



THE TORONTO AND REGION CONSERVATION AUTHORITY  
5 Sheppard Ave. E., Toronto, Ontario M3J 1S4 Tel: 661-6600 Fax: 661-5805 <http://www.trca.on.ca>

**Dick O'Brien**  
*Chair*

**Brian Denney**  
*Chief Administrative Officer*

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## **NOTICE OF MEETING**

### **AUTHORITY # 6/03**

The next Authority Meeting of The Toronto and Region Conservation Authority will be held on Friday, July 25, 2003 in the South Theatre, Black Creek Pioneer Village, at 10:00 a.m.

Enclosed please find the Agenda, Minutes of the various Boards and Committees, copies of communications, etc., that will be considered at the meeting.

Authority Members, concerned citizens, and all others receiving a copy of the Agenda and accompanying material are requested to bring them to the meeting, as additional copies will not be available.

If you are missing any attachments or copies or if you require further information regarding this Agenda, please contact Kathy Stranks, at 416-661-6600 ext. 5264 or e-mail at [kstranks@trca.on.ca](mailto:kstranks@trca.on.ca). Please also confirm attendance at the meeting.



THE TORONTO AND REGION CONSERVATION AUTHORITY

**Authority Meeting #6/03**

**Chair:** Dick O'Brien  
**Vice Chair:** Jim McMaster  
**Members:**

**July 25, 2003  
10:00 A.M.  
SOUTH THEATRE, BLACK CREEK PIONEER VILLAGE**

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**AGENDA**

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- 1. MINUTES OF MEETING #5/03**  
(Enclosed herewith on White)
- 2. BUSINESS ARISING FROM THE MINUTES**
- 3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**
- 4. DELEGATIONS**
- 5. PRESENTATIONS**
- 6. CORRESPONDENCE**
- 7. CONSIDERATION OF REPORTS TO THE AUTHORITY**
  - 7.1 CONSULTANT SELECTION FOR LIVING CITY CENTRE AT KORTRIGHT**  
Sustainable Building, Site and Infrastructure Design 19-24
  - 7.2 CONTRACTS FOR RESTORATION OF RICHMOND HILL MILL POND**  
*Report to Follow*
  - 7.3 THE CORPORATION OF THE CITY OF VAUGHAN**  
Conveyance of Land for the Pine Valley waste water Pumping Station, City of  
Vaughan  
Humber River Watershed  
CFN 32987  
*Report to Follow*

**8. CONSIDERATION OF REPORTS OF THE EXECUTIVE COMMITTEE MEETING #6/03, HELD ON JULY 4, 2003**

(Refer to pages printed on PINK)

**9. CONSIDERATION OF REPORTS OF THE PUBLIC USE ADVISORY BOARD MEETING #2/03, HELD ON JULY 4, 2003**

(Refer to pages printed on GREEN)

**10. CONSIDERATION OF REPORTS OF THE WATERSHED MANAGEMENT ADVISORY BOARD MEETING #3/03, HELD ON JULY 11, 2003**

(Refer to pages printed on BLUE)

**11. CONSIDERATION OF REPORTS OF THE EXECUTIVE COMMITTEE MEETING #7/03, TO BE HELD ON JULY 25, 2003**

(Refer to pages printed on WHITE WITH PINK COVER)

NEXT MEETING OF THE AUTHORITY #7/03, TO BE HELD ON SEPTEMBER 26, 2003,  
IN THE SOUTH THEATRE, BLACK CREEK PIONEER VILLAGE

Brian Denney  
Chief Administrative Officer

/ks

**8. CONSIDERATION OF REPORTS OF THE EXECUTIVE COMMITTEE MEETING #6/03, HELD ON JULY 4, 2003**

(Refer to pages printed on **PINK**)

**SECTION I - ITEMS FOR AUTHORITY ACTION**

- 8.1 BELL CANADA**  
Request for Permanent Easement for an Underground Duct, Highland Creek Watershed, City of Toronto (Scarborough Community)  
CFN 34063 300-302
- 8.2 CITY OF MISSISSAUGA**  
Request for Permanent Easement for Storm Sewer Outfall, Mimico Creek Watershed, City of Mississauga  
CFN 34416 303-305
- 8.3 THE REGIONAL MUNICIPALITY OF YORK**  
Conveyance of Land for the Widening and Reconstruction of 19th Avenue between Bathurst Street and Leslie Street, Rouge River Watershed, Town of Richmond Hill  
CFN 34426 306-308
- 8.4 THE REGIONAL MUNICIPALITY OF PEEL**  
Conveyance of Land for the Widening and Reconstruction of Mayfield Road between Summer Valley Drive and Inder Heights Drive, City of Brampton, Etobicoke Creek Watershed  
CFN 33036 309-312
- 8.5 DISPOSAL OF AUTHORITY-OWNED LANDS**  
3203 Mayfield Road, City of Brampton.  
Etobicoke Creek Watershed  
CFN 34049 313-320
- 8.6 ECOLOGICAL LAND ACQUISITION PROGRAM**  
Rouge Park and the Niagara Escarpment  
CFN 31123 and CFN 22623 321-322
- 8.7 TENDER OPENING SUB-COMMITTEE TENDER ES03-10**  
Tender for the supply of rental rates for Operated Heavy Construction Equipment and Dump Trucks 322-324
- 8.8 TENDER OPENING SUB-COMMITTEE TENDER ES03-07**  
Tender for the supply and delivery of Armour Stone for the Port Union Waterfront Improvement Project, City of Toronto. 324-325
- 8.9 TRCA INDOOR AIR BIOFILTRATION SYSTEM** 325-328

