



THE TORONTO AND REGION CONSERVATION AUTHORITY

Authority Meeting #10/05

Chair: Dick O'Brien
Vice Chair: Gerri Lynn O'Connor
Members:

January 6, 2006
10:00 A.M.
SOUTH THEATRE, BLACK CREEK PIONEER VILLAGE

AGENDA

1. **MINUTES OF MEETING #9/05, HELD ON NOVEMBER 25, 2005** Pages
(Enclosed herewith on White)
2. **BUSINESS ARISING FROM THE MINUTES**
3. **DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**
4. **DELEGATIONS**
 - 4.1 A delegation by Mr. Brian Bailey, President, Citizens Concerned about the Future of the Etobicoke Waterfront (CCFEW), in regards to item 7.4 - Lakeshore Grounds.
 - 4.2 A delegation by Irene Harrett of 29 Elton Crescent, Etobicoke, in regards to item 7.4 - Lakeshore Grounds.
 - 4.3 A delegation by Margaret Catto, Member, Toronto Ornithological Club, in regards to item 7.4 - Lakeshore Grounds.
 - 4.4 A delegation by Ruth Grier of 74 Arcadian Circle, Etobicoke, in regards to item 7.4 - Lakeshore Grounds.
5. **PRESENTATIONS**
 - 5.1 A presentation by a representative of Toronto and Region Conservation Authority in regards to the purchase of the Pleasure Valley property and the contribution by Craig Mather towards this purchase.

6. CORRESPONDENCE

7. CONSIDERATION OF REPORTS TO THE AUTHORITY

SECTION I - ITEMS FOR AUTHORITY ACTION

- 7.1 GREENLANDS ACQUISITION PROJECT, 2006-2011**
Flood Plain and Conservation Component, Lake Ontario Waterfront
Pickering Harbour Company Ltd.
CFN 36055 11-15
- 7.2 GREENLANDS ACQUISITION PROJECT, 2006-2011**
Flood Plain and Conservation Component, Don River Watershed
Canadian National Railway Company
CFN 36570 16-19
- 7.3 EXCHANGE OF LANDS**
Vicinity of 1279 Wharf Street and Sunrise Avenue, City of Pickering
Pickering Harbour Company Ltd.
CFN 36056 20-23

SECTION IV - ITEMS FOR THE INFORMATION OF THE BOARD

- 7.4 LAKESHORE GROUNDS**
Proposed Skateboard Facility 24-27
- 8. CONSIDERATION OF REPORTS OF THE EXECUTIVE COMMITTEE MEETING
#10/05, HELD ON DECEMBER 2, 2005**

Refer to pages printed on PINK
- 9. CONSIDERATION OF REPORTS OF THE SUSTAINABLE COMMUNITIES BOARD
MEETING #4/05, HELD ON DECEMBER 2, 2005**

Refer to pages printed on GREEN
- 10. NEW BUSINESS**

NEXT MEETING OF THE AUTHORITY #11/05,
TO BE HELD ON JANUARY 27, 2006, AT 10:00 A.M.,
BLACK CREEK PIONEER VILLAGE

Brian E. Denney
Chief Administrative Officer

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**8. CONSIDERATION OF REPORTS OF THE EXECUTIVE COMMITTEE MEETING
#10/05, HELD ON DECEMBER 2, 2005**

Refer to pages printed on PINK

SECTION I - ITEMS FOR AUTHORITY ACTION

- 8.1 NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT
2001-2005**
Flood Plain and Conservation Component, Don River Watershed
Dream Works Property Inc.
CFN 37015 707-710
- 8.2 NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT
2001-2005**
Flood Plain and Conservation Component, Don River Watershed
Hyatt Homes (Wigston) Inc.
CFN 37068 711-713
- 8.3 NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT
2001-2005**
Flood Plain and Conservation Component, Humber River Watershed
Harmony Park Properties Inc.
CFN 37096 714-716
- 8.4 THE REGIONAL MUNICIPALITY OF YORK**
Conveyance of Land for the Widening and Reconstruction of Islington Avenue,
including the construction of a driveway to the Cosimo Cotroneo and Teresa
Patrizia Cotroneo property at 7961 Islington Avenue
Humber River Watershed
CFN 34906 717-719
- 8.5 NAMING OF TORONTO AND REGION CONSERVATION AUTHORITY
OWNED LANDS**
City of Vaughan, Regional Municipality of York 720-721
- 8.6 CONDITIONS FOR APPROVAL OF BUILDING PERMITS IN THE WEST DON
LANDS**
City of Toronto 721-727

SECTION II - ITEMS FOR EXECUTIVE ACTION

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

CITY OF BRAMPTON

8.7.1 950504 ONTARIO INC.

To alter a waterway, construct in a flood plain on the southeast corner of Regional Road 107 and Beaumaris Drive, in the City of Brampton, Humber River Watershed as located on the property owned by 950504 Ontario Incorporated. 728-729

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.7.2 BELL CANADA

To place fill within a regulated area on Lot 21, Concession 4 Plan 66R-12723, (Finch Avenue West at Black Creek), in the City of Toronto (North York Community Council Area), Humber River Watershed as located on the property owned by Bell Canada. 730-731

8.7.3

[REDACTED]
To place fill within a regulated area on Lot 12, Plan M-453, (30 Brookfield Road), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by **[REDACTED]** 731-732

CITY OF TORONTO (TORONTO AND EAST YORK COMMUNITY COUNCIL AREA)

8.7.4 CITY OF TORONTO

To construct in a flood plain, place fill within a regulated area on (21 Redway Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by City of Toronto. 732-733

CITY OF VAUGHAN

8.7.5 ROBERT DISTEPHANO

To place fill within a regulated area on Lot 8, Plan M-1775, (161 Hedgerow Lane), in the City of Vaughan, Humber River Watershed as located on the property owned by Robert DiStephano. 733-734

TOWN OF CALEDON

WITHDRAWN

8.7.6 JAMES DICK CONSTRUCTION LIMITED

To alter a waterway, construct in a flood plain on Lot 10, Concession 5 Block 6, Plan 43M-1007, (13975 Humber Station Road), in the Town of Caledon, Humber River Watershed as located on the property owned by James Dick Construction Limited. 735

