, (24 Dew Drop Court), in the City of Vaughan, Don River Watershed. The purpose is to recognize the construction of a deck and to allow development within a Regulated Area of the Don River Watershed to facilitate the construction of a pool, deck and cabana at 24 Dew Drop Court, in the City of Vaughan. As a portion of works have been completed prior to the issuance of a permit under Ontario Regulation 166/06, an additional administrative fee has been charged on this application.

The permit will be issued for the period of July 3, 2015 to July 2, 2017 in accordance with the following documents and plans which form part of this permit:

- Drawing No. 1 - Site Plan; prepared by Sketchworks Inc.; dated April 30, 2015; received by TRCA on June 8, 2015;
• Drawing No. 2 - Elevations; prepared by Sketchworks Inc.; dated February 24, 2015; received by TRCA on June 8, 2015;
• Drawing No. 3 - Pool; prepared by Sketchworks Inc.; dated February 24, 2015; received by TRCA on June 8, 2015;
• Drawing No. 4 - Planting; prepared by Sketchworks Inc.; date unknown; received by TRCA on June 8, 2015;
• Drawing No. 6 - Sections; prepared by Sketchworks Inc.; dated February 24, 2015; received by TRCA on June 8, 2015.

RATIONALE
The application was reviewed by staff on the basis of the following information:

Proposal:
The purpose of this application is to construct a pool, patio and cabana at 24 Dew Drop Court, within a Regulated Area of the Don River Watershed. Additionally, this application will recognize a portion of a deck that was constructed prior to the issuance of an Ontario Regulation 166/06 permit. TRCA previously issued an Ontario Regulation 166/06 permit (C-110477) for the construction of a two storey addition to an existing single-family home. However, a deck was constructed along the western portion of the addition, which was not included within the permit documents. This structure extended within close proximity of the adjacent natural system. A significant portion of this deck is to be removed and the area is to be stabilized and restored. The subject property is located adjacent to a valley corridor of Patterson Creek. A well vegetated valley slope runs along the western and southern property limits. A pool, cabana and associated patio are to be constructed at the rear (south) of the existing house. The proposed pool and patio will be located approximately 6m from the natural system. This 6m buffer area will be planted to enhance the adjacent natural system.

Fees
As a portion of works have been completed prior to the issuance of a permit under Ontario Regulation 166/06, an additional administrative fee has been charged on this application.

Control of Flooding:
Impacts to flooding, conveyance and the control of flood waters is not anticipated as a result of the proposed works.

Pollution:
Standard erosion and sediment control measures, including silt/sediment fencing, will be implemented prior to construction and maintained for the duration of works, and until the site is stabilized and restored, in order to prevent construction generated sediments from entering any watercourse or wetland. All dewatering effluent will be treated through a multi-barrier system and released a minimum of 30m from the watercourse. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:
Not applicable.

Erosion:
Impacts to slope stability are not anticipated as a result of the proposed works. Surficial erosion in the location the portion of the deck to be removed will be addressed by stabilizing the soils with a seed mix and plantings.

**Conservation of Land:**
No in-water works are included within the scope of works. There are no other significant natural features on or adjacent to the site that may be negatively impacted by the project.

**Plantings**
Restoration will consist of the planting of 7 trees and 167 shrubs. Disturbed soils are to be stabilized and restored with a seed mix.

**Policy Guidelines:**
This proposal complies with Section 8.1 - General Policies - and Section 8.5.1.7 - Property Improvements and Non-habitable Accessory Structures - of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 53414  -  Application #: 0243/15/VAUG
Report Prepared by: Jonathan Pounder, extension 5304, email jpounder@trca.on.ca
For information contact: Jonathan Pounder, extension 5304, email jpounder@trca.on.ca
Date: June 23, 2015

**TOWN OF CALEDON**

**EX10.9 BOLTON GATEWAY DEVELOPMENTS INC.**
To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 1, 2, Concession 7 ALBION, (12246 to 12378 Albion-Vaughan Road), in the Town of Caledon, Humber River Watershed as located on the property owned by Bolton Gateway Developments Inc.. The purpose is to site grade and construct within the Regulated Area of the Humber River Watershed to facilitate the construction of a stormwater management pond and outfall, and undertake cut and fill works within Robinson Creek, associated with a residential draft plan of subdivision.
The permit will be issued for the period of July 3, 2015 to July 2, 2017 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking signed by Salvatore S. Morra, Bolton Gateway Developments Inc., dated June 9, 2015, to address all outstanding grading, engineering and erosion and sediment control issues prior to issuance of the permit.**

**RATIONALE**
The application was reviewed by staff on the basis of the following information:

**Proposal:**
The subject lands are located within the Bolton Rural Settlement Area boundary, and are generally surrounded by industrial and commercial uses to the north, west and south; and agricultural uses to the east. Robinson Creek, a tributary of the West Humber River, traverses a portion of the property to the north-west and south-west. There are also small local riverine wetlands associated with the creek on the subject lands. Draft Plan Approval was granted for the Plan of Subdivision by the Town of Caledon on September 25, 2014, for which TRCA reviewed and approved several technical studies in support of the application (i.e. Functional Servicing and Stormwater Management Report, Environmental Impact Study, Flood Study and Water Balance Report). The Draft Plan comprises a total of 180 residential units; 158 townhouses, and 22 single-family residential lots. The Plan also includes a park block, protected open space and a Stormwater Management (SWM) block, all within an area of 9.52 ha (23 ac).

Three TRCA permits will be required to facilitate the phased development of the proposed residential subdivision. The first permit for topsoil stripping outside of the environment protection areas and buffers, underground servicing and the construction of a temporary sediment control pond was approved by the Executive Committee on May 1, 2015. The subject permit will allow for the construction of the SWM pond and outfall, and allow for cut and fill balance works within Robinson Creek. The proposed SWM pond design integrates a naturalized wetland feature at the outfall that aims to improve water quality, contribute to groundwater infiltration and reduce stormwater runoff into Robinson Creek.

Another permit, which is being brought forward to the Executive Committee at the July 3, 2015, meeting under a separate report will facilitate the final site grading, and restoration works within the environmental buffers.

**Control of Flooding:**
A Flood Study was completed by the applicant for the proposed development and delineates the existing and proposed Regulatory Floodplain within the subject lands. A modest cut and fill balance is being proposed to improve a shallow flood spill condition on the property. The Living City policies allow, in exceptional circumstances, for a cut and fill operation within a stream corridor provided that it demonstrates no adverse impacts on upstream and downstream flooding and meets TRCA and provincial technical standards. The proposed cut and fill will contain the volume of the shallow flood spill within the stream corridor and meets TRCA policies. A restoration plan for the stream corridor and associated buffers are also proposed to enhance this stretch of Robinson Creek. TRCA staff are satisfied that the results of the Flood Study meet TRCA and provincial standards and requirements. The subject permit for the construction of the SWM pond and outfall, and to allow for cut and fill balance works within Robinson Creek will not impact to the storage and/or conveyance of flood waters.
Pollution:
Appropriate sediment and erosion controls will be installed and maintained on the subject property during all phases of construction.

Dynamic Beaches:
Not applicable.

Erosion:
There are no geotechnical and/or slope stability concerns anticipated with this project.

Conservation of Land:
The proposed in-water works are subject to the warmwater fisheries timing window which generally begins July 1 and ends March 31, unless otherwise specified by the Ministry of Natural Resources and Forestry (MNRF).

Plantings
No significant vegetation will be removed as part of this development. Native non-invasive species will be planted as part of the landscaping plans for the stormwater management pond and outfall.

Policy Guidelines:
This proposal is consistent with Section 8.8 - Interference with a Watercourse, Section 8.9 - Infrastructure Policies, and Section 8.12 - Fill Placement, Excavation and/or Grade Modification Policies of the Living City Policies for Planning and Development in the Watershed of the Toronto and Region Conservation Authority.

CFN: 52094 - Application #: 0986/14/CAL
Report Prepared by: Leilani Lee-Yates, extension 5370, email llee-yates@trca.on.ca
For information contact: Leilani Lee-Yates, extension 5370, email llee-yates@trca.on.ca
Date: June 23, 2015

EX10.10 BOLTON GATEWAY DEVELOPMENTS INC.
To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere, interfere with a wetland and alter a watercourse on Lot 1, 2, Concession 7 ALBION, (12246 to 12378 Albion-Vaughan Road Permit #3), in the Town of Caledon, Humber River Watershed as located on the property owned by Bolton Gateway Developments Inc.. The purpose is to site grade and landscape within the Regulated Area of the Humber River Watershed to facilitate the final site grading, and restoration of the environmental buffers associated with a residential draft plan of subdivision.
The permit will be issued for the period of July 3, 2015 to July 2, 2017 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking** signed by Salvatore S. Morra, Bolton Gateway Developments Inc., dated June 9, 2015, to address all outstanding grading, engineering erosion and sediment control, and landscaping issues prior to issuance of the permit.