## SECTION II - ITEMS FOR EXECUTIVE ACTION

### 8.10 APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 158 Fill, Construction & Alteration to Waterway.

#### CITY OF BRAMPTON

- 8.10.1 ENBRIDGE GAS DISTRIBUTION INC.**  
To place fill within a regulated area on Lot 12, Concession 7, (Airport Road, north of Humberwest Parkway), in the City of Brampton, Humber River Watershed as located on the property owned by Region of Peel. 329-330

#### CITY OF PICKERING

- 8.10.2 GEORGE MAYNARD**  
To place fill within a regulated area on Lot 4, Plan 239, (807 St. Martins Drive), in the City of Pickering, Waterfront Watershed as located on the property owned by George Maynard. 330-331

#### CITY OF TORONTO (NORTH YORK COMMUNITY)

- 8.10.3 TED CHRISTIE**  
To place fill within a regulated area on Lot 20, Plan R-672, (33 Alamosa Drive), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Ted Christie. 331-332

#### CITY OF TORONTO (TORONTO EAST YORK COMMUNITY)

- 8.10.4 METROSPHERE BUILDING CORP**  
To place fill within a regulated area on Part Lot 1, 2, 3, 4 & 5, Plan 108, (49-51 River Street), in the City of Toronto (Toronto East York Community Council Area), Don River Watershed as located on the property owned by Metrosphere Building Corp. 332-333
- 8.10.5 CASE AND PATRICIA OOTES**  
To construct in a flood plain on Lot 59, Plan M-623, (11 Hale Court), in the City of Toronto (Toronto East York Community Council Area), Don River Watershed as located on the property owned by Case and Patricia Ootes. 334-335

**CITY OF VAUGHAN**

- 8.10.6 TORONTO DISTRICT CHRISTIAN HIGH SCHOOL**  
To place fill within a regulated area on Lot 7, Concession 8, (377 Woodbridge Avenue), in the City of Vaughan, Humber River Watershed as located on the property owned by Toronto District Christian High School. 335-336

**TOWN OF AJAX**

- 8.10.7 MEDALLION DEVELOPMENTS INC.**  
To alter a waterway on Part Lot 3, 4, Concession 3, in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Medallion Developments Inc.. 336-337

**TOWN OF MARKHAM**

- 8.10.8 LYNNE MELNYK**  
To place fill within a regulated area on (31 Millstone Court), in the Town of Markham, Rouge River Watershed as located on the property owned by Lynne Melnyk. 337-338

**TOWN OF WHITCHURCH-STOUFFVILLE**

- 8.10.9 TOWN OF WHITCHURCH-STOUFFVILLE**  
To alter a waterway on (Main Street, east of Park Drive), in the Town of Whitchurch-Stouffville, Duffins Creek Watershed as located on the property owned by Town of Whitchurch-Stouffville 338-340

**TOWNSHIP OF KING**

- 8.10.10 BRIAN CHUNG**  
To place fill within a regulated area on Part Lot 52, 53, 61, Plan, (30 Second Street), in the Township of King, Humber River Watershed as located on the property owned by Brian Chung. 340-341

- 8.10.11 DAVID WEISDORF**  
To place fill within a regulated area on Lot 7, Concession 4 Lot 7, Plan M14, (131 Manitou Drive), in the Township of King, Humber River Watershed as located on the property owned by David Weisdorf. 341-342

**THE FOLLOWING PERMITS WERE LISTED AS ERRATA ITEMS:**

**CITY OF BRAMPTON**

- 8.10.12 1238018 ONTARIO LIMITED**  
To place fill within a regulated area on Lot 6, Concession 10 NDS, in the City of Brampton, Humber River Watershed as located on the property owned by 1238018 Ontario Limited.  
343-344
- 8.10.13 NATIONAL HOMES (CASTLEMORE) INC.**  
To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 12, Concession 7, in the City of Brampton, Humber River Watershed as located on the property owned by National Homes (Castlemore) Inc..  
345-346

**CITY OF MISSISSAUGA**

- 8.10.14 MALKIT DHALIWALL**  
To place fill within a regulated area on Part Of West Half Lot 12, Concession 5 EHS, (7351 Bramalea Road), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Malkit Dhaliwall.  
346-348

**WITHDRAWN**

- 8.10.15 RIO CAN REAL ESTATE INVESTMENT**  
To construct in a flood plain on, (3110 Dixie Road), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Rio Can Real Estate Investment.  
348

**CITY OF PICKERING**

- 8.10.16 PICKERING HARBOUR CO. LTD.**  
To place fill within a regulated area on Frenchman's Bay, (Frenchman's Bay Marina), in the City of Pickering, Frenchman's Bay Watershed as located on the property owned by Pickering Harbour Co. Ltd..  
348-350