TOWN OF MARKHAM

8.7.7 TOWN OF MARKHAM

To alter a waterway and place fill within a regulated area on Enterprise Drive, in the Town of Markham, Rouge River Watershed as located on the property owned by the Town of Markham. 735-736

TOWN OF RICHMOND HILL

8.7.8 1671133 ONTARIO INC - RICHMOND HILL HONDA

To place fill within a regulated area on Part Lot 11, Plan 3806, Part Lot 5, 6 , Plan 3805, (77 16th Avenue), in the Town of Richmond Hill, Don River Watershed as located on the property owned by 1671133 Ontario Inc - Richmond Hill Honda. 737-738

THE FOLLOWING PERMIT APPLICATIONS WERE ERRATA ITEMS:

CITY OF BRAMPTON

8.7.9 CITY OF BRAMPTON

To alter a waterway, construct in a flood plain, place fill within a regulated area at Maitland Park (between North Park Drive and Williams Parkway), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton. 738-740

8.7.10 MEDALLION DEVELOPMENTS LIMITED

To alter a waterway, construct in a flood plain on Lot 15, Concession 4 EHS, Part Lot 15, Concession 4 EHS, in the City of Brampton, Humber River Watershed as located on the property owned by Medallion Developments Limited. 740-741

WITHDRAWN

8.7.11 NPI

To construct in a flood plain on 235 Wilkinson Road, in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by NPI. 741

CITY OF MISSISSAUGA

8.7.12 AMB PROPERTY CORPORATION

To place fill within a regulated area on Concession 6 EHS, Lot 12, Plan 43R-22614, (7380 and 7385 Bren Road), in the City of Mississauga, Mimico Creek Watershed as located on the property owned by AMB Property Corporation. 742-743

- 8.7.13 ONTARIO KHALSA DARBAR INC.**
To construct in a flood plain, place fill within a regulated area on Lot 11, Concession 3 (7080 Dixie Road), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Ontario Khalsa Darbar Incorporated. 743-744

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

- 8.7.14 CAROL TARBACK**
To place fill within a regulated area on Part Lot 14, Plan 1545, (159 Lake Promenade), in the City of Toronto (Etobicoke York Community Council Area), Waterfront Watershed as located on the property owned by Carol Tarback. 744-745

WITHDRAWN

- 8.7.15 FRANK RASO**
To place fill within a regulated area on Lot 19, Plan 789, (164 Edenbridge Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Frank Raso. 746

- 8.7.16 STEPHEN BRENNAN**
To construct in a flood plain, place fill within a regulated area on Lot 1, Plan 8754, (63 Bonnyview Drive), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on the property owned by Stephen Brennan. 746-747

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

- 8.7.17 MANDRAKE PROPERTIES**
To construct in a flood plain, place fill within a regulated area on Part Lot 5, Concession 2, (411 Lawrence Avenue East), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Mandrake Properties. 747-748

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

- 8.7.18 DWIGHT DOERKSEN**
To place fill within a regulated area on Lot 1, Plan 3151, (345 Beechgrove Road), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by Dwight Doerksen. 748-749

CITY OF VAUGHAN

8.7.19 BLOCK 11 LANDOWNERS GROUP

To alter a waterway, construct in a flood plain on Lot 19, Concession 2, north of Rutherford Road, west of Bathurst Street, in the City of Vaughan, Don River Watershed as located on the property owned by Block 11 Landowners Group. 749-751

8.7.20 BLOCK 11 PROPERTIES INC.

To alter a waterway, construct in a flood plain on Lot 18, Concession 2, southeast of Dufferin Street and Major Mackenzie Drive, in the City of Vaughan, Don River Watershed as located on the property owned by Block 11 Properties Inc. 751-752

TOWN OF WHITCHURCH-STOUFFVILLE

8.7.21 MATTAMY (HOOVER PARK) LIMITED

To alter a waterway, place fill within the Fill Regulated Area on Lot 31, 32, Concession 8, (west of 9th Line, south of Stouffville Road), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Mattamy (Hoover Park) Limited. 752-753

TOWNSHIP OF KING

8.7.22 REGIONAL MUNICIPALITY OF YORK

To construct in a flood plain on Lot 5, Concession 344, in the Township of King, Humber River Watershed as located on the property owned by Regional Municipality of York. 754-755

PERMIT APPLICATIONS 8.7.23 - 8.7.28 ARE MINOR WORKS ITEMS

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.7.23 EMIL POP

To place fill within a regulated area on Lot 17, Plan 656, (11 Appleby Court), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on the property owned by Emil Pop. 755

CFN: 37027 - Application #: 442/05/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: October 24, 2005

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.7.24 MIGUEL DAS DORES PEREIRA AND MARIA DAS DORES PEREIRA

To place fill within a regulated area on Lot 2, Plan 5076, (23 Black Creek Boulevard), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Miguel Das Dores Pereira and Maria Das Dores Pereira. 755

CFN: 36675 - Application #: 240/05/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: November 15, 2005

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.7.25 KEN DELANEY

To place fill within a regulated area on Lot 30, Plan 64R-4665, (331 Rouge Hills Drive), in the City of Toronto (Scarborough Community Council Area), Rouge River Watershed as located on the property owned by Ken Delaney. 755

CFN: 37026 - Application #: 441/05/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: November 16, 2005

8.7.26 WILLIAM FAIRLEY

To place fill within a regulated area on Lot 71, Plan 4351, (81 Sylvan Avenue), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed as located on the property owned by William Fairley. 756

CFN: 37063 - Application #: 460/05/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: November 7, 2005

CITY OF VAUGHAN

8.7.27 LOU-ANNE ZOPPI

To place fill within a regulated area on Lot 46, Plan 65M-2807, (80 Angelina Avenue), in the City of Vaughan, Humber River Watershed as located on the property owned by Lou-Anne Zoppi. 756

CFN: 37060 - Application #: 457/05/VAUG
Report Prepared by: Suzie Losiak, extension 5724
For information contact: Coreena Smith, extension 5269
Date: November 4, 2005