**RATIONALE**
The application was reviewed by staff on the basis of the following information:

**Proposal:**
The subject lands are located within the Bolton Rural Settlement Area boundary, and are generally surrounded by industrial and commercial uses to the north, west and south; and agricultural uses to the east. Robinson Creek, a tributary of the West Humber River, traverses a portion of the property to the north-west and south-west. There are also small local riverine wetlands associated with the creek on the subject lands. Draft Plan Approval was granted for the Plan of Subdivision by the Town of Caledon on September 25, 2014, for which TRCA reviewed and approved several technical studies in support of the application (i.e. Functional Servicing and Stormwater Management Report, Environmental Impact Study, Flood Study and Water Balance Report). The Draft Plan comprises a total of 180 residential units; 158 townhouses, and 22 single-family residential lots. The Plan also includes a park block, protected open space and a Stormwater Management (SWM) block, all within an area of 9.52 ha (23 ac).

Three TRCA permits will be required to facilitate the phased development of the proposed residential subdivision. The first permit for topsoil stripping outside of the environment protection areas and buffers, underground servicing and the construction of a temporary sediment control pond was approved by the Executive Committee on May 1, 2015. The subject permit will allow for the final site grading, and restoration works within the environmental buffers.

Another permit, which is being brought forward to the Executive Committee at the July 3, 2015, meeting under a separate report will facilitate the construction of the SWM pond and outfall, and allow for cut and fill balance works within Robinson Creek.

**Control of Flooding:**
A Flood Study was completed by the applicant for the proposed development and delineates the existing and proposed Regulatory Floodplain within the subject lands. A modest cut and fill balance is being proposed to improve a flood spill condition on the property. The Living City policies allow, in exceptional circumstances, for a cut and fill operation within a stream corridor provided that it demonstrates no adverse impacts on upstream and downstream flooding and meets TRCA and provincial technical standards. The proposed cut and fill will contain the volume of the shallow flood spill within the stream corridor and meets TRCA policies. A restoration plan for the stream corridor and associated buffers are also proposed to enhance this stretch of Robinson Creek. TRCA staff are satisfied that the results of the Flood Study meet TRCA and provincial standards and requirements. The other permit for the construction of the SWM pond and outfall, and to allow for cut and fill balance works within Robinson Creek will not impact to the storage and/or conveyance of flood waters.

Pollution:
Appropriate sediment and erosion controls will be installed and maintained on the subject property during all phases of construction.

Dynamic Beaches:
Not applicable.

Erosion:
There are no geotechnical and/or slope stability concerns anticipated with this project.

Conservation of Land:
The design of the draft plan of subdivision results in a modest encroachment into the environmental buffer from Robinson Creek by 83.6 sq. m. (899.9 sq. ft.) To compensate for the encroachment into the buffer, the applicant is providing 328.2 sq. m. (3,532.7 sq. ft.) in addition to the existing environmental buffer from Robinson Creek (i.e. almost a 4:1 ratio of compensation area to encroachment area), in the same general area and will be naturalized as part of the overall restoration plan for the subdivision.

Plantings
As per the TRCA planting guidelines, native non-invasive species will be planted as part of the restoration plans.

Policy Guidelines:
This proposal is consistent with Section 8.8 - Interference with a Watercourse Policies, and Section 8.12 - Fill Placement, Excavation and/or Grade Modification Policies of the Living City Policies for Planning and Development in the Watershed of the Toronto and Region Conservation Authority.

CFN: 52095  -  Application #: 0987/14/CAL
Report Prepared by: Leilani Lee-Yates, extension 5370, email llee-yates@trca.on.ca
For information contact: Leilani Lee-Yates, extension 5370, email llee-yates@trca.on.ca
Date: June 23, 2015

EX10.11  10 EMMA STREET
To construct, reconstruct, erect or place a building or structure on 10 Emma Street, in the Town of Caledon, Humber River Watershed. The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed
in order to facilitate the construction of a 18.2 square metre (196 sq. ft.) cold cellar addition with a rooftop deck on an existing dwelling associated with a municipal building permit.

The permit will be issued for the period of July 3, 2015 to July 2, 2017 in accordance with the following documents and plans which form part of this permit:

- **Floor Plan, Elevations & Section**, prepared by B. Gray, dated September 26, 2011, revised on November 22, 2011, stamped received by TRCA Planning & Development staff on June 16, 2015.

**RATIONALE**
The application was reviewed by staff on the basis of the following information:

**Proposal:**
The purpose of this application, is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a 18.2 sq. m. (196 sq. ft.) cold cellar addition with a rooftop deck on an existing dwelling associated with a municipal site plan application. A tributary of the Humber River traverses the southern portion of the subject property. A portion of the property, including the existing dwelling, is located within the Regional Floodplain. The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority permits for minor additions and non-habitable accessory structure in floodplain subject to the works being floodproofed in accordance with TRCA policy. The proposed addition will be floodproofed in accordance with TRCA policy. Also, the proposed works are to be designed to withstand water flow velocities and depths anticipated during a Regional Storm event. The extent of the proposed addition is in keeping with existing development along the stream corridor. In addition, there are no ecology or geotechnical concerns anticipated with this proposal.

Please note that TRCA previously issued a permit for the these works (Permit No. C-120394, issued on June 1, 2012). The permit has expired on May 31, 2014, a new permit is required in order for the applicant to continue the works on the proposed property.
Control of Flooding:
The proposed works are located within the Regional Storm Floodplain. The proposed
development will be floodproofed in accordance with TRCA criteria. As well, the proposed
works will not have any significant impacts to the storage and/or conveyance of upstream and
downstream flood waters.

Pollution:
Appropriate erosion and sediment controls (i.e., silt fence) have been proposed with this
application, and will be maintained throughout all phases of construction.

Dynamic Beaches:
Not applicable.

Erosion:
There are no geotechnical and/or slope stability concerns anticipated with this project.

Conservation of Land:
The location of the proposed addition is void of any significant vegetation. As such, no
significant vegetation will be removed as a result of this project.

    Plantings
    As no vegetation is to be removed by the proposed works, plantings have not been
    required at this time.

Policy Guidelines:
The proposal complies with Section 8.5.1.3 - Addition to Existing Building or Structures and
Section 8.5.1.7 - Property Improvements and Non-habitable Accessory Structures, of the Living
City Policies for Planning and Development in the Watersheds of the Toronto and Region
Conservation Authority.

CFN: 54055  -  Application #: 0523/15/CAL
Report Prepared by: Anant Patel, extension 5618, email apatel@trca.on.ca
For information contact: Leilani Lee-Yates, extension 5370, email llee-yates@trca.on.ca
Date: June 22, 2015

TOWN OF RICHMOND HILL

EX10.12  ENBRIDGE GAS DISTRIBUTION INC.
To site grade, temporarily or permanently place, dump or remove any material
originating on the site or elsewhere, and interfere with a wetland at 11353
Bayview Avenue located south of 19th Avenue, in the Town of Richmond Hill,
Rouge River Watershed as located on the property owned by Enbridge Gas
Distribution Inc. The purpose is to cap a leaking 12” gas pipeline at the Enbridge
Gas Distribution Inc. Richmond Hill Gate Station at 11353 Bayview Avenue,
located south of 19th Avenue, in the Town of Richmond Hill. Works involved the
evacuation of two pits to cap the gas pipeline. Through review of the information
provided and identified in the Summary of Plans section, TRCA is of the opinion
that the project and implementation as proposed will not cause serious harm to
fish.
The permit will be issued for the period of July 3, 2015 to July 2, 2017 in accordance with the following documents and plans which form part of this permit:

- **Email from Enbridge Gas Distribution Inc. (Chuck Reaney) to TRCA (Annette Maher); Richmond Hill Gate Station, 11353 Bayview Avenue, Richmond Hill; dated April 06, 2015; received by TRCA on April 07, 2015;**
- **Letter from Stantec Consulting Ltd. (J. Brant Gill and Rooly Georgopoulos) to Enbridge Gas Distribution Inc. (Sarah Kingdon-Benson); Reference: Richmond Hill Gate Station - Gas Leak Rapid Response; dated April 06, 2015; received by TRCA on April 07, 2015.**

**RATIONALE**
The application was reviewed by staff on the basis of the following information:

**Proposal:**
Enbridge Gas Distribution Inc. proposed to cap and abandon a leaking 12" high pressure steel gas pipeline at 11353 Bayview Avenue, located south of 19th Avenue, in the Town of Richmond Hill. These works have already been carried out as an emergency in order to stop the gas leak. Works involved the excavation of two pits: one located 15 m east of the centerline of Bayview Avenue (length 3.65 m x width 1.8 m x depth 2.1 m), and the second on a gravel area adjacent to the Richmond Hill Gate Station (length 2.4 m x width 1.8 m x depth 2.4 m). Pit excavation and dewatering were completed using a vacuum truck, and disposed of at an off-site accredited water treatment facility. A shortstop was installed on the pipe at the first excavation, and the pipe between the two excavation pits was capped and abandoned. Access to the two pits was achieved using an existing gravel driveway from Bayview Avenue. The work is considered to be temporary, and a permanent solution to repair or replace the gas pipeline will be submitted for TRCA approval and implemented prior to the upcoming winter season.