**WITHDRAWN**

**CITY OF TORONTO (HUMBER YORK COMMUNITY)**

- 8.10.17 CITY OF TORONTO**  
To alter a waterway, construct in a flood plain, place fill within a regulated area on Part Lot HR 3, (Warren Park Pumping Station), in the City of Toronto (Humber York Community Council Area), Humber River Watershed as located on the property owned by Toronto and Region Conservation Authority.  
350

**CITY OF TORONTO (MIDTOWN COMMUNITY)**

- 8.10.18 CITY OF TORONTO**  
To place fill within a regulated area west of 411 Lawrence Avenue East at Bayview, in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by City of Toronto. 350-351

**CITY OF TORONTO (NORTH YORK COMMUNITY)**

- 8.10.19 CANADIAN TENNIS ASSOCIATION (TENNIS CANADA)**  
To alter a waterway, construct in a flood plain, place fill within a regulated area on Part Lot 23, 24, Concession 4 WYS, (4700 Keele Street (South Side Shoreham Drive west of Pond Road)), in the City of Toronto (North York Community Council Area), Humber River Watershed as located on the property owned by York University. 351-353

**CITY OF TORONTO (SCARBOROUGH COMMUNITY)**

- 8.10.20 THE MATTAMY DEVELOPMENT CO.**  
To alter a waterway on Part Lot 14, Concession 4, (Neilson Road and Morningside Avenue), in the City of Toronto (Scarborough Community Council Area), Rouge River Watershed as located on the property owned by The Mattamy Development Co.. 353-355

**CITY OF VAUGHAN**

- 8.10.21 ALTERRA-FINER SPACE LIMITED**  
To place fill within a regulated area on Part Lot 1, Concession 2 Part Lot 16, Plan 65-R-20892, (Part of former 1500 Steeles Avenue West), in the City of Vaughan, Don River Watershed as located on the property owned by Alterra-Finer Space Limited. 355-356
- 8.10.22 BEN BELLANTONE**  
To place fill within a regulated area on Lot 30, Plan 65M-2604, (66 Modesto Gardens), in the City of Vaughan, Humber River Watershed as located on the property owned by Ben Bellantone 356-357
- 8.10.23 CITY OF VAUGHAN**  
To alter a waterway on Lot 30, 31, Concession 4, 5 (Kirby Road), in the City of Vaughan, Humber River Watershed as located on the property owned by City of Vaughan. 357-358
- 8.10.24 RINO FILIPPI**  
To place fill within a regulated area on Lot 25, Concession 9, (678 Nashville Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Rino Filippi. 358-360

## **TOWN OF MARKHAM**

- 8.10.25 TOWN OF MARKHAM**  
To construct in a flood plain on Lot 24, 25, Concession 4, (Elgin Mills Road East, east of Woodbine Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Town of Markham. 360-361
- 8.10.26 TOWN OF MARKHAM**  
To construct in a flood plain on Lot 25, 26, Concession 5, (Elgin Mills Road East, east of Warden Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Town of Markham. 361-362

## **TOWN OF RICHMOND HILL**

- 8.10.27 HEATHWOOD HOMES TRANQUILITY LIMITED**  
To alter a waterway, place fill within a regulated area on Lot 67, 68, Concession 1, (west of Yonge Street, north of King Road), in the Town of Richmond Hill, Humber River Watershed as located on the property owned by Heathwood Homes Tranquility Limited. 362-364
- 8.10.28 SCOTT SMITH**  
To construct in a flood plain on (334 Kerrybrook Drive), in the Town of Richmond Hill, Don River Watershed as located on the property owned by Scott Smith. 364-365

## **CITY OF MISSISSAUGA**

- 8.10.29 CITY OF MISSISSAUGA**  
To alter a waterway, construct in a flood plain on Lot 14, Concession 6 EHS Part 2 Plan 43R-6128, (7615 Torbram Road), in the City of Mississauga, Mimico Creek Watershed as located on the property owned by City of Mississauga. 365-366

## **CITY OF TORONTO (ETOBICOKE COMMUNITY)**

- 8.10.30 TONY AND VAL TRIVISONNO**  
To place fill within a regulated area on Part Lot 19, Concession C Lot 19, Plan 3389, (30 Westmount Park Road), in the City of Toronto (Etobicoke Community Council Area), Humber River Watershed as located on the property owned by Tony and Val Trivisonno. 367-368
- 8.11 PERMISSION TO ENTER TRCA PROPERTY** 368-369
- 8.12 ETOBICOKE CREEK WATERSHED HYDROLOGY UPDATE** 369-370
- 8.13 BLACK CREEK PIONEER VILLAGE, CITY OF TORONTO TENDER ES03-03**  
Mackenzie House and Dalziel Barn Roof Repairs 371

<b>8.14</b>	<b>TENDER OPENING SUB-COMMITTEE TENDER ES03-06</b>	
	Tender for the supply and delivery of Rip Rap Stone for the Port Union Waterfront Improvement Project, City of Toronto.	372-373
<b>8.15</b>	<b>SUPPLY OF COMPUTER HARDWARE</b>	
	Award of Contract	373-374
<b>8.16</b>	<b>CANADIAN TENNIS ASSOCIATION (TENNIS CANADA)</b>	375

