



THE TORONTO AND REGION CONSERVATION AUTHORITY

**Authority Meeting #2/04**

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

**February 27, 2004  
10:00 A.M.**

**SOUTH THEATRE, BLACK CREEK PIONEER VILLAGE**

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**AGENDA**

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- 1. MINUTES OF MEETING #1/04**  
(Enclosed herewith on White)
- 2. BUSINESS ARISING FROM THE MINUTES**
- 3. DISCLOSURE OF PECUNIARY INTEREST AND THE GENERAL NATURE THEREOF**
- 4. DELEGATIONS**
  - 4.1** Ms. Joanne Appleyard of 27 Kingsbury Crescent, Scarborough, speaking in regards to 27 Kingsbury Crescent, Scarborough, Ontario.
- 5. PRESENTATIONS**
  - 5.1** A 15 minute presentation by Mike Price, General Manager, Water and Wastewater Service, City of Toronto, in regards to the City of Toronto's Wet Weather Flow Management Master Plan.
- 6. CORRESPONDENCE**
  - 6.1** A letter dated February 12, 2004 from Joanne Appleyard of 27 Kingsbury Crescent, Scarborough, in regards to proposal for acquisition of 27 Kingsbury Crescent.

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**7. SECTION I - ITEMS FOR AUTHORITY ACTION**

**7.1 CONSULTANT TEAM SELECTION FOR THE DON MOUTH  
NATURALIZATION AND PORT LANDS FLOOD PROTECTION PROJECT**

11-17

**8. CONSIDERATION OF REPORTS OF THE EXECUTIVE COMMITTEE MEETING  
#1/04, HELD ON FEBRUARY 6, 2004**

Refer to pages printed on PINK

**9. CONSIDERATION OF REPORTS OF THE SUSTAINABLE COMMUNITIES BOARD  
MEETING #1/04, HELD ON FEBRUARY 6, 2004**

Refer to pages printed on GREEN

**10. CONSIDERATION OF REPORTS OF THE WATERSHED MANAGEMENT ADVISORY  
BOARD #1/04, HELD ON FEBRUARY 13, 2004**

Refer to pages printed on BLUE

**11. NEW BUSINESS**

NEXT MEETING OF THE AUTHORITY #3/04, TO BE HELD ON MARCH 26, 2004,  
AT 10:00 A.M. IN THE THEATRE, BLACK CREEK PIONEER VILLAGE

Brian Denney  
Chief Administrative Officer

/af

**8. CONSIDERATION OF REPORTS OF THE EXECUTIVE COMMITTEE MEETING  
#1/04, HELD ON FEBRUARY 6, 2004**

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 / Duffins Creek Watershed  
1320991 Ontario Ltd.  
CFN 350037 1-4
- 8.2 NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT  
2001-2005**  
Flood Plain and Conservation Component / Duffins Creek Watershed  
Lebovic Enterprises Ltd.  
CFN 35038 5-7
- 8.3 NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT  
2001-2005**  
Flood Plain and Conservation Component / Humber River Watershed  
Lindy Barrow  
CFN 35034 8-10
- 8.4 NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT  
2001-2005**  
Flood Plain and Conservation Component / Humber River Watershed  
The Estate of H.T.W. Atcheson (c/o Fred Smith)  
CFN 35033 11-13
- 8.5 MERIN INVESTMENTS INC. AND THE CORPORATION OF THE TOWN OF  
MARKHAM**  
Request for a Permanent Easement for a Storm Sewer and Outfall in Exchange  
for a Small Fragment of Land  
CFN 34886 14-16
- 8.6 FRENCHMAN'S BAY - WEST ROUGE CANOE CLUB**  
Licence Agreement Extension  
CFN 26339 17-19
- 8.7 PHASE 2 CONSULTING ASSIGNMENT FOR THE SUSTAINABLE  
REDESIGN OF THE LIVING CITY CENTRE AT KORTRIGHT** 20-27