This application seeks to formalize works that have already been approved through the emergency works process. These works are classified as emergency works because the leaking gas pipeline posed an immediate hazard to public safety, and as such, represents a threat to injury of persons, loss of life, or loss of property (**Conservation Authorities Act**).

**Control of Flooding:**
The proposed project is not anticipated to impact flooding, conveyance or storage of floodwaters.

Pollution:
Standard erosion and sediment control measures, including silt fence, were implemented prior to construction and maintained for the duration of construction, and until the site was stabilized and restored, in order to prevent construction generated sediments from entering any watercourse or wetland. Erosion and sediment control measures were provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:
Not applicable.

Erosion:
No geotechnical/slope stability issues were identified.

Conservation of Land:
No in-water works were associated with this project.

Plantings
All disturbed areas were restored with a native, non-invasive seedmix

Policy Guidelines:
This proposal complies with Section 7.4.4 Infrastructure, Section 8.7 Development and Interference within Wetlands and Development within Other Areas (Area of Interference), and Section 8.9 Infrastructure Policies of the The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 53360  -  Application #: 0303/15/RH
Report Prepared by: Annette Maher, extension 5798, email amaher@trca.on.ca
For information contact: Annette Maher, extension 5798, email amaher@trca.on.ca
Date: June 8, 2015

TOWN OF WHITCHURCH-STOUFFVILLE

EX10.13 BRAYLEA INVESTMENTS INC. (ROYAL PINE HOMES)
To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 1, Concession 8 Block 2, Plan 65M-4228, (25 Baker Hill Boulevard), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Braylea Investments Inc. (Royal Pine Homes). The purpose is to allow development within a Regulated Area of the Humber River Watershed to facilitate the construction of a 157 unit, 7 storey, condo building at 25 Baker Hill Boulevard, in the Town of Whitchurch-Stouffville.
The permit will be issued for the period of July 3, 2015 to July 2, 2017 in accordance with the following documents and plans which form part of this permit:

- Drawing No. SG-01; Site Grading Plan; prepared by Cole Engineering; revised date May 28, 2015; received by TRCA on June 5, 2015;
- Drawing No. SS-01; Site Servicing Plan; prepared by Cole Engineering; revised date May 28, 2015; received by TRCA on June 5, 2015;
- Drawing No. EC-01; Erosion Control Plan; prepared by Cole Engineering; revised date May 28, 2015; received by TRCA on June 5, 2015;
- Drawing No. EC-02; Erosion Control Details; prepared by Cole Engineering; revised date May 28, 2015; received by TRCA on June 5, 2015;
- Drawing No. CM-01; Construction Management Plan; prepared by Cole Engineering; revised date May 28, 2015; received by TRCA on June 5, 2015;
- Drawing No. DD-01; Details Drawing; prepared by Cole Engineering; revised date May 28, 2015; received by TRCA on June 5, 2015;
- Drawing No. L-1; Landscape Layout Plan; prepared by M & M Design Consultants; revised date June 3, 2015; received by TRCA on June 5, 2015;
- Drawing No. L-2; Landscape Planting Plan; prepared by M & M Design Consultants; revised date June 3, 2015; received by TRCA on June 5, 2015;
- Drawing No. L-3; Notes and Details; prepared by M & M Design Consultants; revised date June 3, 2015; received by TRCA on June 5, 2015.

**RATIONALE**
The application was reviewed by staff on the basis of the following information:

**Proposal:**
The purpose of this application is to permit the construct of a 7 storey multi-unit residential building, parking lot, servicing and associated grading at 25 Baker Hill Boulevard, within a Regulated Area of the Rouge River Watershed. The subject property is located along the east side of a tributary of the Little Rouge Creek within an area of Stouffville that has been urbanized. The western property limits abut a valley corridor associated with this watercourse. As part of
the Draft Plan of Subdivision (19T(W)-03.001) the portion of lands associated with the valley corridor were conveyed into public ownership. The Regional Storm Floodplain spills beyond the valley corridor onto the subject lands. This application proposes to remove this portion of the spill area by placing fill along the western property limits. This will establish a buffer between the proposed development and the adjacent natural system, which is to be re-naturalized. This approach to address the spill area associated with the Regional Storm Floodplain is consistent with the development immediately north of the subject property.

Control of Flooding:
This application proposes to remove the spill area associated with the Regional Storm Floodplain by placing fill and grading along the western property limits. This will contain the Regional Storm Floodplain within the valley corridor while contributing to a 100m valley corridor width, which is consistent with the Community of Stouffville Secondary Plan. The removal of the spill area will have a negligible impact upon the storage and conveyance of flood waters. Furthermore, storm water is to be directed to an underground storage system prior to release to municipal storm sewers with no direct outfall to the watercourse.

Pollution:
Standard erosion and sediment control measures, including silt/sediment fencing, mud mats, rock flow checks, interceptor swales and catch basin filters, will be implemented prior to construction and maintained for the duration of works, and until the site is stabilized and restored, in order to prevent construction generated sediments from entering any watercourse or wetland. All dewatering effluent will be treated through a multi-barrier system and released a minimum of 30m from the watercourse. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:
Not applicable.

Erosion:
Impacts to slope stability and erosion are not anticipated as a result of the proposed works.

Conservation of Land:
No in-water works are associated with this proposal.

Plantings
The western portion of the subject property is to be planted and restored through hydroseeding, shrub and tree planting. Plantings will consist of over 190 native, non-invasive trees and shrubs.

Policy Guidelines:
This proposal complies with Section 8.4 - General Policies - and Section 8.5.1 - Development within the Flood Hazard and Erosion Hazard of Valley and Stream Corridors - of The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 53150  -  Application #: 0188/15/WS
Report Prepared by: Jonathan Pounder, extension 5304, email jpounder@trca.on.ca
For information contact: Jonathan Pounder, extension 5304, email jpounder@trca.on.ca
Date: June 23, 2015
CITY OF BRAMPTON

EX10.14 MARKVIEW HOME CORP
To construct, reconstruct, erect or place a building or structure and site grade on Lot 16, Concession 9, N.D.S., (McVean Drive and Mayfield Road), in the City of Brampton, Humber River Watershed as located on the property owned by Markview Home Corporation. The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a stormwater outfall for the Phase 2 subdivision lands associated with a municipal draft plan of subdivision application, and zoning by-law amendment application to allow a residential development within the Vales of Humber Secondary Plan.

The permit will be issued for the period of July 3, 2015 to July 2, 2017.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE
The application was reviewed by staff on the basis of the following information:

Proposal:
The purpose of this application is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a stormwater outfall associated
with a stormwater management pond (SWMP5) for the Phase 2 subdivision lands associated with a broader draft plan of subdivision application (City File #21T-12009B), and zoning by-law amendment application (City File #C09E17.008) to permit 896 single detached dwellings on the 116.18 ha (287.09 acre) site located south of Mayfield Road, north of Countryside Drive, and west of McVean Drive, in the City of Brampton. The subject lands are located within the Vales of Humber Secondary Plan, for which a Master Environmental Servicing Plan (MESP) was completed and approved by the City of Brampton and TRCA.

The stormwater management pond and draft plan of subdivision associated with this application is located on lands owned by a separate landowner. The subject permit report is only for the construction of the outfall structure. A separate TRCA permit application has been submitted for the stormwater management pond (SWMP5), which is also on the July 3, 2015, TRCA Executive Committee Meeting agenda.

The proposed outfall is located adjacent to the Main Branch of the West Humber River (Tributary B). The outfall structure has been designed in accordance with TRCA’s guidelines and aligned to minimize ecological impacts and avoid flood and erosion hazards.