**9. CONSIDERATION OF REPORTS OF THE PUBLIC USE ADVISORY BOARD MEETING #2/03, HELD ON JULY 4, 2003**

(Refer to pages printed on **GREEN**)

**SECTION I - ITEMS FOR AUTHORITY ACTION**

<b>9.1</b>	<b>BLACK CREEK PIONEER VILLAGE</b>	<b>3-5</b>
<b>9.2</b>	<b>POLICY AND OPERATIONAL PROCEDURES FOR MANAGING DOMESTIC ANIMALS</b>	<b>5-21</b>
<b>9.3</b>	<b>DUFFINS CREEK HEADWATERS MANAGEMENT PLAN FOR TRCA PROPERTIES</b>	<b>22-28</b>
<b>9.4</b>	<b>NEGATIVE PRESSURES AFFECT ON REVENUE</b>	<b>28-33</b>
<b>9.5</b>	<b>WEST NILE VIRUS</b> Employee and Volunteer Policy	<b>34-36</b>

**10. CONSIDERATION OF REPORTS OF THE WATERSHED MANAGEMENT ADVISORY BOARD MEETING #3/03, HELD ON JULY 11, 2003**

(Refer to pages printed on **BLUE**)

**SECTION I - ITEMS FOR AUTHORITY ACTION**

<b>10.1</b>	<b>WATERSHED BASED SOURCE PROTECTION UPDATE AND MUNICIPAL RESPONSES TO ADVISORY COMMITTEE REPORT</b>	<b>130-144</b>
<b>10.2</b>	<b>STATUS OF THE PINE VALLEY DRIVE LINK, OPA 600 OMB APPEAL, AND THE PINE VALLEY DRIVE LINK ENVIRONMENTAL ASSESSMENT</b>	<b>145-147</b>
<b>10.3</b>	<b>RESTORATION PLANTING FOR NEW AND PROPOSED TRANSPORTATION CORRIDORS</b>	<b>148-151</b>
<b>10.4</b>	<b>REMEDIAL ACTION PLAN (RAP) MEMORANDUM OF UNDERSTANDING (MoU) PROJECT PROGRESS REPORT 2002/2003 AND 2003/2004 PROPOSED PROJECTS</b>	<b>151-157</b>
<b>10.5</b>	<b>HUMBER WATERSHED ALLIANCE MEMBERSHIP</b>	<b>157</b>
<b>10.6</b>	<b>2003 ONTARIO PROFESSIONAL PLANNERS INSTITUTE (OPPI) EXCELLENCE IN PLANNING AWARD</b> Greening Our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks.	<b>158-159</b>
<b>10.7</b>	<b>CANADIAN RIVERS DAY JUNE 8, 2003</b>	<b>159-161</b>
<b>10.8</b>	<b>LEGAL POSITION WITH RESPECT TO ENVIRONMENTAL ASSESSMENT PROCESS AND THE GTA NORTH TRANSPORTATION CORRIDOR</b>	<b>161-169</b>

**11. CONSIDERATION OF REPORTS OF THE EXECUTIVE COMMITTEE MEETING #7/03, TO BE HELD ON JULY 25, 2003**

(Refer to pages printed on **WHITE WITH PINK COVER**)

**SECTION II - ITEMS FOR EXECUTIVE ACTION**

**11.1 APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 158  
Fill, Construction & Alteration to Waterway.**

**CITY OF TORONTO [ETOBICOKE COMMUNITY]**

**11.1.1 CITY OF TORONTO**

To alter a waterway, construct in a flood plain on Longbranch Sanitary Trunk Sewer, in the City of Toronto (Etobicoke Community Council Area), Etobicoke Creek Watershed as located on the property owned by The Toronto and Region Conservation Authority. 9-11

**CITY OF TORONTO [HUMBER YORK COMMUNITY]**

**11.1.2 CITY OF TORONTO**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Part Lot HR 3, Warren Park Pumping Station, in the City of Toronto (Humber York Community Council Area), Humber River Watershed as located on the property owned by Toronto and Region Conservation Authority. 11-12

**CITY OF TORONTO [MIDTOWN COMMUNITY]**

**11.1.3 CITY OF TORONTO**

To alter a waterway, construct in a flood plain in Moore Park Ravine, in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by City of Toronto. 12-14

**11.1.4 WES ROITMAN**

To construct in a flood plain on, (1 Green Valley Drive), in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by Wes Roitman. 14-16

**CITY OF TORONTO [NORTH YORK COMMUNITY]**

**11.1.5 JINLI DING**

To place fill within a regulated area on Lot 34, Plan M-754, (78 Forest Grove Drive), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Jinli Ding. 16-17