**SECTION II - ITEMS FOR EXECUTIVE ACTION**

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

## **CITY OF PICKERING**

### **MINOR WORKS PERMIT**

#### **8.8.1 ANTHONY AND SANDRA GRAY**

To place fill within a regulated area on Lot 3, Plan M-917, 714 Simpson Avenue, in the City of Pickering, Frenchman's Bay Watershed as located on the property owned by Anthony and Sandra Gray. 28-29

## **CITY OF VAUGHAN**

### **MINOR WORKS PERMIT**

#### **8.8.2 SEANG BUN KUOCH**

To place fill within a regulated area on Lot 19, Concession 4; Lot 8, Plan 65M-3229, (89 Villandry Crescent), in the City of Vaughan, Don River Watershed as located on the property owned by Seang Bun Kuoch.30-31

## **CITY OF TORONTO (TORONTO EAST COMMUNITY COUNCIL)**

#### **8.8.3 CITY OF TORONTO**

To alter a waterway on Lot 8, Concession 1, Lot 8, Plan 735, (Old Kingston Road over Highland Creek), in the Toronto East Community Council, Highland Creek Watershed as located on the property owned by City of Toronto. 31-32

## **CITY OF TORONTO (TORONTO NORTH COMMUNITY COUNCIL)**

### **MINOR WORKS PERMIT**

#### **8.8.4 KWOK CHING CHAN**

To place fill within a regulated area on Lot 32, Plan M-1280, (43 Beardmore Crescent), in the Toronto North Community Council, Don River Watershed as located on the property owned by Kwok Ching Chan.32-33

## **CITY OF TORONTO (TORONTO WEST COMMUNITY COUNCIL)**

#### **8.8.5 CITY OF TORONTO**

To place fill within a regulated area on (Lower Riverwood Landfill - East of South Kingsway, South of Floor Street), in the Toronto West Community Council, Humber River Watershed as located on the property owned by City of Toronto. 33-34

#### **8.8.6 CITY OF TORONTO**

To construct in a flood plain on P Lot 1, Concession 4, (Martin Grove Road), in the Toronto West Community Council, Mimico Creek Watershed as located on the property owned by City of Toronto.

34-35

**TOWN OF CALEDON**

**MINOR WORKS PERMIT**

**8.8.7 ROBERT MAH**

To place fill within a regulated area on (180 Old King Road), in the Town of Caledon, Humber River Watershed as located on the property owned by Robert Mah. 35-37

**TOWN OF MARKHAM**

**8.8.8 MERIN INVESTMENTS (MARKHAM) INC.**

To place fill within a regulated area on Part Lot 9, Concession 8 Lot 1, 2, 3, 4, 5, Block C, Plan 18, (southeast of Highway 7 and Highway 48), in the Town of Markham, Rouge River Watershed as located on the property owned by Merin Investments (Markham) Inc.. 37-39

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

**CITY OF BRAMPTON**

**8.8.9 BRAM EAST PHASE 1 DEVELOPMENT GROUP LTD.**

To place fill within a regulated area on Lot 8, 9, 10, Concession 9, 10 NDS, (The Gore Road), in the City of Brampton, Humber River Watershed as located on the property owned by City of Brampton. 40-41

**8.8.10 MENKES INDUSTRIAL HOLDINGS INC.**

To place fill within a regulated area on Lot 14, 15, Concession 7, 8, in the City of Brampton, Mimico Creek Watershed as located on the property owned by Region of Peel. 41-42

**CITY OF MISSISSAUGA**

**8.8.11 CITY OF MISSISSAUGA**

To construct in a flood plain, place fill within a regulated area (1996 Rathburn Road West, 4333 Garnetwood Chase, 1900 Sismet Road), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by City of Mississauga. 43-44

**CITY OF VAUGHAN**

**MINOR WORKS PERMIT**

**8.8.12 JOHN FAVO**

To place fill within a regulated area on Lot 27, Plan 65M-3067, (111 Gidleigh Park Crescent), in the City of Vaughan, Humber River Watershed as located on the property owned by John Favo. 44-45

**8.8.13 WILFRID AND VIVIAN DEVREEZE**

To place fill within a regulated area on Lot 98, Plan 3765, (14 Riverside Boulevard), in the City of Vaughan, Don River Watershed as located on the property owned by Wilfrid and Vivian Devreeze.