For all in-water and near-water works, the Ministry of Natural Resources and Forestry (MNRF) cold water timing window (June 30 to September 15) and the redside dace timing window (July 1 to September 15) will be applied to the tributary on-site.

An extensive enhancement planting plan has been submitted with this application to improve the ecological condition for this reach of the Humber River Watershed.

Control of Flooding:
The proposed works are located outside of the Regulatory Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:
Appropriate erosion and sediment controls will be installed and maintained on the subject property throughout all phases of construction.

Dynamic Beaches:
Not applicable.

Erosion:
There are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:
No significant vegetation will be removed as a result of construction. An extensive enhancement planting plan has been submitted with this application. The MNRF fisheries timing windows will be adhered to.

Plantings
All proposed plantings will be native and non-invasive consistent with TRCA’s guidelines.

Policy Guidelines:
This proposal is consistent with Section 8.4 - General Regulation Policies and 8.9 - Infrastructure Policies, of the Living City Policies for Planning and Development in the Watersheds of the TRCA.
To construct, reconstruct, erect or place a building or structure and site grade at the southeast corner of McVean Drive and Mayfield Road, in the City of Brampton, Humber River Watershed as located on the property owned by Markview Home Corporation. The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate grading and servicing within the Phase 2 subdivision lands associated with a municipal draft plan of subdivision application, and zoning by-law amendment application to allow a residential development within the Vales of Humber Secondary Plan.

The permit will be issued for the period of July 3, 2015 to July 2, 2017.

The documents and plans which form part of this permit will be listed in a separate report

RATIONAL
The application was reviewed by staff on the basis of the following information:

Proposal:
The purpose of this application is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate grading and servicing within the Phase 2 subdivision lands and the construction of a stormwater management pond (SWMP5) associated with a broader draft plan of subdivision application (City File #21T-12009B), and zoning by-law amendment application (City File #C09E17.008) to permit 896 single detached dwellings on the 116.18 ha (287.09 acre) site located south of Mayfield Road, north of Countryside Drive, and east of McVean Drive, in the City of Brampton. The subject lands are located within the Vales of Humber Secondary Plan, for which a Master Environmental Servicing Plan (MESP) was
completed and approved by the City of Brampton and TRCA. The proposed land use on the subject lands is consistent with the vision of the City of Brampton Vales of Humber Secondary Plan.

The proposed outfall structure from the stormwater management pond (SWMP5) is located on lands owned by a separate landowner. A separate TRCA permit application has been submitted for the outfall structure, which is also on the July 3, 2015 TRCA Executive Committee Meeting agenda.

A key objective of the MESP was to identify a natural heritage system (NHS). In the nearby proximity of the Phase 2 lands, a small wetland feature (0.2 ha) has been identified as part of the existing NHS. The proposed works are located outside of the existing drainage boundary to the wetland and the wetland will be protected.

Based on the reports provided through the MESP and plan of subdivision, no groundwater and/or hydrogeological issues are anticipated as a result of this development.

Control of Flooding:
The proposed works are located outside of the Regulatory Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:
Appropriate erosion and sediment controls will be installed and maintained on the subject property throughout all phases of construction.

Dynamic Beaches:
Not applicable.

Erosion:
There are no geotechnical and/or slope stability concerns anticipated with this project.

Conservation of Land:
No significant vegetation will be removed as a result of construction. There are no fisheries concerns associated with this project.

Plantings
As no significant vegetation will be removed, plantings are not required.

Policy Guidelines:
This proposal is consistent with Section 8.4 - General Regulation Policies, of The Living City Policies for Planning and Development in the Watersheds of the TRCA.

CFN: 53577  -  Application #: 0300/15/BRAM
Report Prepared by: Adam Miller, extension 5244, email amiller@trca.on.ca
For information contact: Adam Miller, extension 5244, email amiller@trca.on.ca
Date: June 23, 2015

CITY OF MARKHAM

EX10.16   1 CAMPBELL COURT
To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on, (1 Campbell Court), in the City of Markham, Rouge River Watershed. The purpose is to conduct grading works and alter a watercourse within a Regulated Area of the Rouge River watershed at 1 Campbell Court in the City of Markham.

The permit will be issued for the period of July 3, 2015 to July 2, 2017.

The documents and plans which form part of this permit will be listed in a separate report.

RATIONALE
The application was reviewed by staff on the basis of the following information:

Proposal:
The purpose is to conduct grading works and alter a watercourse within a Regulated Area of the Rouge River watershed in order to resolve an outstanding violation (violation No. V2816, issued May 5, 2014). The subject property is traversed by a tributary of the Rouge River, is located within the valley corridor of the main Rouge River and is entirely within the Regional Storm Flood Plain.

The applicant conducted works along the banks of the tributary which included vegetation removal and minor regrading works without a permit from this Authority. The purpose of this permit is to restore the disturbed areas, stabilize portions of the Rouge River, and provide an enhanced restoration and planting plan to provide an overall ecological gain to the reach. The works will also improve the conveyance of the watercourse over the previous existing conditions (prior to its unauthorized disturbance). TRCA staff have reviewed the proposed works and are of the opinion the works will not result in any significant impacts to the storage and/or conveyance of floodwaters, and that the overall ecology of this reach will be improved with this application.

Fee:
As works were conducted without a permit under Ontario Regulation 166/06, an additional 100% administrative fee has been applied to this application.
Control of Flooding:
TRCA water resources engineering staff are satisfied that the proposed restoration works, and anticipate the works will not impact the storage or conveyance of flood waters.

Pollution:
Appropriate erosion and sediment control measures will be implemented during the construction / restoration works to prevent the transport of sediment into the watercourse and downstream from property.

Dynamic Beaches:
Not applicable.

Erosion:
There are no geotechnical concerns associated with this application.

Conservation of Land:
The proposed restoration works will enhance the watercourse to a natural condition which is an improvement to the condition prior to the unauthorized disturbance. The works will take place within the warm water fisheries timing window (July 1 to March 31).

Plantings
The proposed restoration plantings are composed of native, non-invasive species consistent with TRCA guidelines. The plantings, which are to be located along the banks of the watercourse, will provide an overall ecological improvement to this reach of the Rouge River watercourse.

Policy Guidelines:
This proposal complies with Section 8.8 Interference with a Watercourse, of the The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 51107 - Application #: 0441/14/MARK
Report Prepared by: Anthony Sun, extension 5724, email asun@trca.on.ca
For information contact: Anthony Sun, extension 5724, email asun@trca.on.ca
Date: June 23, 2015

TOWN OF WHITCHURCH-STOUFFVILLE

EX10.17 LEBOVIC ENTERPRISES INC.
To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere, interfere with a wetland and alter a watercourse on Part Lot 32, 33, 34, 35 (Ninth Line and Reeves Way Boulevard), in the Whitchurch-Stouffville, Town of, Rouge River Watershed as located on the property owned by Lebovic Enterprises Inc. The purpose is to allow development within a Regulated Area of the Rouge River Watershed and to permit the alteration of a watercourse to conduct channel remediation works to the improve conveyance of flows.
The permit will be issued for the period of July 3, 2015 to July 2, 2017.

The documents and plans which form part of this permit will be listed in a separate report.

RATIONALE
The application was reviewed by staff on the basis of the following information:

Proposal:
The purpose of this application is to permit channel restoration works to improve the conveyance of flows to prevent a backwater effect on a York Region Culvert, west of 9th Line, south of Reeves Way Boulevard, in the Town of Whitchurch-Stouffville. Works will be completed in phases with the first phase of work consisting of the removal of a debris jam within the channel. Phase two and three will consist of the dredging/deepening of the existing channel from the debris jam to approximately 40m and then 40m to 70m upstream of the debris jam. These later phases are only to be completed as required to ensure positive drainage.

In addition to this in-water work, a cooling trench from an existing stormwater management pond located on the east side of 9th Line is to be reconstructed. This trench is also being reconstructed to ensure positive drainage from the existing stormwater management pond to the watercourse. This cooling trench will outlet beside an existing outfall adjacent to the west side of 9th Line. Access to the site will be from 9th Line through property owned by TRCA. In general, access will follow an existing driveway which was constructed to service a cellular communications tower on the site.

Control of Flooding:
Impacts to flooding, the conveyance or storage of flood water is not anticipated as a result of the proposed works. The proposed restoration works will improve flows within the channel.

Pollution:
Standard erosion and sediment control measures, including silt/sediment fencing, erosion mating, will be implemented prior to construction and maintained for the duration of works, and
until the site is stabilized and restored, in order to prevent construction generated sediments from entering any watercourse. The proposed works will also be phased to minimize the potential for sediment release. Erosion and sediment control measures have been provided in accordance with the TRCA Erosion and Sediment Control Guideline for Urban Construction.

