

FURTHER TO AUTHORITY MEETING #3/08

To be held Friday, April 25, 2008

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Item 7.11

TO: Chair and Members of the Authority
Meeting #3/08, April 25, 2008

FROM: Carolyn Woodland, Director, Planning and Development

RE: **LITTLE ROUGE CORRIDOR MANAGEMENT PLAN**

KEY ISSUE

Endorsement of the draft final Little Rouge Corridor Park Management Plan.

RECOMMENDATION

WHEREAS the Rouge Park Alliance has released the final draft Little Rouge Corridor Park Management Plan (LRCMP) to its partner organizations, following a presentation on November 23, 2007 for final review and endorsement;

WHEREAS Toronto and Region Conservation Authority (TRCA) staff has met with Rouge Park Alliance staff to discuss preliminary questions about the plan, its integration with the Rouge Park south, Bob Hunter Memorial Park, and new studies for the Rouge East (formerly Markham East) Lands management plan, and detailed recommendations;

WHEREAS TRCA believes that the Little Rouge Corridor Park is a significant land base for restoration of ecological values to build a critical linkage between the Rouge Park south and the Oak Ridges Moraine;

WHEREAS the management plan is pivotal in realizing the Rouge Watershed Plan objectives for sustainable community development for the future and the larger vision for regional and provincial biodiversity;

THEREFORE LET IT BE RESOLVED THAT TRCA endorse the management plan, and requests that the Rouge Park Alliance take the following actions:

- **conduct a partnering process to define the approach to park implementation, priorities and protocol for implementation approvals;**
- **establish a partner-based financial strategy dealing with capital implementation phasing, with clear funding/revenue sources, and partner roles and responsibilities well articulated;**
- **pursue a strategic governance and funding assessment for the urgent challenges around managing the land base for the Little Rouge Corridor Park and the Bob Hunter Memorial Park;**
- **address the consolidation of the family of Rouge Parks inclusive of the Rouge Park south and the new plans for the upcoming Rouge East Lands Management planning process;**
- **consider development of a long term management agreement for all Rouge Park initiatives with their respective partners;**

THAT TRCA and Rouge Park Alliance staff continue to work with the federal government, the Province of Ontario and other partners, to identify potential lands for acquisition for consolidation of landholdings and complete natural heritage connections to the Oak Ridges Moraine;

THAT special management zones be established for future transportation and transit corridors areas where these sites and valley crossings will be developed for future consideration of ecological sustainability and long term management;

THAT further work be undertaken in concert with Rouge Park Alliance partners to determine the economic viability for near urban farm alternatives or supplemental forms of income including non-traditional practices such as market farms, agri-business, etc.;

THAT TRCA reiterate its long standing commitment to good working relationships and communication protocols with tenants of all Rouge Park properties to address fair landowner practices and notification of all planning, management and construction related activities;

THAT TRCA supports the recommendations of the LRCMP plan that establish a strong protection direction for First Nation archaeological sites and settlement/built heritage conservation approaches to protect and restore built heritage and cultural landscape assets of the park;

AND FURTHER THAT TRCA recommends that the cultural heritage strategy for the park be integrated into a creative approach to realize adaptive-reuse, new lease arrangements and examination of a range of possibilities of public and private investment that generates new forms of revenue, while at the same time enhancing the recreational and educational experience.

BACKGROUND

Following years of citizen support for the preservation of the Rouge River valley, Rouge Park was formally established in 1995 by the Province of Ontario. The initial land dedication for the park comprised extensive land south of Steeles Avenue in the City of Toronto, adding to extension TRCA holdings acquired earlier. In 2004, the Province dedicated a further 1,400 hectares of land to Rouge Park. Included were approximately 660 hectares of land immediately adjacent to the Little Rouge Creek in York Region. As the second largest watercourse in the Rouge River system, the Little Rouge Creek is associated with diverse wildlife habitat and a countryside landscape of farms and historic hamlets. The public lands along the Little Rouge Creek, referred to as the Little Rouge Corridor, straddles the creek from Steeles Avenue to north of 16th Avenue. The corridor is approximately 600 metres in width and has been placed in TRCA's portfolio of landholdings (Attachment 1).

To identify the management actions and priorities relative to the natural heritage, cultural heritage, recreational use and interpretation of the Little Rouge Corridor, the Little Rouge Corridor Management Plan was developed (copies will be made available at the meeting). Rouge Park Alliance staff, with the help of a steering committee comprised of representatives of the member organizations of the Rouge Park Alliance and other stakeholders, directed the process. The management plan was developed in three phases, each with key objectives, specific work components and consultation activities. The first phase involved a review of the physical resources of the plan area and included natural heritage, recreational, agricultural, cultural heritage and economic assessments. The exploration of management alternatives characterized the second phase, while the third phase entailed the evaluation of the alternative management themes and culminated in the identification of a preferred management approach.