45-46

**CITY OF TORONTO (TORONTO SOUTH COMMUNITY COUNCIL)**

**8.8.14 BILL ROSS**

To place fill within a regulated area on Lot 11, Plan 5454, (88 Post Road), in the Toronto South Community Council, Don River Watershed as located on the property owned by Mansour Shamsipour.

47-48

**WITHDRAWN**

**CITY OF TORONTO (TORONTO WEST COMMUNITY COUNCIL)**

**8.8.15 ERIC PASKEVICS**

To construct in a flood plain, place fill within a regulated area on, (42 Bonnyview Drive), in the Toronto West Community Council, Mimico Creek Watershed as located on the property owned by Eric Paskevics.

48

**TOWN OF AJAX**

**8.8.16 GUINNESS PLACE DEVELOPMENTS INC.**

To alter a waterway, construct in a flood plain on Part Lot 1, 2 3, Concession 3 Part Lot 9, Plan 40R-21732, Harwood Avenue & Taunton Road, in the Town of Ajax, Duffins Creek Watershed as located on the property owned by Guinness Place Developments Inc.

48-49

**8.8.17 RICHMOND HILL GOLF CLUB**

To construct in a flood plain, place fill within a regulated area on Part Lot 36, 37, 38, Concession 1, (8755 Bathurst Street), in the Town of Richmond Hill, Don River Watershed as located on the property owned by Richmond Hill Golf Club.

50-51

**CITY OF BRAMPTON**

**8.8.18 REGION OF PEEL**

To construct in a flood plain, place fill within a regulated area on east on Drew Road, (north of Derry Road, east of Bramalea Road), north on Torbram Road to CN tracks south of Steeles Avenue, east to the west side of the Etobicoke Creek, north to Highway 407), in the City of Brampton, Etobicoke Creek, Mimico Creek Watershed as located on the property owned by Region of Peel.

51-52

## **TOWN OF MARKHAM**

- 8.8.19 REGIONAL MUNICIPALITY OF YORK**  
To alter a waterway on 9th Line between Major Mackenzie Drive and  
Stouffville Side Road, in the Town of Markham, Rouge River Watershed as  
located on the property owned by Regional Municipality of York. 53-54
- 8.8.20 REGIONAL MUNICIPALITY OF YORK**  
To alter a waterway on 9 Line between Major Mackenzie Drive and  
Stouffville Side Road, in the Town of Markham, Rouge River Watershed as  
located on the property owned by Regional Municipality of York. 54-56
- 8.8.21 REGIONAL MUNICIPALITY OF YORK**  
To alter a waterway on 9th Line between Major Mackenzie Drive and  
Stouffville Side Road, in the Town of Markham, Rouge River Watershed as  
located on the property owned by Regional Municipality of York. 56-58
- 8.9 APPOINTMENT OF ENFORCEMENT OFFICER**  
Beth Williston 58-59
- 8.10 AUTHORITY REALTY TAXES**  
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61-63
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**9. CONSIDERATION OF REPORTS OF THE SUSTAINABLE COMMUNITIES BOARD  
#1/04, HELD ON FEBRUARY 6, 2004**

Refer to pages printed on **GREEN**

**SECTION I - ITEMS FOR AUTHORITY ACTION**

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**10. CONSIDERATION OF REPORTS OF THE WATERSHED MANAGEMENT  
ADVISORY BOARD MEETING #1/04, HELD ON FEBRUARY 13, 2004**

Refer to pages printed on **BLUE**

**SECTION I - ITEMS FOR AUTHORITY ACTION**

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CORRESPONDENCE 6.1

Jo Anne Appleyard  
27 Kingsbury Crescent  
Scarborough, Ontario  
M1W 1S8

February 12, 2004

VIA FAX: (416) 661-6898

Mr. James W. Dillane  
Director, Finance and Business Development  
Toronto and Region Conservation Authority  
5 Shoreham Drive  
Downsview, Ontario M3W 1S4

Dear Mr. Dillane:

Re: 27 Kingsbury Crescent  
Scarborough Bluffs

Thank you for your letter of February 11, 2004, received by fax. I appreciate the enclosure of the 'Briefing Notes for Authority Members'- numbers 37 to 56.6 inclusive.