Dynamic Beaches:
Not applicable.

Erosion:
Impacts to slope stability and erosion are not anticipated as a result of the proposed works.

Conservation of Land:
The proposed works shall comply with the Ministry of Natural Resources and Forestry (MNRF) Red Side Dace Timing Window (July 1 - September 15), unless otherwise specified by the MNRF. There are no other significant natural features on or adjacent to the site that may be negatively impacted by the project.

Plantings
Any areas that require dredging will have the banks restored through the application of a native seed mix and live stakes comprised of willows. All disturbed areas are to be restored to pre-construction conditions or better upon the completion of works.

Policy Guidelines:
This proposal complies with Section 8.4 - General Policies - and Section 8.9 - Infrastructure Policies - of the TRCA’s The Living City Policies for Planning and Development in the Watersheds of the Toronto and Region Conservation Authority.

CFN: 44518 - Application #: 0745/10/WS
Report Prepared by: Steven Strong, extension 5907, email sstrong@trca.on.ca
For information contact: Steven Strong, extension 5907, email sstrong@trca.on.ca
Date: June 23, 2015

STANDARD DELEGATED PERMITS EX10.18

Standard Permits are implemented by Planning and Development Division staff and are received monthly by the Executive Committee. Standard permits are subject to the authorization of designated staff appointed as Enforcement Officers, as per Authority Res.#A199/13. Standard permits are non-complex permissions consistent with TRCA approved policies and procedures and issued for a time period of two years or less.

CITY OF BRAMPTON

GREAT GULF (BRAMEAST) LTD. - Humber River Watershed
The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate grading and servicing within the site associated with a municipal draft plan of subdivision application and zoning by-law amendment application to allow a residential development within the Bram East Area F Secondary Plan.

CFN: 53249 - Application #: 0228/15/BRAM
Report Prepared by: Adam Miller, extension 5244, email amiller@trca.on.ca
CITY OF MARKHAM

AL REISMAN LIMITED - Don River Watershed
The purpose is to conduct minor grading associated with the replacement of two existing watermains which service an existing industrial building within a Regulated Area of the Don River watershed at 7370 Woodbine Avenue in the City of Markham.

CFN: 53999  -  Application #: 0469/15/MARK
Report Prepared by: Anthony Sun, extension 5724, email asun@trca.on.ca
For information contact: Anthony Sun, extension 5724, email asun@trca.on.ca
Date: June 17, 2015

6828 14TH AVENUE - Rouge River Watershed
The purpose is to undertake works within TRCA’s Regulated Area of the Rouge River Watershed in order to facilitate the construction of a 310.93 square metre detached dwelling with an attached 39.23 square metre covered patio to the rear, associated with a municipal building permit.

CFN: 53839  -  Application #: 0428/15/MARK
Report Prepared by: Jeffrey Thompson, extension 5386, email jthompson@trca.on.ca
For information contact: Jeffrey Thompson, extension 5386, email jthompson@trca.on.ca
Date: May 27, 2015

11 VICTORIA AVENUE - Rouge River Watershed
The purpose is to undertake works within TRCA’s Regulated Area of the Rouge River Watershed in order to facilitate the construction of a 287.5 square metre two-storey replacement dwelling with internal two-car garage, associated with a municipal building permit.

CFN: 51908  -  Application #: 0895/14/MARK
Report Prepared by: Jeffrey Thompson, extension 5386, email jthompson@trca.on.ca
For information contact: Jeffrey Thompson, extension 5386, email jthompson@trca.on.ca
Date: June 10, 2015

CITY OF PICKERING

1277 ABBEY ROAD - Duffins Creek Watershed
The purpose is to install an inground pool and associated hardscaping to the rear of the existing single family detached dwelling at 1277 Abbey Road in the City of Pickering.

CFN: 53710  -  Application #: 0335/15/PICK
Report Prepared by: Vanessa Aubrey, extension 5662, email vaubrey@trca.on.ca
For information contact: Steven Strong, extension 5907, email sstrong@trca.on.ca
Date: June 10, 2015
KINDWIN (BROCK) DEVELOPMENT CORP - Duffins Creek Watershed
The purpose is to construct a stormwater management outfall and clean water collector pool.

CFN: 39402  -  Application #: 411/07/PICK
Report Prepared by: Steve Heuchert, extension 5311, email sheuchert@trca.on.ca
For information contact: Steve Heuchert, extension 5311, email sheuchert@trca.on.ca
Date: June 9, 2015

CITY OF TORONTO [ETOBIKOKE YORK COMMUNITY COUNCIL AREA]

88 SOUTH KINGSWAY - Humber River Watershed
The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed to facilitate the construction of a two storey replacement dwelling with a rear deck at 88 South Kingsway.

CFN: 53330  -  Application #: 0254/15/TOR
Report Prepared by: Tara Jahanarai, extension 5284, email tjahanarai@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 01, 2015

CITY OF TORONTO - Humber River Watershed
The purpose is to undertake work within a TRCA Regulated Area of the Humber River Watershed to facilitate the construction of a one storey addition with a deck to the west side of the existing building at 235 Edenbridge Drive.

CFN: 53892  -  Application #: 0436/15/TOR
Report Prepared by: Tara Jahanarai, extension 5284, email tjahanarai@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 02, 2015

WESTON GOLF AND COUNTRY CLUB - Humber River Watershed
The purpose is to construct a new Turf Maintenance Facility building at Weston Golf & Country Club (50 St. Phillips Road). The existing concrete block and metal clad building as well as two existing sheds are to be demolished in order to accommodate the new building. This permit is also required to facilitate the restoration/repair works associated with the replacement of a pedestrian path damaged during the July 2013 storm. Minor grading, drainage installation and dense plantings are included in the scope of the works to redirect overland flow of stormwater away from the top of the bank during future storm events.

CFN: 51217  -  Application #: 0556/14/TOR
Report Prepared by: Mark Rapus, extension 5259, email mrapus@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: May 29, 2015

CITY OF TORONTO [NORTH YORK COMMUNITY COUNCIL AREA]
46 CROSSBURN DRIVE - Don River Watershed
The purpose is to construct basement, one and two-storey additions, new rear deck and walk-out to the existing dwelling located at 46 Crossburn Drive in the City of Toronto (North York Community Council Area).

CFN: 52300  -  Application #: 1017/14/TOR
Report Prepared by: Jessica Bester, extension 5250, email jbester@trca.on.ca
For information contact: Steve Heuchert, extension 5311, email sheuchert@trca.on.ca
Date: June 19, 2015

120 OLD COLONY ROAD - Don River Watershed
The purpose is to undertake works within the TRCA Regulated Area of the Don River Watershed to construct new parking lot and driveway turnaround within the property at 120 Old Colony Road.

CFN: 52087  -  Application #: 0971/14/TOR
Report Prepared by: Jessica Bester, extension 5250, email jbester@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 15, 2015

77 PLYMBRIDGE ROAD - Don River Watershed
The purpose is to construct a two-storey replacement dwelling with rear patio and front porch located at 77 Plymbridge Road in the City of Toronto (North York Community Council Area).

CFN: 52144  -  Application #: 1005/14/TOR
Report Prepared by: Jessica Bester, extension 5250, email jbester@trca.on.ca
For information contact: Steve Heuchert, extension 5311, email sheuchert@trca.on.ca
Date: June 19, 2015

CITY OF TORONTO [SCARBOROUGH COMMUNITY COUNCIL AREA]

CITY OF TORONTO - Waterfront Watershed
The purpose is to undertake watermain replacement, road resurfacing and construction of a new sidewalk on Midland Avenue, from Kingston Road to Fishleigh Drive. There are no in-water or near-water works within the scope of this project.

CFN: 53098  -  Application #: 0175/15/TOR
Report Prepared by: Shirin Varzgani, extension 5785, email svarzgani@trca.on.ca
For information contact: Shirin Varzgani, extension 5785, email svarzgani@trca.on.ca
Date: May 26, 2015

426 LAWSON ROAD - Rouge River Watershed
The purpose is to construct a one-storey addition to the side and a two-storey addition with a second storey deck to the rear of the existing one-storey single family detached dwelling at 426 Lawson Road in the City of Toronto (Scarborough).

CFN: 50647  -  Application #: 0166/14/TOR
CITY OF TORONTO [TORONTO AND EAST YORK COMMUNITY COUNCIL AREA]

231 LONSMOUNT DRIVE - Don River Watershed
The purpose is to construct a new two-storey single family detached dwelling with an integral garage and new deck to the rear at 231 Lonsmount Drive in the City of Toronto (Toronto and East York).