**CITY OF TORONTO [SCARBOROUGH COMMUNITY]**

- 11.1.6 AMIR REZAAE**  
To place fill within a regulated area on Lot 83, Plan M-1012, (49 South Marine), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed as located on the property owned by Amir Rezaee. 17-19
- 11.1.7 JOHN & LESLIE WRIGHT**  
To construct in a flood plain on, (35 Cherryhill Avenue), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by John & Leslie Wright. 19-20
- 11.1.8 TRAKS COMMUNICATIONS**  
To alter a waterway on Part Lot 18, Concession 4, (5500 Finch Avenue East), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by Traks Communications. 20-22
- 11.1.9 USE HICKSON PRODUCTS LTD.**  
To alter a waterway on Part Lot 7, Concession D, being Parts 2,3,4 & 5, Plan 64R-15477, 565 Coronation Drive, in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by Witco Canada Inc. 22-23

**TOWN OF AJAX**

- 11.1.10 COUGS INVESTMENTS**  
To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 3, Concession 4, Deer Creek Golf Course, in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Cougs Investments. 24-26
- 11.1.11 JOHN BODDY HOMES**  
To place fill within a regulated area on Lot 16, Concession 2, Elizabeth Street, in the Town of Ajax, Duffins Creek Watershed as located on the property owned by Ed Boddy. 26-27

**THE FOLLOWING PERMIT APPLICATIONS ARE ERRATA ITEMS:**

**CITY OF BRAMPTON**

- 11.1.12 CITY OF BRAMPTON**  
To alter a waterway, construct in a flood plain on (Clark Boulevard between Highway 410 and West Drive), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton. 28-29

- 11.1.13 FANSHORE INVESTMENTS INC.**  
To alter a waterway, construct in a flood plain, place fill within a regulated area on East Half Lot 14, Concession 7, (West of Goreway Drive and South of Countryside Drive), in the City of Brampton, Humber River Watershed as located on the property owned by Fanshore Investments Inc.. 29-31
- 11.1.14 HIGHSRING ESTATES INC.**  
To alter a waterway, place fill within a regulated area on Lot 8, 9, 10, Concession 8, in the City of Brampton, Humber River Watershed as located on the property owned by Highspring Estates Inc.. 31-32
- 11.1.15 MCVEAN DRIVE ESTATE INC.**  
To alter a waterway, construct in a flood plain on Lot 13, Concession 8 NDS Lot 111, 112, 113, Plan 1051, Part Lot 114, 115, Plan 1051, in the City of Brampton, Humber River Watershed as located on the property owned by McVean Drive Estate Inc.. 32-34
- 11.1.16 MENKES INDUSTRIAL HOLDINGS INC.**  
To alter a waterway, construct in a flood plain on, (Intermodal Drive and Airport Road), in the City of Brampton, Mimico Creek Watershed as located on the property owned by Menkes Industrial Holdings Inc. 34-35
- 11.1.17 NORTH CASTLEMORE DEVELOPMENTS INC.**  
To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 16, 17, Concession 7 NDS, in the City of Brampton, Humber River Watershed as located on the property owned by Valley Gore Developments Ltd.. 35-37
- 11.1.18 REGION OF PEEL**  
To construct in a flood plain on Lot 1/17, Concession 1/7E, (Mayfield Road, between Goreway Drive and Airport Road), in the City of Brampton, Humber River Watershed as located on the property owned by Region of Peel. 37-38
- 11.1.19 REGION OF PEEL**  
To alter a waterway, construct in a flood plain on (Easement adjacent to Clark Boulevard between Highway 410 and West Drive), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Region of Peel. 38-40

**CITY OF MISSISSAUGA**

- 11.1.20 A. MANTELLA & SONS LIMITED AND DELL HOLDINGS LIMITED**  
To construct in a flood plain, place fill within a regulated area on Lot 9, Concession B EHS Part 3 Plan 43R-5430, (6600 Goreway Drive), in the City of Mississauga, Mimico Creek Watershed as located on the property owned by A. Mantella & Sons Limited and Dell Holdings Limited. 40-41

- 11.1.21 CITY OF MISSISSAUGA**  
To construct in a flood plain on Lot A, Concession 7, (Bloor Street Bridge over Little Etobicoke Creek), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by City of Mississauga.

41-43

**CITY OF TORONTO [ETOBICOKE COMMUNITY]**

- 11.1.22 JAMIE CORNELIUS**  
To construct in a flood plain on Lot 40, (53 Sedgebrooke Crescent), in the City of Toronto (Etobicoke Community Council Area), Mimico Creek Watershed as located on the property owned by Jamie Cornelius. 43-44

- 11.1.23 SUNRISE WEST BUILDING GROUP INC.**  
To place fill within a regulated area on, (east of Legion Road North), in the City of Toronto (Etobicoke Community Council Area), Mimico Creek Watershed as located on the property owned by Sunrise West Building Group Inc.

44-46

**CITY OF TORONTO [MIDTOWN COMMUNITY]**

- 11.1.24 ADNAN PARUK**  
To place fill within a regulated area on Lot 20, Plan 5982-Y, (24 York Valley Crescent), in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by Adnan Paruk.

46-47

- 11.1.25 CITY OF TORONTO**  
To alter two waterways in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by City of Toronto.

47-49

- 11.1.26 ELEANOR SHEN**  
To place fill within a regulated area on Part Lot 3 and Lot 4, Plan M289, 346 Riverview Drive, in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by Eleanor Shen.