As a result of reasons referred to in your letter, the proposal for acquisition by the TRCA of the above-noted property could not be heard by the Executive Committee at its meeting on February 6, 2004.

I am writing to request that the proposal be listed on the agenda of the Authority meeting scheduled for Friday, February 27, 2004. I propose to be a 'delegation' of one on behalf of my son Peter and myself.

The reasons we believe the property ought to be purchased by the TRCA are indicated throughout the 45-document brief you received on February 6, 2004. Five copies of the brief were delivered to you, and an additional five copies are being sent to your office.

As recently discussed with you, I shall provide you with a written summary of the rationale for the proposed purchase at the meeting with you to be held on or before February 17, 2004.

Yours very truly,

  
Jo Anne Appleyard

:jag

**TO:** Chair and Members of the Authority  
Meeting #2/04, February 27, 2004

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

**RE:** **CONSULTANT TEAM SELECTION FOR THE DON MOUTH  
NATURALIZATION AND PORT LANDS FLOOD PROTECTION PROJECT**

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**KEY ISSUE**

The selection of a consultant team to develop a Functional Design for the Don Mouth Naturalization and Port Lands Flood Protection Project.

**RECOMMENDATION**

**WHEREAS** the Toronto and Region Conservation Authority (TRCA) has been identified as the recipient agency to undertake the naturalization and flood protection of the mouth of the Don;

**WHEREAS** the Toronto Waterfront Revitalization Corporation (TWRC) and the TRCA signed a delivery agreement in December 2002 for the sum of \$2 million dollars for the delivery of two projects: the Lower Don River West Remedial Flood Protection Project and the Don Mouth Naturalization and Port Lands Flood Protection Project (DMNP);

**WHEREAS** the TRCA and the TWRC have recommended that the TRCA's delivery agreement be increased to \$3 million in recognition of the requirement to undertake two separate environmental assessments, increased administration costs, additional design requirements and the complexity of the issues;

**WHEREAS** the TWRC have requested the TRCA to accelerate the process for the individual environmental assessment (EA) for the Don Mouth Naturalization and Port Lands Flood Protection Project to provide timely input into other related issues;

**THEREFORE LET IT BE RESOLVED THAT** TRCA staff be directed to proceed with the Don Mouth Naturalization and Port Lands Flood Protection Coordinated Federal and Environmental Assessment Project in two stages to enable work on the individual EA to begin, in anticipation of the federal funding being released shortly;

**THAT** TRCA staff be directed to proceed with Project Stage One activities, which include conducting required baseline studies for the area, participating in consultation forums, establishing an individual environmental assessment terms of reference (EA ToR) as per the requirements of provincial EA regulations, and other project management activities;

**THAT** the consultant team led by Gartner Lee Limited be the awarded the contract(s) for the Don Mouth Naturalization and Port Lands Flood Protection Project, subject to TWRC written approval to retain Gartner Lee Limited and TWRC confirmation of funding availability for both stages of the project, as follows:

a) Stage One Project activities at an upset cost of \$228,000, excluding GST, and

b) **Stage Two Project activities at an upset cost of \$921,400, excluding GST, for the completion of the coordinated provincial and federal environmental assessment and related activities as per the terms of reference for this project;**

**THAT TRCA staff report on the progress of the Stage One activities and progress towards the confirmation of the additional funding, and based on that report request direction from the Authority to proceed with Stage Two Project activities;**