8.7.28 RINALDO ORSI

To place fill within a regulated area on Lot 47, Plan 65M2664, (297
Waterside Crescent), in the City of Vaughan, Don River Watershed as
located on the property owned by Rinaldo Orsi. 756

CFN: 37044 - Application #: 450/05/VAUG
Report Prepared by: Suzie Losiak, extension 5724
For information contact: Coreena Smith, extension 5269
Date: October 31, 2005

CITY OF VAUGHAN

8.7.29 DANIEL SECA

To place fill within a regulated area on Lot 20, Plan 65M-3377, (275
Treelawn Boulevard), in the City of Vaughan, Humber River Watershed
as located on the property owned by Daniel Seca. 757-758

8.8 SPADINA SUBWAY EXTENSION ENVIRONMENTAL ASSESSMENT

758

9. CONSIDERATION OF REPORTS OF THE SUSTAINABLE COMMUNITIES BOARD MEETING #4/05, HELD ON DECEMBER 2, 2005

Refer to pages printed on GREEN

SECTION I - ITEMS FOR AUTHORITY ACTION

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| 9.1 | A SYSTEMS THINKING CURRICULUM FOR LEARNING IN THE LIVING CITY | 45-47 |
| 9.2 | MUNICIPAL TOOL KIT FOR SUSTAINABLE DEVELOPMENT
A Product to Assist Municipalities with Green Building Development and Implementation | 47-51 |
| 9.3 | EASTERN POWER - GREENFIELD SOUTH LIMITED
Environmental Screening and Review Report Comments | 52-55 |

SECTION IV - ITEMS FOR THE INFORMATION OF THE BOARD

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| 9.4 | YORK-DURHAM SANITARY SEWER PROJECTS IN TORONTO AND REGION CONSERVATION AUTHORITY'S JURISDICTION | 56-69 |
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TO: Chair and Members of the Authority
Meeting #10/05, January 6, 2006

FROM: James W. Dillane, Director, Finance and Business Services

RE: **GREENLANDS ACQUISITION PROJECT, 2006-2011**
Flood Plain and Conservation Component, Lake Ontario Waterfront
Pickering Harbour Company Ltd.
CFN 36055

KEY ISSUE

Acquisition of a partial taking from the Pickering Harbour Company Ltd., located west of Liverpool Road along the Lake Ontario shoreline, City of Pickering, Regional Municipality of Durham.

RECOMMENDATION

THAT a partial taking containing 0.453 hectares (1.12 acres) more or less, of vacant land, be purchased from the Pickering Harbour Company Ltd. (PHC), within Registered Plan 299, City of Pickering, Regional Municipality of Durham being;

- **Block B (road bed) from Millennium Square to a line between midpoint of Lots 289/218**
- **easterly halves of Lots 206, 210 and 297 and the westerly halves of lots 204, 208 and 299**
- **the westerly half of Lot 293 and all of Lot 292, and**
- **the westerly half of Lot 214 and all of Lot 215**

located west of Liverpool Road along the Lake Ontario Shoreline;

THAT the acquisition be on the following basis:

- i) \$170,000 payable in cash;**
- ii) an income tax receipt is to be made available to PHC, in the amount of \$205,000 in accordance with the guidelines set out by Canada Customs and Revenue Agency;**
- iii) the PHC shall reserve an easement and right to cross Block B to access retained lands;**
- iv) the Toronto and Region Conservation Authority (TRCA) shall lease Lots 290, 291, 216, 217, the east half of Lots 218 and 289, and the west half of Lots 215 and 292, Plan 299 as well as part of Block B between such lots for a nominal amount until the PHC lands immediately to the west are no longer owned by PHC;**
- v) TRCA shall construct a fence along the eastern boundary of the leased lands, together with a gate, to permit access to the leased and retained lands;**

THAT the lease is subject to the approval of the Minister of Natural Resources in accordance with Section 21(2) of the Conservation Authorities Act C.27 as amended;

THAT TRCA receive conveyance of the land free from encumbrance, subject to existing service easements and licenses;

THAT the firm of Gardiner Roberts LLP, Barristers & Solicitors, 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 the appropriate TRCA officials be authorized and directed to execute all necessary documentation required.

BACKGROUND

Resolution #A260/05, at Authority Meeting #9/05, held on November 25, 2005, approved the Greenlands Acquisition Project, 2006-2011.

A letter was received from the PHC requesting the TRCA enter into a land exchange involving TRCA's lot on Wharf Street on the east side of Frenchman's Bay, and a parcel of PHC land located on the west side of Frenchman's Bay south of Sunrise Avenue. Under the same letter the PHC advised that they are prepared to consider the sale of a number of small parcels they own on the east spit of Frenchman's Bay, to TRCA, subject to negotiating satisfactory compensation and subject to the two potential transactions proceeding in parallel. The TRCA owns a significant portion of the east spit and the consolidation of ownership will finally create opportunities for increased public use at the foot of Liverpool Road beyond the Millennium Square.

Under a separate letter dated November 26, 2004, the PHC, confirmed they are prepared to partner with TRCA, the City of Pickering and others to develop a Pickering Harbour Waterfront Regeneration Project. This project will likely take several years to prepare and implement, and PHC has agreed to proceed with the property consolidation on the East Spit and the Wharf Street land exchange transactions independent of the broader project.

The subject lands are located on the east spit in Frenchman's Bay. The TRCA and the City of Pickering have been trying to acquire the remaining private owned lands (PHC) on the easterly spit in Frenchman's Bay for many years. The fragmented ownership pattern, (TRCA and PHC lots) and the PHC's title to Block B (roadway through the centre of the east spit) has meant that the east spit could not be open to the public. A chain link fence with a gate was installed at the east end of the spit at the Liverpool Road property limit (Millennium Square) to restrict public access to the spit. PHC currently needs access to the west end of the spit to facilitate their dredging of the entrance to Frenchman's Bay. Staff are prepared to recommend the acquisition as outlined in the report, as it helps consolidate TRCA ownership of the east spit and will open up approximately 80% of the spit for public use and enjoyment.

The TRCA lands subject to the proposed lease were acquired from Douglas Todd on November 16, 1982, under the Waterfront Acquisition Project.