49-51

**CITY OF TORONTO [TORONTO EAST YORK COMMUNITY]**

- 11.1.27 FRANK AND TRACEY ABATE**  
To place fill within a regulated area on Lot 38 (11 Notley Place), in the City of Toronto (Toronto East York Community Council Area), Don River Watershed as located on the property owned by Frank and Tracey Abate.

51-52

**11.1.28 ADAM VASSO**  
To place fill within a regulated area on Lot 10 Concession 2, (12 Barbara Crescent), in the City of Toronto (Toronto East York Community Council Area), Don River Watershed as located on the property owned by Adam Vasso. 52-54

**11.1.29 DEAN METCALF AND LIZ ARMITAGE**  
To construct in a flood plain, place fill within a regulated area (4 Faircrest Circle), in the City of Toronto (Toronto East York Community Council Area), Don River Watershed as located on the property owned by Dean Metcalf and Liz Armitage. 54-55

#### **CITY OF VAUGHAN**

**11.1.30 CITY OF VAUGHAN**  
To place fill within a regulated area (around Pine Grove Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by City of Vaughan. 55-57

**11.1.31 YORK REGION DISTRICT SCHOOL BOARD**  
To alter a waterway on Lot 16, Concession 5, (61 Julliard Drive), in the City of Vaughan, Don River Watershed as located on the property owned by York Region District School Board. 57-58

#### **TOWN OF AJAX**

**11.1.32 HAMPTSTOCK DEVELOPMENTS INC.**  
To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 3, 4, 5, Concession 3, in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Hamptstock Developments Inc.. 58-60

**11.1.33 RUNNYMEDE DEVELOPMENT CORPORATION LIMITED**  
To alter a waterway on Part Lot 3, 4, 5, Concession 1, Part Lot 6, Concession 2, in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Runnymede Development Corporation Limited. 60-61

#### **TOWN OF CALEDON**

**11.1.34 MIKE AND JUDY HIPKIN**  
To alter a waterway on Lot 27, Concession 2, (3709 King Street, R.R. 1), in the Town of Caledon, Humber River Watershed as located on the property owned by Mike and Judy Hipkin. 62-63

- 11.1.35 PATRICIA FIGLIOMENI**  
 To construct in a flood plain, place fill within a regulated area on, (8 Blueberry Hill Court), in the Town of Caledon, Humber River Watershed as located on the property owned by Patricia Figliomeni. 63-65

**TOWN OF MARKHAM**

- 11.1.36 ENBRIDGE GAS DISTRIBUTION INC.**  
 To construct in a flood plain (northwest corner of Steeles Avenue and Bayview Avenue), in the Town of Markham, Don River Watershed as located on the property owned by Enbridge Gas Distribution Inc.. 65-66

- 11.1.37 LARKIN-MONARCH PARTNERSHIP**  
 To alter a waterway, construct in a flood plain on Part Lot 16, Concession 6, (west of McCowan Road, north of Sixteenth Avenue), in the Town of Markham, Rouge River Watershed as located on the property owned by Larkin-Monarch Partnership. 66-68

- 11.1.38 MARKHAM TRAILS LIMITED PARTNERSHIP**  
 To construct in a flood plain on Part Lot 19, Concession 6, (Castlemore Avenue Crossing of Robinson Creek), in the Town of Markham, Rouge River Watershed as located on the property owned by Markham Trails Limited Partnership. 68-70

- 11.1.39 SKY PALACE INC.**  
 To construct in a flood plain, place fill within a regulated area on (19 and 23 Deviation Road), in the Town of Markham, Rouge River Watershed as located on the property owned by Sky Palace Inc.. 70-71

**TOWN OF RICHMOND HILL**

- 11.1.40 AUTUMN GROVE BUILDERS LTD.**  
 To construct in a flood plain on Part Lot 58, 59, Concession 1 WYS, (southwest of Jefferson Sideroad and Yonge Street), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Autumn Grove Builders Ltd. 71-73

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**TO:** Chair and Members of the Authority  
Meeting #6/03, July 25, 2003

**FROM:** Adele Freeman, Acting Director, Watershed Management Division

**RE:** **CONSULTANT SELECTION FOR LIVING CITY CENTRE AT KORTRIGHT**  
Sustainable Building, Site and Infrastructure Design

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#### **KEY ISSUE**

The selection of a consulting team to provide professional services for the sustainable building, site and infrastructure design for the Living City Centre at Kortright.

#### **RECOMMENDATION**

**THAT Phase 1 Pre-Design of the consulting assignment to provide professional services for the sustainable building, site and infrastructure design for the Living City Centre at Kortright be awarded to the consulting team led by architectsAlliance at a cost not to exceed \$25,000 (excluding GST);**

**THAT architectsAlliance be awarded Phase 2 (Detailed Design, Tendering and Construction Administration) of the consulting assignment at a cost not to exceed \$254,250 (excluding GST), upon completion of the Phase 1 work to the satisfaction of TRCA staff;**

**THAT staff be authorized to approve additional unspecified expenditures to a maximum of fifteen percent of the total design fees, as a contingency allowance, to architectsAlliance if deemed necessary;**

**AND FURTHER THAT staff provide a status report to the Authority on the completion of each Phase of the work.**

#### **BACKGROUND**

The Toronto and Region Conservation Authority (TRCA) invited consultants to submit proposals outlining a detailed work plan, budget and schedule to develop designs and specifications for a sustainable retrofit of the Living City Centre at Kortright (Centre), and site servicing, and other site plan issues as they relate to the proposed operational and functional changes of the facility. The TRCA was looking to undertake modifications in a manner that supports its new environmental sustainability program.