**THAT TRCA staff be authorized to establish a 10% contingency fund for each of Stage One and Stage Two, to address any additional work required for the purpose of this study;**

**THAT as a component of the DMNP, TRCA staff budget an upset limit of \$75,000 for a design integration workshop and that the requirement for this workshop be confirmed during the Stage Two Project activities, subject to the confirmation of the TWRC;**

**THAT the TWRC be advised that the soil and groundwater characterization study related to this project remain an important component, for which the costs are not included in the award of contract(s) to the Gartner Lee Limited team, and in the event that this study is not available from TWRC or its designates, a further contract to address this work will be required at a cost not budgeted for within TRCA's Delivery Agreement;**

**THAT all the consulting teams be thanked for their participation in this competition;**

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

## **BACKGROUND**

### *Delivery Agreement for the Naturalization and Flood Protection for the Lower Don River*

On December 17, 2002, a \$2 million Delivery Agreement for the Naturalization and Flood Protection for the Lower Don River was signed between the TWRC and TRCA. This Delivery Agreement called for two separate environmental assessments to be conducted at the mouth of the Don River: the Lower Don River West Remedial Flood Protection Project, which has been proceeding with a team led by Dillon Consulting and the Don Mouth Naturalization and Port Lands Flood Protection Project, the subject of the report.

Approvals from the federal government are anticipated shortly. In October 2003, the TWRC and TRCA approached the three levels of government to approve a \$1 million increase in funding for the two projects under this Delivery Agreement due to the recognition of the requirement to undertake two separate environmental assessments, the increased administration costs, the additional design requirements and the complexity of the issues involved.

### *Don Mouth Naturalization and Port Lands Flood Protection Project*

The goal of this project is to develop a Functional Design and the projected costs for the Don Mouth Naturalization and Port Lands Flood Protection Project, through a federally-provincially coordinated environmental assessment process. This project has two objectives:

1. Naturalize the mouth and lower reaches of the Don River.
2. Permanently remove approximately 230 hectares of the Port Lands from the Regulatory Floodplain.

For the purposes of this Request for Proposal, naturalization refers to the establishment of a confined floodplain within the lower reaches and mouth of the Don River, which will, over the long-term:

- improve aquatic and terrestrial ecological function through the establishment of habitat priorities and targets based upon site and ecosystem analysis;
- contribute to the elimination of flooding to the Port Lands through Spill Zones 1 and 2 (figure 2), without exacerbating flood risk elsewhere;
- address sediment transport, deposition and potential ice jam conditions and impacts;
- accommodate changes in flows and Lake Ontario water levels resulting from climate change;
- enhance recreation opportunities and local aesthetics;
- provide natural habitat and pedestrian and bicycle trail linkages between Lake Ontario and the Don Watershed;
- mitigate soil and groundwater pollution from lands within the area identified for naturalization and flood protection works;
- enhance the low flow habitat conditions within the Don Narrows, if possible. The Don Narrows extends from Riverdale Park to the north side of the CN Railway (to be confirmed during the EA process - proposals will include a separate budget and schedule for the consideration of naturalization options north of Queen Street);
- protect and celebrate cultural heritage resources; and
- reduce or minimize the public's risk of exposure to West Nile virus.

Any naturalization alternatives to be considered that are unable to entirely contain the Regulatory Flood within the constructed floodplain, will require the identification and study of additional permanent flood protection measures to meet the second objective.

Given the high degree of urbanization and the large number of waterfront revitalization projects that are proceeding concurrently within the project area, all concepts being considered will need to be coordinated with other projects, strategies, plans and studies - both ongoing and completed. In addition to meeting all of the above conditions, naturalization-flood control alternatives must maintain existing road traffic capacity and maintain a rail connection to the Port Industrial Area. The rail condition may not be required pending the results of other concurrent planning processes.