CFN: 52591  -  Application #: 0012/15/TOR
Report Prepared by: Vanessa Aubrey, extension 5662, email vaubrey@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 18, 2015

CITY OF TORONTO - Don River Watershed
The purpose is to construct a look out area. The proposed works involve the construction of look out area with seating benches, metal railing and planting beds. There are no in-water or near-water works involved within the scope of this project.

CFN: 52116  -  Application #: 1038/14/TOR
Report Prepared by: Shirin Varzgani, extension 5785, email svarzgani@trca.on.ca
For information contact: Shirin Varzgani, extension 5785, email svarzgani@trca.on.ca
Date: May 30, 2015

3 STINSON CIRCLE - Don River Watershed
The purpose is to construct a new two-storey single family detached dwelling with an integral garage at 3 Stinson Circle in the City of Toronto (Toronto and East York).

CFN: 51928  -  Application #: 0924/14/TOR
Report Prepared by: Vanessa Aubrey, extension 5662, email vaubrey@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 11, 2015

6 GLENSHAW CRESCENT - Don River Watershed
The purpose is to construct a new 1 1/2 storey single family detached dwelling with an integral garage at 6 Glenshaw Crescent in the City of Toronto (Toronto and East York).

CFN: 50949  -  Application #: 0334/14/TOR
Report Prepared by: Vanessa Aubrey, extension 5662, email vaubrey@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 10, 2015

CITY OF VAUGHAN
CITY OF VAUGHAN - Humber River Watershed
The purpose is to undertake replacement of a watermain and resurfacing of Stegman's Mill Road. The watermain will be installed by Horizontal Directional Drilling (HDD) under the East Humber River. The Ministry of Natural Resources and Forestry (MNRF) Redside Dace timing window will apply to the works unless otherwise specified in writing by MNRF.

CFN: 52074  -  Application #: 1036/14/VAUG
Report Prepared by: Harsha Gammanpila, extension 5629, email hgammanpila@trca.on.ca
For information contact: Harsha Gammanpila, extension 5629, email hgammanpila@trca.on.ca
Date: June 8, 2015

ENBRIDGE GAS DISTRIBUTION INC. - Don River Watershed
The purpose is to install a NPS 36” ST FBE/ARO XHP gas pipeline under the Don River East Branch and tributaries, located south of Highway 407 and east of Bathurst Street, in the City of Vaughan. This pipeline is part of a proposal to construct approximately 50.4 km of natural gas pipeline named the "Greater Toronto Area (GTA) Project". The Ministry of Natural Resources and Forestry (MNRF) Redside Dace fisheries timing window will apply to this project unless otherwise specified in writing by the MNRF. Through review of the information provided and identified in the Summary of Plans section, TRCA is of the opinion that the project and implementation as proposed will not cause serious harm to fish.

CFN: 51831  -  Application #: 0836/14/VAUG
Report Prepared by: Annette Maher, extension 5798, email amaher@trca.on.ca
For information contact: Annette Maher, extension 5798, email amaher@trca.on.ca
Date: June 18, 2015

10 RIVERSIDE BOULEVARD - Don River Watershed
The purpose is to undertake works within TRCA's Regulated Area of the Don River Watershed in order to facilitate the construction of an approximate 476 sq.m (5,123.62 sq. ft.) replacement dwelling and a 12.12 metre x 6.09 metre (40 feet x 20 feet) in-ground swimming pool associated with a municipal building permit.

CFN: 53081  -  Application #: 0141/15/VAUG
Report Prepared by: Anant Patel, extension 5618, email apatel@trca.on.ca
For information contact: Kevin Huang, extension 5307, email khuang@trca.on.ca
Date: March 5, 2015

37 GLENSIDE DRIVE - Don River Watershed
The purpose is to undertake works within TRCA's Regulated Area of the Don River Watershed to facilitate the construction of a 9.1 sq. m (97.95 sq. ft.) cabana located at the rear of an existing residential dwelling associated with a municipal building permit and a Committee of Adjustment application for a minor variance.

CFN: 54017  -  Application #: 0473/15/VAUG
Report Prepared by: Anant Patel, extension 5618, email apatel@trca.on.ca
For information contact: Kevin Huang, extension 5307, email khuang@trca.on.ca
Date: June 16, 2015

REGIONAL MUNICIPALITY OF YORK - Don River Watershed
The purpose is to undertake alterations to an existing CSP culvert, 55m in length and 1.5m to 2.0m in diameter, including a replacement of the culvert extensions, installation of a culvert liner, and the replacement of the headwalls. The culvert extension and headwall works require the removal and placement of fill. Temporary interference with a wetland and watercourse are proposed through the dam and pump required to undertake the culvert works in the dry. In water works are subject to the Redside Dace timing window, unless otherwise specified in writing by the Ministry of Natural Resources and Forestry (MNRF).

CFN: 42179  -  Application #: 0152/09/VAUG
Report Prepared by: Scott Smith, extension 5758, email ssmith@trca.on.ca
For information contact: Scott Smith, extension 5758, email ssmith@trca.on.ca
Date: June 15, 2015

REGIONAL MUNICIPALITY OF YORK - Humber River Watershed
The purpose is to grade and place fill within the regulated area from Pine Valley Drive to 290m west of Millwood Parkway and to replace the culvert at Marigold Creek to facilitate the widening of Major Mackenzie Drive West from Pine Valley Drive to Weston Road. The road will be widened from the current 2 lane configuration with ditches to an urbanized 6 lane configuration with curb and gutter. The existing 3.0m diameter CSP culvert at Marigold Creek will be replaced with two 3.6m wide closed footing concrete culverts. In water and near water works are subject to the Redside Dace fisheries timing window, unless otherwise specified in writing by the Ministry of Natural Resources and Forestry (MNRF).

CFN: 49233  -  Application #: 0162/14/VAUG
Report Prepared by: Scott Smith, extension 5758, email ssmith@trca.on.ca
For information contact: Scott Smith, extension 5758, email ssmith@trca.on.ca
Date: June 11, 2015

TOWN OF CALEDON

19126 CENTREVILLE CREEK ROAD - Humber River Watershed
The purpose is to undertake works within TRCA’s Regulated Area of the Humber River Watershed in order to facilitate the construction of a 1 storey, 451 sq. m (4,850 sq. ft.) boarding kennel/barn and three (3) 9.3 sq. m (100 sq. ft.) portable shelters located at 19126 Centreville Creek Road, in the Town of Caledon, associated with a municipal building permit.

CFN: 54003  -  Application #: 0479/15/CAL
Report Prepared by: Anant Patel, extension 5618, email apatel@trca.on.ca
For information contact: Leilani Lee-Yates, extension 5370, email llee-yates@trca.on.ca
Date: June 12, 2015

TOWN OF RICHMOND HILL

1909998 ONTARIO LIMITED - Don River Watershed
The purpose is to construct an addition and complete internal alterations to an existing building at 371 Ohio Road, to develop a new BMW car dealership.

CFN: 53841 - Application #: 0432/15/RH  
Report Prepared by: Quentin Hanchard, extension 5324, email qhanchard@trca.on.ca  
For information contact: Quentin Hanchard, extension 5324, email qhanchard@trca.on.ca  
Date: June 16, 2015

629 NORTH LAKE ROAD - Humber River Watershed  
The purpose is to undertake works within TRCA's Regulated Area of the Humber River Watershed in order to facilitate the construction of a two-storey replacement dwelling with rear wooden deck, associated with a municipal building permit.

CFN: 53080 - Application #: 0140/15/RH  
Report Prepared by: Jeffrey Thompson, extension 5386, email jthompson@trca.on.ca  
For information contact: Doris Cheng, extension 5306, email dcheng@trca.on.ca  
Date: May 27, 2015

TOWN OF WHITCHURCH STOUFFVILLE  
84 CEDAR RIDGE ROAD - Rouge River Watershed  
The purpose is to allow development within a Regulated Area of the Rouge River Watershed to facilitate the construction of a single family dwelling at 84 Cedar Ridge Road, in the Town of Whitchurch-Stouffville.

CFN: 51734 - Application #: 0808/14/WS  
Report Prepared by: Jonathan Pounder, extension 5304, email jpounder@trca.on.ca  
For information contact: Jonathan Pounder, extension 5304, email jpounder@trca.on.ca  
Date: June 15, 2015

TOWNSHIP OF KING  
14455 12TH CONCESSION ROAD - Humber River Watershed  
The purpose is to construct a new single family dwelling, barn and garage and associated septic system within a Regulated Area of the Humber River watershed at 14455 12th Concession in the Township of King.