The Centre, located on 324 hectares of pristine woodlands and wetlands along the Humber River Valley in the City of Vaughan, is operated by the TRCA. The site itself is made up of the Centre, woodland (most of it forested slope), reforested farmland, and meadow. Formal educational hiking trails traverse the property, which is interspersed with a number of smaller ancillary buildings. With approximately 130,000 visitors of all ages annually, Kortright is Canada's largest public environmental and outdoor education facility. Its mission is to promote the wise and appropriate use of natural resources through educational walks, talks, exhibits, demonstrations and special events.

The Centre is approximately 2,900 m<sup>2</sup> and features a theatre, café, gift shop, class rooms, office space and two levels of exhibit space. The building is normally described as a three level, open concept, laminated post and beam structure. The architect was Shore Tilbe Henschel Irwin, and the building was completed in November 1977 at a cost of \$1.2 million. It was officially opened to the public on June 21, 1979. In 1982, a glass and wood pavilion was added, and in 1999 a new sewage treatment facility (Living Machine) was added adjacent to the main building.

In 2000, the TRCA embarked on a redesign of the Centre to update its facilities and programs to meet the demands and pressures of an evolving society. It was the intent that the Centre become a world-class education and demonstration hub linked to other Centres across the globe. The TRCA, through its Living City vision, is taking a leadership role in the development of the greater Toronto region as a more sustainable community. The Living City Centre at Kortright is to be the strategic heart of the vision, a window into the Living City, promoting in every way possible the active implementation of sustainability in community life. The Centre's vision is to engage leadership in transforming the greater Toronto region into one of the most sustainable, liveable communities in the world. The Centre will become the heart of sustainable living in the greater Toronto region, recognized for designing and implementing powerful transformational initiatives with measurable improvements. Reflecting the values and multicultural nature of the community, it will be a highly visible education and demonstration centre - a physical and virtual meeting place for informed dialogue and the development of sustainable living practices. The Centre will connect local and global initiatives across Canada and around the world, and will promote sustainable living by employing a wide range of mechanisms, including research, education, demonstration, advocacy, training, promotion, celebration and partnerships aimed at developing innovative projects and programs. It will be an example of sustainability in terms of its physical structure and in terms of its organization and operation. The Centre will incorporate and model new types of construction, energy use and waste management that will be practical and realistic, yet environmentally friendly.

To this end, the TRCA embarked on the development of a case for support to identify key issues necessary to attract partnerships and to develop a detailed plan for the Centre. The five main components were:

1. A Needs Assessment to identify the rationale and TRCA interest and strategic benefits to developing such a centre.
2. A Building Assessment to address the current condition of facilities on site, renovations and costs to make them functional as part of the new Centre.
3. Sustainability Education Program scoping - preliminary program scoping and design.
4. Preliminary conceptualization of the program/activities, exhibits, demonstrations, site development and buildings and costs to develop and operationalise the Centre.
5. Business Plans including: market assessment, feasibility study and implementation plan to assess the viability of the project.

Recently, Enermodal Engineering Limited completed the initial building assessment. The primary intent of this consulting assignment is to build on Enermodal's assessment and to develop detailed designs, in consultation with TRCA staff, for the sustainable retrofit of the Centre. In addition, the Consultant is to consider the future prospect or potential of adding an adjunct office/conference building in the vicinity of the Centre. The new building would be used by Centre staff for offices, and would also function as a full service independent meeting space for up to 50 participants.

In consultation with Don Osborne of Enerlife Consulting (the consultant presently assisting on Living City Strategy), staff developed a list of pre-qualified consultants to which Requests for Proposals (RFP) were submitted. The following consultants were sent RFPs:

- architectsAlliance
- Dunlop Farrow
- Enermodal Engineering Ltd.
- Fabiani Architect
- Hicks Pettes Architects Inc.
- Keen Engineering
- Martin Liefhebber Architect Inc. (Breathe)
- McCallum Sather Architects Inc.
- The MBTW Group.

As part of the RFP, consultants were asked to submit a fee proposal based on the completion of the following tasks:

#### General

- Prepare and submit preliminary and final design drawings providing all necessary information for approvals from all approval agencies;
- Prepare conceptual plans for the proposed new office/conference building;
- Prepare tender specifications and contract documents ready for tendering;
- Review and provide recommendations of tenders received;
- Review and approve shop drawings;
- Issue addendums and change orders;
- Provide on-site periodic inspection when requested by TRCA;
- Attendance at meetings during design and construction stages;
- Review final as built drawings;
- Prepare a detailed work plan, work schedule, budget, and delivery plan to be included with the proposal; and
- Prepare a manual for the general building maintenance and for the operation and maintenance of all equipment and fixtures, including manufacturing specifications and brochures.