Negotiations have been conducted with Harold Hough, President of PHC.

Attached are two sketches showing the location of the subject site.

RATIONALE

The east spit in Frenchman's Bay is part of Environmentally Significant Area (ESA) 126. ESA 126 includes 15 ha of beach, wetland, forest, meadow and successional habitats. This system of habitats were identified by TRCA as essential for the healthy continuation of significant species and because the area has an unusually high diversity of biological communities. The east spit also plays an essential role in the protection of Frenchman's Bay from offshore winds and waves. The spit acts as a barrier beach which shelters the Frenchman's Bay provincially significant wetland complex which is composed of five individual wetlands. Consolidation of TRCA ownership will make a large portion of this spit available for regeneration and for public use and enjoyment consistent with the "waterfront vision" and initiatives of the City of Pickering.

TAXES AND MAINTENANCE

On December 10, 2004, the Ontario government announced a regulation that expands the environmental criteria for lands that are eligible to receive a property tax exemption for the 2005 taxation year. Based on a preliminary review of the new criteria , it would appear that these lands will be eligible for the exemption. The addition of the subject parcels will not significantly impact the TRCA's maintenance costs at this location.

City of Pickering officials are very supportive of the acquisition and have preliminarily indicated they would like to develop the lands from Liverpool Road (Millennium Square) west along the spit to the PHC retained/leased lands as part of their waterfront park system at which time it would be proposed to place all the lands under management with the city.