CFN: 53842 - Application #: 0443/15/KING  
Report Prepared by: Jonathan Pounder, extension 5304, email jpounder@trca.on.ca  
For information contact: Jonathan Pounder, extension 5304, email jpounder@trca.on.ca  
Date: June 9, 2015

PERMISSION FOR ROUTINE INFRASTRUCTURE WORKS
Permission for Routine Infrastructure Works Letter of Approval are implemented by Planning and Development Division staff and are received monthly by the Executive Committee. The permission of routine infrastructure works is subject to authorization by the Director, Planning and Development and signed by an appointed enforcement officer. All routine infrastructure works are located within a Regulated Area, generally within or adjacent to the hazard or natural feature and in the opinion of staff do not affect the control of flooding, erosion, dynamic beaches, pollution or the conservation of land.

CITY OF BRAMPTON

ENBRIDGE GAS DISTRIBUTION INC.
To undertake sewer, watermain or utility installation or maintenance within an existing roadway along Degrey Drive, located south of Castlemore Road and east of McVean Drive, in the City of Brampton, Humber River Watershed, as located on the property owned by City of Brampton, under Franchise Agreement with Enbridge Gas Distribution Inc. The purpose is to install a NPS 2" PE IP gas main along Degrey Drive, in the City of Brampton. No in-water works are associated with this project.

CFN: 53358  -  Application #: 0301/15/BRAM
Report Prepared by: Annette Maher, extension 5798, email amaher@trca.on.ca
For information contact: Annette Maher, extension 5798, email amaher@trca.on.ca
Date: May 28, 2015

CITY OF TORONTO [ETOBICOKE YORK COMMUNITY COUNCIL AREA]

CITY OF TORONTO
To undertake sewer and watermain or utility installation or maintenance within an existing roadway on Lake Promenade, from Thirty Sixth Street to Long Branch Avenue, in the City of Toronto (Etobicoke York Community Council Area), Waterfront Watershed, as located on property owned by the City of Toronto. The purpose is to replace an existing watermain on Lake Promenade, from Thirty Sixth Street to Long Branch Avenue. There are no in-water or near water works involved within the scope of this project.

CFN: 53361  -  Application #: 0326/15/TOR
Report Prepared by: Shirin Varzgani, extension 5785, email svarzgani@trca.on.ca
For information contact: Shirin Varzgani, extension 5785, email svarzgani@trca.on.ca
Date: June 18, 2015

CITY OF TORONTO
To undertake borehole investigations at West Deane Park located at 400 Martingrove Road, near Eglinton Avenue West, in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on property owned by the City of Toronto. The purpose is to undertake a geotechnical investigation (four boreholes). There are no in-water works involved within the scope of this project.

CFN: 53784  -  Application #: 0405/15/TOR
Report Prepared by: Shirin Varzgani, extension 5785, email svarzgani@trca.on.ca
For information contact: Shirin Varzgani, extension 5785, email svarzgani@trca.on.ca
Date: June 10, 2015
CITY OF TORONTO [SCARBOROUGH COMMUNITY COUNCIL AREA]

CITY OF TORONTO
To undertake sewer and watermain or utility installation or maintenance within an existing roadway on Middlefield Road, from McCowan Road to 350m east of McCowan Road, in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed, as located on property owned by the City of Toronto. The purpose is to replace an existing watermain on Middlefield Road. There are no in-water or near water works involved within the scope of this project.

CFN: 52869  -  Application #: 0160/15/TOR
Report Prepared by: Shirin Varzgani, extension 5785, email svarzgani@trca.on.ca
For information contact: Shirin Varzgani, extension 5785, email svarzgani@trca.on.ca
Date: June 16, 2015

CITY OF TORONTO [TORONTO AND EAST YORK COMMUNITY COUNCIL AREA]

CITY OF TORONTO
To undertake sewer and watermain or utility installation or maintenance within an existing roadway on Avondale Road, from Rosedale Road to Park Road, in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on property owned by the City of Toronto. The purpose is to replace an existing watermain on Avondale Road. There are no in-water or near water works involved within the scope of this project.

CFN: 52868  -  Application #: 0161/15/TOR
Report Prepared by: Shirin Varzgani, extension 5785, email svarzgani@trca.on.ca
For information contact: Shirin Varzgani, extension 5785, email svarzgani@trca.on.ca
Date: June 16, 2015

MINOR WORKS LETTER OF APPROVAL

Permission for Minor Works Letter of Approval are implemented by Planning and Development Division staff and are received monthly by the Executive Committee. The permission of minor works is subject to authorization by the Director, Planning and Development and signed by an appointed enforcement officer. All minor works are located within a Regulated Area, outside of the floodplain and in the opinion of staff do not affect the control of flooding, erosion, dynamic beaches, pollution or the conservation of land.

CITY OF BRAMPTON

20 RIVERVIEW DRIVE
To change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on (20 Riverview Drive), in the City of Brampton, Etobicoke Creek Watershed.

CFN: 54029  -  Application #: 0497/15/BRAM
Report Prepared by: Stephen Bohan, extension 5743, email sbohan@trca.on.ca
For information contact: Stephen Bohan, extension 5743, email sbohan@trca.on.ca
Date: June 16, 2015
72 MANSFIELD STREET
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 9, Plan M-74, (72 Mansfield Street), in the City of Brampton, Etobicoke Creek Watershed.

CFN: 53943 - Application #: 0453/15/BRAM
Report Prepared by: Stephen Bohan, extension 5743, email sbohan@trca.on.ca
For information contact: Stephen Bohan, extension 5743, email sbohan@trca.on.ca
Date: June 8, 2015

75 OCEAN RIDGE DRIVE
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 255, Plan 43M-1667, (75 Ocean Ridge Drive), in the City of Brampton, Humber River Watershed.

CFN: 51439 - Application #: 0641/14/BRAM
Report Prepared by: Tara Jahanarai, extension 5284, email tjahanarai@trca.on.ca
For information contact: Leilani Lee-Yates, extension 5370, email llee-yates@trca.on.ca
Date: May 27, 2015

37 BALLYSHIRE DRIVE
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 207, Plan 43M-1714, (37 Ballyshire Drive), in the City of Brampton, Humber River Watershed.

CFN: 53888 - Application #: 0425/15/BRAM
Report Prepared by: Stephen Bohan, extension 5743, email sbohan@trca.on.ca
For information contact: Stephen Bohan, extension 5743, email sbohan@trca.on.ca
Date: May 28, 2015

CITY OF MARKHAM

202 MARKVILLE ROAD
To install a swimming pool on , (202 Markville Road), in the City of Markham, Rouge River Watershed.

CFN: 54019 - Application #: 0475/15/MARK
Report Prepared by: Jeffrey Thompson, extension 5386, email jthompson@trca.on.ca
For information contact: Jeffrey Thompson, extension 5386, email jthompson@trca.on.ca
Date: June 10, 2015

CITY OF MISSISSAUGA

1154 LOVINGTON CRESCENT
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on , (1154 Lovingston Crescent), in the City of Mississauga, Etobicoke Creek Watershed.

CFN: 53848 - Application #: 0411/15/MISS
CITY OF PICKERING

1047 BENTON CRESCENT
To install a swimming pool on Lot 2, Plan 40M1350, (1047 Benton Crescent), in the City of Pickering, Duffins Creek Watershed.

CFN: 53725  -  Application #: 0375/15/PICK
Report Prepared by: Vanessa Aubrey, extension 5662, email vaubrey@trca.on.ca
For information contact: Steven Strong, extension 5907, email sstrong@trca.on.ca
Date: June 8, 2015

464 TOYNEVALE ROAD
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 121, Plan 350, (464 Toynevale Road), in the City of Pickering, Petticoat Creek Watershed.

CFN: 54022  -  Application #: 0481/15/PICK
Report Prepared by: Vanessa Aubrey, extension 5662, email vaubrey@trca.on.ca
For information contact: Steven Strong, extension 5907, email sstrong@trca.on.ca
Date: June 16, 2015

CITY OF TORONTO [ETOBICOKE YORK COMMUNITY COUNCIL AREA]

15 MEADOWCREST ROAD
To change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on Lot 18, Plan 2999, (15 Meadowcrest Road), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed.

CFN: 53581  -  Application #: 0320/15/TOR
Report Prepared by: Tara Jahanarai, extension 5284, email tjahanarai@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 12, 2015

278 RENFORTH DRIVE
To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 179, Plan 4592, (278 Renforth Drive), in the City of Toronto (Etobicoke York Community Council Area), Etobicoke Creek Watershed.