#### Detailed Design Work Plan

Using the Building Assessment completed by Enermodal Engineering Limited and the overall vision for the Centre as a foundation, undertake a review and design of:

- Daylighting with respect to window area and placement, window glass properties, room size and function, space configuration, room colour, etc.;

- Solar thermal air heating with respect to ventilation air heating and domestic hot water preheating
- Mechanical distribution system;
- Water supply system with respect to capacity, plumbing and treatment;
- Electrical distribution system, controls and fixtures;
- Internal and external communications systems;
- Installation of energy management controls such as economizers, natural ventilation, temperature setback, and zoning;
- Interior design elements that considers:
  - removal of most of existing offices and conversion of existing mezzanine to exhibit space,
  - building an upper viewing platform (clerestory),
  - extend level 2 floor to provide additional space,
  - add windows to level 2 roof,
  - extend level 1 balcony and add north and west glass wall,
  - add sub-floor below level 1 for possible office relocation or storage space or propose alternate area for this function,
  - noise proofing throughout,
  - enlarging the entrance and foyer,
  - enlarging and equipping washrooms and kitchen to accommodate larger groups,
  - replacing gazebo,
  - all finishes, hardware, and fixtures, and
  - fire and security systems;
- Structural impacts due to building modifications;
- Exterior design elements that consider replacement or improvements to: wall cladding, roofing, overhang floor upgrade, and general weatherproofing;
- Site plan issues required to accommodate the proposed building modifications, including:
  - servicing and supply,
  - septic system,
  - solid waste removal,
  - storm water management,
  - fire access,
  - all traffic flow,
  - site security,
  - facility entrances, and
  - parking;
- Landscape elements within the identified construction limits; and
- Conceptual floor and site plans and architectural elevations for new office/conference building.

Four (4) consulting teams chose to supply fee proposals for the work outlined in the RFP, and are listed in the following table:

<b>Consultant Team Lead</b>	<b>Pre-Design</b>	<b>Detailed Design</b>	<b>Total</b>
architectsAlliance	25,000	254,250	279,250
McCallum Sather Architects Inc.	91,800	168,000	259,800
Breathe Architect Inc.	N/A	N/A	259,000 - 334,000
Hicks Pette	17,000	163,000	170,000

- Notes:**
1. Fees are based on estimated construction cost of \$2,000,000, and include comparable items listed as options.
  2. Fees are exclusive of GST.
  3. architectsAlliance's fees would be pro-rated to exact final construction cost at rate of 9.5 %. (i.e. Total construction cost of \$1,900,000 would result in \$9,500 fee reduction).
  4. Fee proposal for Breathe Architect Inc. not broken out into pre and detailed design phases, and total cost is vague.
  5. Enermodal part of McCallum Sather Team, while Keen Engineering and MBTW Group part of both architectsAlliance and Breathe Teams.

## **RATIONALE**

Fee Proposals were received from the 4 consulting teams on July 3, 2003, and were reviewed by staff and Don Osborne of Enerlife Consulting for the best combination of value and services.

In evaluating and rating the proposals the review team considered the following:

- Overall qualifications and relevant project experience;
- Qualifications and experience of its proposed key project personnel;
- Understanding of the study objectives, opportunities and challenges;
- Ability and approach to provide the required scope of services;
- Proposed methodology for delivering services including clearly defined scheduling for each Team member dedicated towards this project;
- A statement that clearly identifies there are no conflicts of interest with respect to other active/dormant clients in the area;
- Strong evidence of ability to meet time lines and budgeted costs;
- References;
- Reputation; and
- Cost

It was concluded that the fee proposal from architectsAlliance best met the criteria set out in the RFP, and provided the best combination of value and services.

The submission by McCallum Sather was deemed to be a close second, but the reviewers concluded architectsAlliance's overall plan, schedule, approach, and experience with projects of similar scope and size was more closely suited to this assignment.

The fee proposals submitted by Breathe Architects Inc., and Hicks Pette fell short of the stipulated criteria and were consequently eliminated from the competition. Breathe's proposal, although the most unique and potentially challenging in terms of sustainable concepts, was lacking in overall structure, unrealistic in terms of scheduling, and proposed a significant redefinition of the RFP. While the Hicks Pette proposal provided a more conventional architectural approach it was incomplete and/or ambiguous, and therefore lacked significant detail for the reviewers to assess whether they met the criteria set out in the RFP.

### **DETAILS OF WORK TO BE DONE**

On Authority approval, the project will commence with an inaugural meeting of the Joint Planning Committee (made up of staff representatives, Don Osborne of Enerlife Consulting, and the Consulting Team), to review the scope of work and proposed work schedule. It is intended that this Committee meet on bi-weekly basis throughout the course of this project.

The tentative project schedule calls for the detailed design and tendering to be completed by the spring of 2004, with construction to proceed thereafter. It is anticipated that retrofit will take 6 to 8 months to complete, and will likely impact programming at the Living City Centre for all or a significant portion of that time.

Staff will provide a status report to the Authority on the completion of each Phase of the project.

### **FINANCIAL DETAILS**

Funds for the consulting assignment are budgeted in the Living City Centre Project Budget, in account number 314-60.

**Report prepared by: Nick Saccone, extension 5301**  
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**Date: July 16, 2003**