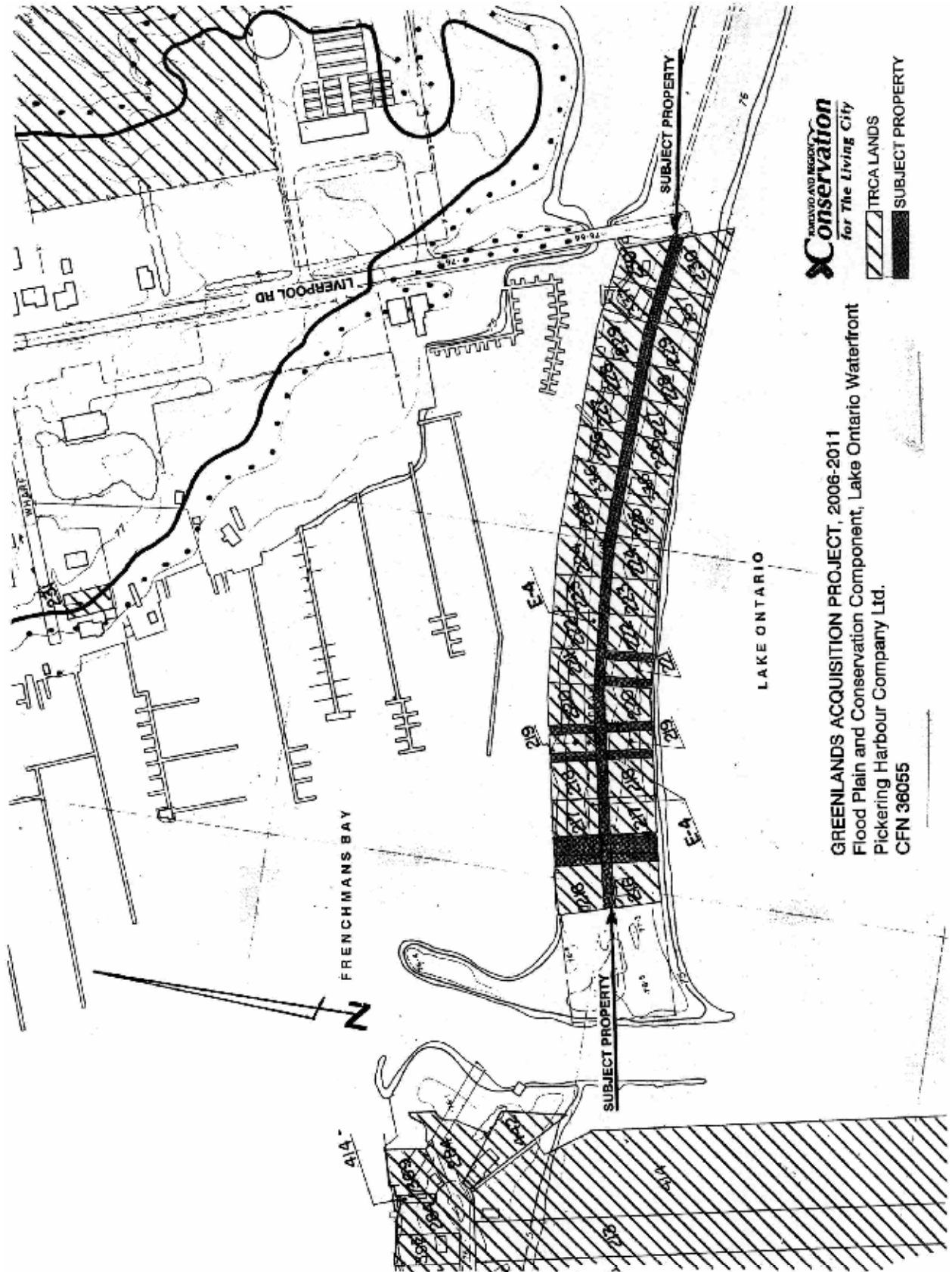
FINANCIAL DETAILS

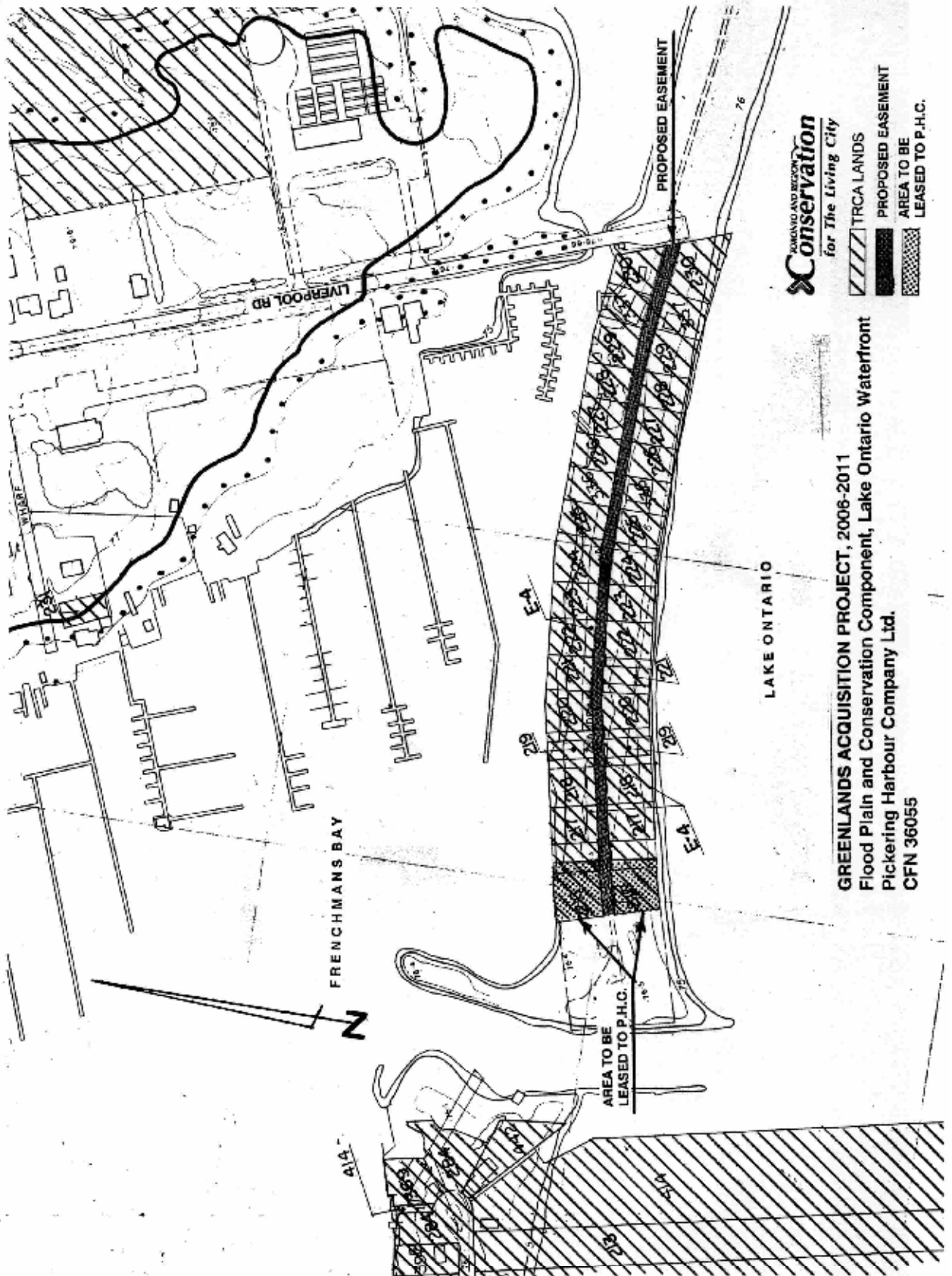
It is proposed to use land sale revenues from the Wharf Street / Sunrise Avenue land exchange to fund the \$170,000 cash component of the acquisition. TRCA will issue a tax receipt for \$205,000, subject to approval of the Ecogift Program. Funds for the costs related to the purchase such as survey and legal are available in the TRCA land acquisition capital account.

Report prepared by: Ron Dewell, extension 5245
For Information contact: Ron Dewell, extension 5245
Larry Field, extension 5243

Date: December 12, 2005

Attachments: 2





TO: Chair and Members of the Authority
Meeting #10/05, January 6, 2006

FROM: James W. Dillane, Director, Finance and Business Services

RE: **GREENLANDS ACQUISITION PROJECT, 2006-2011**
Flood Plain and Conservation Component, Don River Watershed
Canadian National Railway Company
CFN 36570

KEY ISSUE

Acquisition of a partial taking from the Canadian National Railway Company, located on the west side of the Don River, at the eastern terminus of Mill Street, City of Toronto, required for the construction of the CN Kingston Subdivision Bridge Extension and Bala Subdivision Underpass Component 1 of the Lower Don River West Flood Protection Project.

RECOMMENDATION

THAT a partial taking containing 0.396 hectares (0.979 acres), more or less, improved with a bill board, be purchased from Canadian National Railway Company (CN), being Parts 1, 2 and 3 on draft survey plan prepared by Holding Jones Vanderveen Inc. , City of Toronto, located on the west side of the Don River, at the eastern terminus of Mill Street on the following basis;

- i) the purchase price be \$355,000 together with vendors legal costs;**
- ii) that Toronto and Region Conservation Authority (TRCA) fence the abutting lands being retained by CN;**
- iii) that CN retain an easement over Part 2, on the draft survey plan for future northward relocation of the railway embankment and maintenance of services;**
- iv) that CN terminate the bill board agreement and remove the sign within 30 days of completing the transaction:**

THAT TRCA receive conveyance of the land free from encumbrance, subject to existing service easements and licenses;

THAT completion of this transaction is conditional on receiving funding from the Toronto Waterfront Revitalization Corporation;

THAT the firm of Gardiner Roberts LLP, Barristers & Solicitors, 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 the appropriate TRCA officials be authorized and directed to execute all necessary documentation required.

BACKGROUND

Resolution #A260/05, at Authority Meeting #9/05, held on November 25, 2005, approved the Greenlands Acquisition Project, 2006-2011.