On April 8, 2003, the first Technical Advisory Committee (TAC) meeting for the Naturalization and Flood Protection for the Lower Don River was held. Thirty-five representatives from twenty-six agencies and stakeholder groups attended this meeting. TAC members were presented the objectives for the Don Mouth Naturalization and Port Lands Flood Protection Project and a sub-committee was established to review the consultant proposals at the appropriate time.

At the August 29, 2003 TAC Meeting #2/03, TAC members were presented with the draft Request for Proposals for the DMNP and were requested to provide comments on the document.

On September 4, 2003, a Request for Expressions of Interest for the DMNP was submitted to thirty consulting firms that had previously expressed interest in the two Lower Don River Projects, and to the BidNavigator Website.

On September 26, 2003, five consulting teams submitted Expressions of Interest. These consulting teams were headed by the following:

1. Conestoga-Rovers and Associates
2. Golder Associates Limited
3. Gartner Lee Limited
4. Dillon Consulting Limited
5. MacViro

The Expression of Interest submitted by Conestoga-Rovers and Associates was disqualified as it arrived at the TRCA Head Office past the deadline.

Following a detailed evaluation of the four remaining Expressions of Interest, the TRCA, with the agreement of TWRC, invited the four remaining consulting teams to submit a proposal for the Don Mouth Naturalization and Port Lands Flood Protection Project on October 10, 2003. An on-site consultants meeting was held on October 17, 2003.

Consultant teams were asked to prepare a proposal to undertake the following activities as part of this project:

1. Review existing information to identify information gaps
2. Develop a detailed work plan, schedule, budget and delivery plan
3. Conduct a socioeconomic study of the area
4. Integrate baseline studies being conducted by others
  - Aquatic Habitat Study (TRCA)
  - Terrestrial Habitat Study (TRCA)
  - Cultural Heritage Study (TRCA)
  - Hydraulic Modeling Study (MMM)
  - Soils and Groundwater Characterization Study (TWRC through Canada Lands Company)
5. Rail Corridor Impact Assessment
6. Risk assessment for West Nile virus
7. Sediment Transport Study
8. Participate in public and stakeholder communications
  - Technical Advisory Committee
  - International Design Workshop
  - Public consultation forums
  - Project update meetings
  - Stakeholder meetings
9. Undertake all other required activities for the preparation and submission of the EA Terms of Reference and Individual EA document, including production of alternative designs

10. Undertake all other required activities for the preparation and submission of the Canadian Environmental Assessment Act (CEAA) document, including the development of the Functional Design
11. Project administration

The following four teams submitted proposals on November 11, 2003:

1. Golder Associates Limited
2. Gartner Lee Limited
3. Dillon Consulting Limited
4. MacViro - Brown & Storey

A budget breakdown of the four proposals and completion dates as they were submitted are as follows:

<b>Budget Item</b>	<b>Golder</b>	<b>Gartner Lee</b>	<b>MacViro</b>	<b>Dillon</b>
Project Costs	\$861,930.00	\$1,399,566.00	\$1,501,464.00	\$1,800,586.00
+ GST	\$60,335.00	\$97,970.00	\$105,102.48	\$126,041.00
Total Project Costs	\$922,265.00	\$1,497,536.00	\$1,606,566.48	\$1,926,627.00
Study Completion	April 2006	January 2007	May 2006	July 2006

## **PROPOSAL REVIEW PROCESS**

### Proposal Presentation

The four consulting teams presented their proposals to the TAC at meeting #3/03, held on November 18, 2003. TAC members were given the opportunity to request clarification following each presentation from the consulting team. After all four presentations were completed, TAC members discussed, in general terms, the presentations and highlighted key issues that should receive special attention during the detailed proposal review. TAC members identified that the key attributes that the successful consulting team should possess are as follows:

- 1) Very strong understanding of, and experience with, the EA process (provincial and federal).
- 2) Strong technical expertise in the fields of sediment transport, hydraulics / hydrology, contaminated soils and engineering.
- 3) Strong communication and collaboration skills, as well as the ability to be adaptable, are critical.

Overall, TAC members seemed to lean towards the presentations provided by Dillon and Gartner Lee.