CFN: 53579  -  Application #: 0318/15/TOR
Report Prepared by: Tara Jahanarai, extension 5284, email tjahanarai@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 1, 2015
CITY OF TORONTO [NORTH YORK COMMUNITY COUNCIL AREA]

DENNIS DA BIN LIU AND LAN YANG
To change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on Lot 36, Plan 4847, (32 Millgate Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Dennis Da Bin Liu and Lan Yang.

CFN: 53691  -  Application #: 0379/15/TOR
Report Prepared by: Tara Jahanarai, extension 5284, email tjahanarai@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: May 29, 2015

FIROZ AND PARVIN GULAMHUSEIN
To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) and construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 246, Plan M-677, (10 King Maple Place), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Firoz and Parvin Gulamhusein.

CFN: 53690  -  Application #: 0377/15/TOR
Report Prepared by: Tara Jahanarai, extension 5284, email tjahanarai@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 15, 2015

19 LICHEN PLACE
To change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on Lot 119, Plan 5544, (19 Lichen Place), in the City of Toronto (North York Community Council Area), Don River Watershed.

CFN: 52018  -  Application #: 0951/14/TOR
Report Prepared by: Tara Jahanarai, extension 5284, email tjahanarai@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 22, 2015

CITY OF TORONTO [SCARBOROUGH COMMUNITY COUNCIL AREA]

1 BRODERICK PLACE
To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) and construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 1, Plan 2457, (1 Broderick Place), in the City of Toronto (Scarborough Community Council Area), Don River Watershed.

CFN: 53588  -  Application #: 0327/15/TOR
Report Prepared by: Tara Jahanarai, extension 5284, email tjahanarai@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 12, 2015
UNIVERSITY OF TORONTO
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on , (130 Old Kingston Road), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by University of Toronto.

CFN: 53597  -  Application #: 0373/15/TOR
Report Prepared by: Tara Jahanarai, extension 5284, email tjahanarai@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 5, 2015

CITY OF TORONTO [TORONTO AND EAST YORK COMMUNITY COUNCIL AREA]

261 ROSEDALE HEIGHTS DRIVE
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 2, Plan 920-Y, (261 Rosedale Heights Drive), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

CFN: 53849  -  Application #: 0416/15/TOR
Report Prepared by: Vanessa Aubrey, extension 5662, email vaubrey@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 10, 2015

26 NESBITT DRIVE
To construct a ground floor addition up to 50 sq. m (538 sq. ft) and change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on Part Lot 3, 4, Plan 2398, (26 Nesbitt Drive), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

CFN: 53053  -  Application #: 0177/15/TOR
Report Prepared by: Tara Jahanarai, extension 5284, email tjahanarai@trca.on.ca
For information contact: Mark Rapus, extension 5259, email mrapus@trca.on.ca
Date: June 8, 2015

CITY OF VAUGHAN

59 WAYMAR HEIGHTS BOULEVARD
To construct a ground floor addition up to 50 sq. m (538 sq. ft) on 59 Waymar Heights Boulevard, in the City of Vaughan, Humber River Watershed.

CFN: 53995  -  Application #: 0449/15/VAUG
Report Prepared by: Anant Patel, extension 5618, email apatel@trca.on.ca
For information contact: Anant Patel, extension 5618, email apatel@trca.on.ca
Date: June 15, 2015

144 BORROWS STREET
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Plan M-1972, PART 5 & 3, (144 Borrows Street), in the City of Vaughan, Don River Watershed.

CFN: 53836  -  Application #: 0426/15/VAUG
Report Prepared by: Anant Patel, extension 5618, email apatel@trca.on.ca
For information contact: Anant Patel, extension 5618, email apatel@trca.on.ca
Date: June 4, 2015

19 MARMOT COURT
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 54, Plan 65M-4199, (19 Marmot Court), in the City of Vaughan, Don River Watershed.

CFN: 54018  -  Application #: 0474/15/VAUG
Report Prepared by: Anant Patel, extension 5618, email apatel@trca.on.ca
For information contact: Anant Patel, extension 5618, email apatel@trca.on.ca
Date: June 15, 2015

91 THOMAS COOK AVENUE
To install a swimming pool on Lot 56, Plan 65M-4057, (91 Thomas Cook Avenue), in the City of Vaughan, Don River Watershed.

CFN: 53838  -  Application #: 0427/15/VAUG
Report Prepared by: Anant Patel, extension 5618, email apatel@trca.on.ca
For information contact: Anant Patel, extension 5618, email apatel@trca.on.ca
Date: May 29, 2015

TOWN OF AJAX

34 NOAKE CRESCENT
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 83, Plan 40M1575, (34 Noake Crescent), in the Town of Ajax, Carruthers Creek Watershed.

CFN: 53834  -  Application #: 0393/15/AJAX
Report Prepared by: Vanessa Aubrey, extension 5662, email vaubrey@trca.on.ca
For information contact: Steven Strong, extension 5907, email sstrong@trca.on.ca
Date: June 8, 2015

4 BRAY DRIVE
To install a swimming pool and undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) on Lot 11, Plan 40M-1576, (4 Bray Drive), in the Town of Ajax, Carruthers Creek Watershed.

CFN: 53998  -  Application #: 0459/15/AJAX
Report Prepared by: Vanessa Aubrey, extension 5662, email vaubrey@trca.on.ca
For information contact: Steven Strong, extension 5907, email sstrong@trca.on.ca
Date: June 8, 2015
11 GALEA DRIVE
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part Lot 91, 92, Plan 40M-2396, PART 1, (11 Galea Drive), in the Town of Ajax, Carruthers Creek Watershed.

CFN: 53835 - Application #: 0423/15/AJAX
Report Prepared by: Vanessa Aubrey, extension 5662, email vaubrey@trca.on.ca
For information contact: Steve Heuchert, extension 5311, email sheuchert@trca.on.ca
Date: June 8, 2015

38 KEEBLE CRESCENT
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) and change the use, size, or number of dwelling units of a structure, or undertake work that does not change the footprint of the existing structure on Lot 59, Plan 40M-1619, (38 Keeble Crescent), in the Town of Ajax, Carruthers Creek Watershed.

CFN: 53780 - Application #: 0399/15/AJAX
Report Prepared by: Vanessa Aubrey, extension 5662, email vaubrey@trca.on.ca
For information contact: Steven Strong, extension 5907, email sstrong@trca.on.ca
Date: June 8, 2015

TOWN OF CALEDON

176 BELL AIR DRIVE
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on 176 Bell Air Drive, in the Town of Caledon, Humber River Watershed.

CFN: 53941 - Application #: 0446/15/CAL
Report Prepared by: Anant Patel, extension 5618, email apatel@trca.on.ca
For information contact: Anant Patel, extension 5618, email apatel@trca.on.ca
Date: June 8, 2015

84 BIRCH AVENUE
To install a swimming pool on , (84 Birch Avenue), in the Town of Caledon, Humber River Watershed.

CFN: 54028 - Application #: 0496/15/CAL
Report Prepared by: Anant Patel, extension 5618, email apatel@trca.on.ca
For information contact: Anant Patel, extension 5618, email apatel@trca.on.ca
Date: June 18, 2015

TOWN OF MONO

248466 5TH SIDEROAD
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part West Half Lot 5, Concession 8, 248466 5th Sideroad, in the Town of Mono, Humber River Watershed.
TOWN OF RICHMOND HILL

209 HUMBERLAND DRIVE
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 26, Plan 65M-3214, (209 Humberland Drive), in the Town of Richmond Hill, Humber River Watershed.

CFN: 53837  -  Application #: 0429/15/RH
Report Prepared by: Jeffrey Thompson, extension 5386, email jthompson@trca.on.ca
For information contact: Jeffrey Thompson, extension 5386, email jthompson@trca.on.ca
Date: May 27, 2015

TOWN OF WHITCHURCH-STOUFFVILLE

5192 BETHESDA ROAD
To install a swimming pool and construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Part Lot 6, Concession 7, 5192 Bethesda Road, in the Town of Whitchurch-Stouffville, Rouge River Watershed.

CFN: 53997  -  Application #: 0452/15/WS
Report Prepared by: Anant Patel, extension 5618, email apatel@trca.on.ca
For information contact: Anant Patel, extension 5618, email apatel@trca.on.ca
Date: June 15, 2015

75 GOUDIE CRESCENT
To install a swimming pool on Lot 92, Plan 65M-3939, (75 Goudie Crescent), in the Town of Whitchurch-Stouffville, Rouge River Watershed.

CFN: 54044  -  Application #: 0520/15/WS
Report Prepared by: Anant Patel, extension 5618, email apatel@trca.on.ca
For information contact: Anant Patel, extension 5618, email apatel@trca.on.ca
Date: June 22, 2015