At Authority Meeting #2/05, held on March 11, 2005, Resolution #A31/05 was approved as follows:

WHEREAS Component 1 refers to the detailed design and implementation of the Canadian National Railway (CN) Kingston Line Bridge Extension as outlined in the Class EA and CEAA Screening Report for the Lower Don River West Remedial Flood Protection Project, and the Bala Line Pedestrian Tunnel as identified in the West Don Lands Precinct Plan;

WHEREAS Component 2 refers to the detailed design and implementation of the Flood Protection Landform as outlined in the Class EA and CEAA Screening Report for the Lower Don River West Remedial Flood Protection Project;

WHEREAS Component 3 refers to the detailed design and implementation of the dyke/retaining wall system and the Enbridge Gas utility bridge modifications as outlined in the Class EA and CEAA Screening Report for the Lower Don River West Remedial Flood Protection Project;

WHEREAS the Toronto and Region Conservation Authority (TRCA) has been identified by the TWRC as the recipient agency to undertake the detailed design and implementation of Component 1 of the Lower Don River West Remedial Flood Protection Project;

WHEREAS there is a particular urgency to start the design of Component 1 so as to take advantage of a narrow window of opportunity for construction to occur in 2005 and 2006;

THEREFORE LET IT BE RESOLVED THAT TRCA staff be directed to work with TWRC to finalize the work plan and Delivery Agreement for the Lower Don River West Remedial Flood Protection Project;

THAT the Authority direct the signing officers of the TRCA, subject to authorization by the TWRC and based on the recommendation of the selection committee, to confirm the successful team and commence the work for the design and implementation for Component 1 of the Lower Don River West Remedial Flood Protection Project;

THAT the appropriate TRCA officials be authorized and directed to take any action necessary to implement the design and implementation of Component 1, including the execution of all documentation required;

TRCA staff have worked closely with representatives of TWRC, CNR, GO Transit and the City of Toronto to develop a final detailed design and to determine temporary access and working areas and permanent property requirements for the CN Kingston Bridge Extension and the Bala Pedestrian Underpass project.

CN have reviewed their holdings in this area and declared the subject parcel surplus and have entered into an agreement to sell it to the TRCA for implementation of the project. The offer on hand is supported by an appraised value based on an independent valuation.

Negotiations have been conducted with Mr. Ernie Longo, of CN Real Estate.

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

RATIONALE

The subject property is required for the construction the CN Kingston Subdivision Bridge Extension and Bala Subdivision Underpass.

TAXES AND MAINTENANCE

This parcel of land will be turned over to the City of Toronto under the terms of the existing management agreement.

FINANCIAL DETAILS

Funds for the costs related to this purchase are available in the CN Kingston Subdivision Bridge Extension and Bala Subdivision Underpass capital account. Through the Eligible Recipient agreement TWRC will provide the funding required to complete this purchase.

Report prepared by: Ron Dewell, extension 5245
For Information contact: Ron Dewell, extension 5245
Ken Dion, extension 5230

Date: December 09, 2005

Attachments:1

Attachment 1



GREENLANDS ACQUISITION PROJECT, 2006-2011
Flood Plain and Conservation Component, Don River Watershed
Canadian National Railway Company
CFN 36570

TRCA LANDS
SUBJECT PROPERTY

TO: Chair and Members of the Authority
Meeting #10/05, January 6, 2006

FROM: James W. Dillane, Director, Finance and Business Services

RE: **EXCHANGE OF LANDS**
Vicinity of 1279 Wharf Street and Sunrise Avenue, City of Pickering
Pickering Harbour Company Ltd.
CFN 36056

KEY ISSUE

Receipt of request from Pickering Harbour Company Ltd. to exchange lands in the Frenchman's Bay vicinity, City of Pickering, Regional Municipality of Durham.

RECOMMENDATION

THAT WHEREAS the Toronto and Region Conservation Authority (TRCA) is in receipt of a request from Pickering Harbour Company Ltd. (PHC), the owner of a parcel of land in the vicinity of Sunrise Avenue, City of Pickering;

AND WHEREAS it is in the opinion of TRCA that it is in the best interest of TRCA in furthering its objectives, as set out in Section 20 of the Conservation Authorities Act, to proceed with an exchange in this instance;

THEREFORE LET IT BE RESOLVED THAT TRCA enter into an exchange of lands on the following basis:

- a) PHC will convey to TRCA a parcel of land containing 0.039 hectares (0.096 acres) more or less, of vacant land, being Lot 233, Registered Plan 345, City of Pickering, Regional Municipality of Durham, located south of Sunrise Avenue on the west side of Frenchman's Bay, together with a cash payment of \$170,000;
- b) TRCA will convey to PHC a parcel of land containing 0.046 hectares (0.114 acres), more or less, of vacant land, being Lot 19, Plan M-89, City of Pickering, Regional Municipality of Durham, located at 1279 Wharf Street on the east side of Frenchman's Bay;

THAT sale be subject to the approval of the Minister of Natural Resources in accordance with Section 21(2) of the Conservation Authorities Act C.27 as amended;

THAT the firm of Gardiner Roberts LLP, Barristers & Solicitors, 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 appropriate TRCA officials be authorized and directed to take whatever action may be required to give effect thereto, including the obtaining of any necessary approvals and the execution of any documents.

BACKGROUND

At Executive Committee Meeting #12/04, held on January 14, 2005, Resolution #B284/04 was approved as follows:

THAT the potential disposal of a lot located on the south side of Wharf Street, west of Liverpool Road, City of Pickering be referred to Toronto and Region Conservation Authority (TRCA) staff for review and discussion in accordance with established TRCA policies;

AND FURTHER THAT a report be brought forward to the Executive Committee at a future date recommending further action.

A letter was received from the PHC requesting the TRCA enter into a land exchange involving TRCA-owned land on Wharf Street on the east side of Frenchman's Bay and a parcel of PHC-owned land located on the west side of Frenchman's Bay south of Sunrise Avenue. Under the same letter the PHC advised that they are prepared to consider the sale of a number of small parcels they own on the east spit of Frenchman's Bay, to TRCA, subject to negotiating satisfactory compensation and subject to the two potential transactions proceeding in parallel. The TRCA owns a significant portion of the east spit and the consolidated ownership will finally create opportunities for increased public use at the foot of Liverpool Road beyond the Millennium Square.

Under a separate letter dated November 26, 2004, the PHC, confirmed they are prepared to partner with TRCA, the City of Pickering and others to develop a Pickering Harbour Waterfront Regeneration Project. This project will likely take several years to prepare and implement, and PHC has agreed to proceed with the property consolidation on the East Spit and the Wharf Street land exchange transactions independent of the broader project.