### Proposal Evaluations

TRCA staff and the TAC Proposal Review Sub-Committee received copies of the four proposals for evaluation by November 17, 2003.

The proposals were evaluated based on the following criteria

1. Delivery approach;

2. Ability to meet timelines;
3. Conformity to administrative and delivery agreement requirements; and
4. Innovation.

#### TRCA Staff Evaluation

Following the staff review, follow-up questions were submitted to Gartner Lee and Dillon to clarify concerns raised by TRCA staff.

#### TAC Proposal Review Sub-Committee

The TAC Proposal Review Sub-Committee met with TRCA staff on November 27, 2003 to provide their evaluation and comments on the proposals. The TAC Proposal Review Sub-Committee consisted of representatives from the following agencies and stakeholders:

1. City of Toronto - Waterfront Secretariat (represented staff from Water & Waste Water, Transportation Services, Community Planning, Parks & Recreation, Policy & Development and TEDCO).
2. Ministry of Natural Resources;
3. Ontario Realty Corporation;
4. Task Force to Bring Back the Don; and
5. Toronto Waterfront Revitalization Corporation.

Comments were also received from representatives of GO Transit and CN pertaining to railway operations and infrastructure, following the sub-committee meeting. A representative from Transport Canada was invited to sit on the sub-committee, however their issues were deemed to have been adequately addressed following the inclusion of their comments into the Request for Proposals, prior to submission to the consulting teams.

The TAC Sub-Committee concluded that either Dillon or Gartner Lee would be well suited to carry out this project, however, it was unanimous from all sub-committee members that Gartner Lee was ranked first overall. While the proposals from the Golder Associates team and the MacViro-Brown & Storey team had many excellent elements, both taken in as an overall package as defined in the Request for Proposal, they however fell short of the proposals prepared by Gartner Lee and Dillon.

Following the TAC Proposal Review Sub-Committee meeting, TRCA accepted the unanimous decision of the sub-committee to enter into contract negotiations with Gartner Lee Limited on December 19, 2003, to review this proposal, to identify cost-saving measures and to address the funding difficulties identified above.

#### Contract Negotiation Meeting with Gartner Lee

TRCA staff met with Gartner Lee staff on December 19, 2003 to discuss ways to reduce the overall project budget without undermining key desirable components, and to schedule for a two stage approach.

It was identified that Stage One would involve the development of the EA Workplan and the Individual EA Terms of Reference (as required for the provincial EA process). Stage Two activities would be to conduct the coordinated EA process and to develop a finalized Functional Design for a naturalized mouth of the Don.

Stage One	\$228,600.00
Stage Two	\$921,400.00
TOTAL	\$1,150,000.00

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

On TRCA and TWRC approval, and with written confirmation that the original \$2 million has been approved by the three levels of government, Gartner Lee Limited will immediately commence the Stage One authorized activities. The project schedule calls for the completion and approval of the Environmental Assessment Terms of Reference by Spring 2005. Stage Two activities will commence only after receipt of written approval from TWRC that the additional \$1 million has received approval from the levels of government. Stage Two activities, including the development of the Functional Design, and the completion of an Individual EA and CEAA Screening Report should be completed by Spring 2006.

Staff will provide status reports to the TRCA upon the completion of key project milestones. The TWRC, through the Portlands preparation priority project, has been working with Canada Lands Company to develop a delivery agreement that would include characterization of groundwater and soil contamination which is important to this project. At this point, no agreement for this work has been finalized, however, work is proceeding by the Canada Lands Company to retain a consultant to initiate this work as though the Delivery Agreement was in effect. In the unlikely event that this work is not carried out by the Canada Lands Company, TRCA may be required to carry out this work as an amendment to the contract with Gartner Lee, requiring a second Delivery Agreement between the TRCA and TWRC.

#### **FINANCIAL DETAILS**

Funds for the consulting team will be invoiced through the Toronto Waterfront Revitalization Corporation on a monthly basis, through account number 191-01.

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