Staff are prepared to recommend the land exchange as outlined in the report, as the Wharf Street property is deemed to be surplus and the acquisition of the Sunrise Avenue property helps achieve our conservation objectives on the west side of Frenchman's Bay. City of Pickering officials are supportive of the proposed land exchange and proposed consolidation of ownership on the East Spit.

The subject TRCA property was acquired from Lionel Littleford on November 16th, 1971, under the Waterfront Acquisition Project.

Negotiations have been conducted with Harold Hough, President of PHC.

Attached is a sketch showing the location of the subject sites.

RATIONALE

The subject Sunrise Avenue property is completely surrounded by TRCA lands and will help consolidate TRCA ownership in this area. These lands are part of the Frenchman's Bay Marsh Environmentally Significant Area (ESA).

Development between 1279 Wharf Street and Frenchman's Bay has effectively isolated the property from the bay and has little potential for public use or environmental linkages and as a result has been deemed to be surplus and should be integrated into the surrounding neighbourhood.

TAXES AND MAINTENANCE

On December 10, 2004, the Ontario government announced a regulation that expands the environmental criteria for lands that are eligible to receive a property tax exemption for the 2005 taxation year. Based on a preliminary review of the new criteria, it would appear that these lands will be eligible for the exemption. The addition of the subject parcels will not significantly impact the TRCA's maintenance costs at this location.

FINANCIAL DETAILS

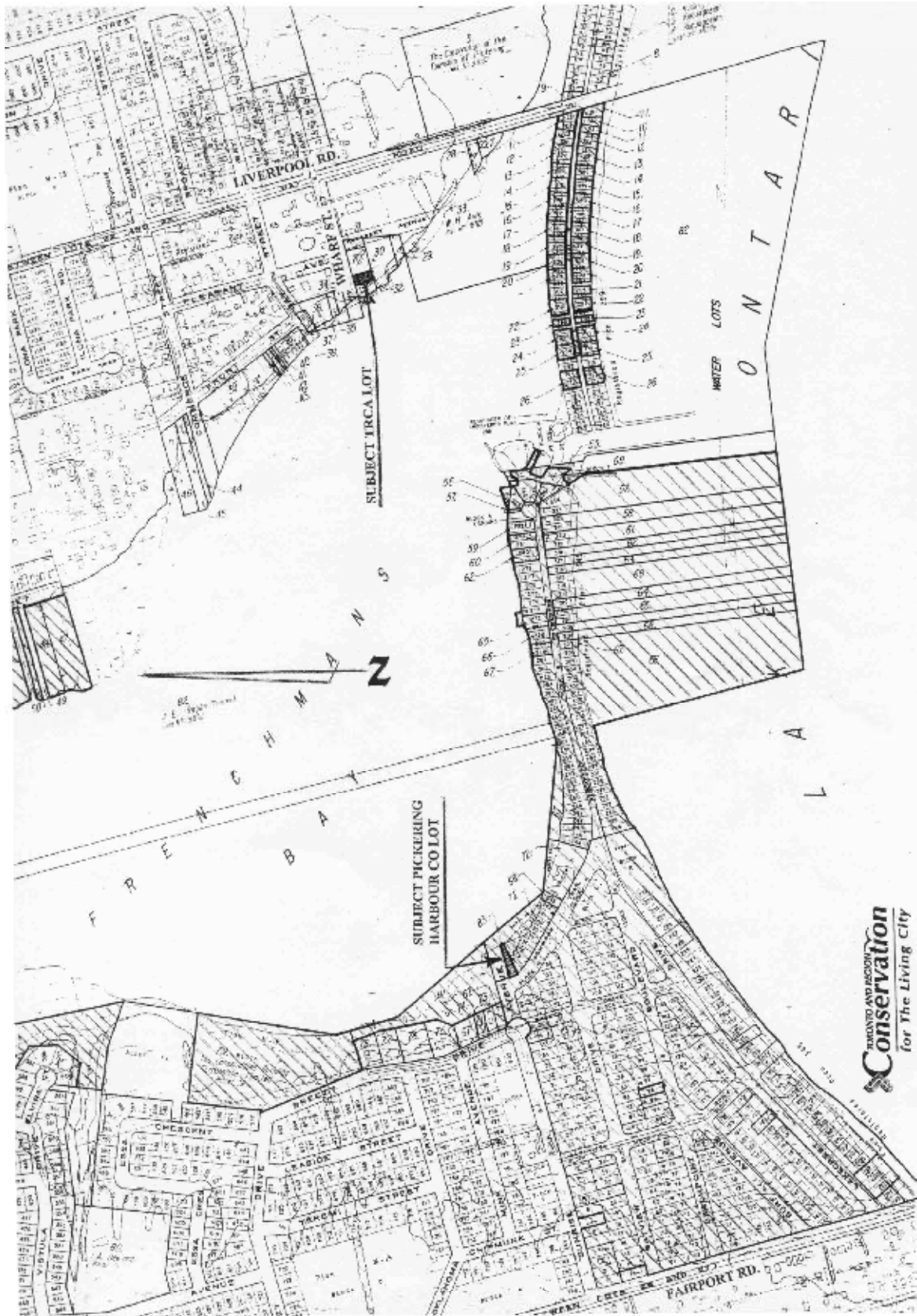
It is proposed that the proceeds of this sale be used to acquire priority lands approved under the TRCA's Greenlands Acquisition Project 2006-2011. In this case, it would fund the \$170,000 cash component of the proposed acquisition on the East Spit.

Report prepared by: Ron Dewell, extension 5245
For Information contact: Ron Dewell, extension 5245
Larry Field, extension 5243

Date: December 14, 2005

Attachments: 1

Attachment 1



REQUEST FOR DISPOSAL OF TORONTO AND REGION
CONSERVATION AUTHORITY-OWNED LAND
South side of Wharf Street west of Liverpool Road
CFN 36056

TORONTO AND REGION
Conservation
for The Living City

▨ TRCA LANDS
▨ SUBJECT TRCA LOT
▨ SUBJECT PICKERING HARBOUR CO LOT

TO: Chair and Members of the Authority
Meeting #10/05, January 6, 2006

FROM: Adele Freeman, Director, Watershed Management

RE: **LAKESHORE GROUNDS**
Proposed Skateboard Facility

KEY ISSUE

The City of Toronto is proposing to construct a skateboard facility on city-owned land within the Lakeshore Grounds.

RECOMMENDATION

IT IS RECOMMENDED THAT the report on the Lakeshore Grounds - Proposed Skateboard Facility be received.

BACKGROUND

The City of Toronto is proposing to construct a skateboard facility on city-owned land within the Lakeshore Grounds, adjacent to Colonel Samuel Smith Park.

At Authority Meeting #8/05, held on October 28, 2005, Resolution #A222/05 was approved as follows, in response to correspondence (b), as outlined in Attachment 1:

THAT above-noted correspondence (b) be referred to the Watershed Management Advisory Board.

Toronto and Region Conservation Authority (TRCA) participated in the public consultation of the proposed skateboard facility and have provided input throughout the preliminary planning process. TRCA will work with the City of Toronto to assist in the preparation of a detailed proposal and site plan that reflects the unique nature of the site.

In principle, TRCA has no objection to a skateboard facility within the Lakeshore Grounds, as part of Colonel Samuel Smith Park. However, if this location is chosen for the skateboard facility, TRCA suggests that the City of Toronto continue to consult with the appropriate stakeholders to ensure appropriate facility design for the site, including measures to avoid or mitigate potential impacts.

COLONEL SAMUEL SMITH PARK BACKGROUND

In December 1980, TRCA received approval under the Environmental Assessment Act to create a regional waterfront park at the Colonel Samuel Smith Waterfront Area. The master plan was later revised in 1992 and a Declaration Order pursued from the Ministry of the Environment to address implementation and detailed design issues. The most significant modification was the replacement of a swimming lake with marsh/wetland creation keeping with TRCA's natural habitat initiative, the Lake Ontario Waterfront Regeneration Project for 1992-1994. In 1996, the City of Toronto prepared a Master Design and Implementation Plan for the Lakeshore Grounds to better integrate Colonel Samuel Smith Park with the Humber College area.

FINANCIAL DETAILS

There are no financial implications to TRCA budget.

Report prepared by: **Connie Pinto, extension 5387**

For Information contact: **Nancy Gaffney, extension 5313**

Date: **December 14, 2005**

Attachments: **1**

Attachment 1

CITIZENS CONCERNED ABOUT THE FUTURE OF THE ETOBICOKE WATERFRONT –
6 Meaford Avenue, Toronto M8V2H5

October 26, 2005

Chairman and Members
Toronto and Region Conservation Authority

Re: Colonel Sam Smith Park

We write to share with you our concern about the City's recent plans to build a regional skateboard facility in Colonel Sam Smith Park. Col. Sam Smith is one of the waterfront parks in south Etobicoke for which CCFEW has raised money, organised clean-up days and tree plantings and where we conduct regular bird walks. We shared the Authority's pride when you received an international waterfront award for this park.

With the TRCA we were members of the Lakeshore Grounds Design and Management Committee which, along with a Technical Working Group, met regularly for several years to develop a Master Design and Implementation Plan for the park. The Plan called for the establishment of a Design and Management Committee and a Public Advisory Group. Unfortunately the City, despite repeated requests to do so, has not created either of those bodies and in recent years consultation with CCFEW and community residents has been a hit and miss experience.

Now the Parks Department is recommending that a \$500,000 one and a half acre skateboard facility be constructed in an area south of the Power House and bordering the part of the park that is designated a natural heritage area. There has been one public meeting organised by the local Councillor at which four parks were identified as possible locations for such a project. At this meeting many questions were raised by those present, the majority of whom did not favour Col. Sam Smith as the site of a skateboard facility. Since then Councillor Grimes and the City's Manager of Parks, Recreation and Forestry have made it clear that their preferred site is Col. Sam Smith and that the final decision will be made by them without further reference to City Council.

We understand that the Parks Department has contracted with a biologist to prepare answers to the concerns presented by CCFEW and others at the public meeting but we have been refused information about the terms of reference of this study and have been told that it will not be made public until after the decision is made about where to locate the skateboard facility. A local resident has filed a Freedom of Information request with the City with respect to this.

The goal of the Master Plan for Col. Sam Smith Park is “To conserve the heritage features, evoke historical land uses and restore ecological integrity to the site while providing a place that is distinctive, accessible and conducive to the public’s education, recreation and well-being.” There are detailed clauses about how to “ restore, improve and establish ecological systems and units” and until now the Authority and the City have done a wonderful job of doing just that. Under the heading of “Public Recreation Principles” the Plan says that passive recreation facilities should dominate, that facilities should be developed in a manner that is compatible with existing heritage and environmental features, that “single purpose facilities which occupy large land areas should be discouraged at this specific site”. CCFEW does not believe that a major skateboard facility meets any of these criteria. We are concerned about the effect a massive concrete structure will have on bird and wildlife habitat. We think that there should be a comprehensive storm water management plan. We note that the City describes a similar skateboard facility in Willowdale as having the advantage of being visible from two major streets – Leslie and Cummer. The Power House location is only visible from an internal park road and, given the vandalism that has damaged signs and lookout platforms in the park for which CCFEW raised funds, we are concerned that security fences and lights will be constructed in the future. This would greatly alter the nature of Col. Sam Smith Park.

TRCA has made a significant investment in this park. The leadership and expertise that you have contributed over the many years of debate and planning led to the creation of a unique natural waterfront in south Etobicoke. Colonel Sam Smith Park as it is today will be seriously compromised if the City continues with its skateboard plans and so we need your intervention to protect this priceless asset. We ask that you refer this matter to the Waterfront Advisory Board for further consideration and we request an opportunity to appear before the Board when the issue is next discussed.

Thank you.

Brian Bailey, President,
Citizens Concerned about the Future of the Etobicoke Waterfront (CCFEW)
6 Meaford Avenue,
Toronto M8V2H5
416-288-3060 ext. 5450
416-253-9811 (evenings)
ccfew@sympatico.ca