The Little Rouge Corridor Management Plan is based on the notion that the lands within the Little Rouge Corridor require special management consideration because of their significance. Accordingly, the plan conforms to the vision of the preceding Rouge Park plans (the Rouge Park Management Plan (1994) for the area south of Steeles Avenue and the Rouge North Management Plan (2001) for the portion of the Park in York Region), while providing a guiding framework for the integration of the area into the larger park context. It addresses the restoration, preservation and enhancement of the area's natural environment, as well as its cultural heritage elements and public use potential.

It is anticipated that in the near future a consolidation of all of the Rouge family of parks and landholdings will be brought together in one comprehensive plan including the Little Rouge Corridor Management Plan (2007), the Rouge Park Management Plan (1994), the Rouge North Management Plan (2001) and the Bob Hunter Memorial Park Master Plan (2007) and other lands as part of a current study for the East Rouge Lands.

A number of other policy documents served as a foundation to the Little Rouge Corridor Management Plan. Municipal official plans, provincial plans, including the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, federal plans, and the Rouge River Watershed Plan are examples of such policy documents.

SUMMARY AND RATIONALE

The management plan for the park focuses on four key strategies for the provision of a major urban wilderness park:

- an ecological proposal which centres on the achievement of a major terrestrial corridor, and other habitat/enhancement creation opportunities;
- a cultural heritage preservation strategy, including archaeological and cultural heritage landscapes;
- a recreation proposal for trails and amenity area development; and other outdoor recreation activities deemed compatible with the ecological goals for the area;
- a financial, economic and management strategy that considered revenue generation, park operations and governance issues.

The Little Rouge Corridor lands are a mosaic of productive and vacant agricultural lands, combined with sparse forest lands in varying stages of succession with hedgerows scattered in varying stages of succession throughout. The public land base has been organized around 4 park zones designed to address the specific management zones, inclusive of Natural Reserve, Restoration, Heritage and Managed zones.

Natural Heritage

The park plan sets out the directions to establish a sustainable terrestrial corridor with interior forest conditions. Considerable effort was made by the consultants and the project steering committee to refine the science establishing the appropriate methodology for the terrestrial corridor restoration approach. The corridor was derived using the following:

- application of the Rouge North Management Plan ecological criteria;
- TRCA's database of mapped communities and wetlands, and preliminary terrestrial natural heritage system mapping;
- inclusion of six patches of significant core forest to be protected and expanded within the system;
- identification of potential corridors to both the east and west, providing important connections to adjacent watercourses and also providing upland forest habitats and linkages to tableland wetlands.

The proposed corridor is 600 m in width, and encompasses its core, the existing natural areas centered on the creek system and provides the highest degree of protection of lands within the Little Rouge Corridor land base.

TRCA has been working in tandem with Rouge Park Alliance staff and the project consultants to establish an approach to natural heritage and restoration for the park. Detailed comments on technical aspects of the restoration/management methods for the ecological proposals will be forwarded to Rouge Park Alliance staff with this report from Restoration Services Division. We commend the project team in the efforts that have been made to resolve a long outstanding ecological debate about the science supporting the provision of a major ecological corridor for the Rouge Park realization.

Cultural Heritage Conservation

Studies have determined that over 60 archaeological sites have been found in the LRCMP park lands. Sites range from the early Paleo-Indian component to Iroquoian villages of the late Woodland period, including an early historical trail.

There are 17 properties in the LRCMP public lands north of Steeles Avenue that are designated under Part IV of the Ontario Heritage Act. An active Mennonite community and settlement area still exists within the park boundaries. The designated heritage properties include individual residences, farm complexes (house and barns), two pioneer cemeteries, Cedarena (an historic outdoor skating rink and pavilion dating to 1926), and the former Locust Hill Schoolhouse. Many of these sites are important features from the historical Mennonite settlement of the Rouge area.

TRCA supports the recommendations of the LRCMP that establish a strong protection direction for First Nation archaeological sites and settlement/built heritage conservation approaches to protect and restore built heritage and cultural landscape assets of the park.

TRCA encourages the Rouge Alliance to build a First Nations relationship for recognized nations in the future planning and development of interpretative programs for Aboriginal heritage in the Rouge Park, and in the management of archaeological sites of significance, as indicated in the recommendations. We also acknowledge the valuable history of settlement and built heritage assets that deserve incorporation into a rich visitor experience in the park. TRCA recommends that the conservation strategy for the park needs to be integrated into a creative approach to realize adaptive-reuse, new lease arrangements and examination of a range of possibilities of public and private investment that generates new forms of revenue, while at the same time enhancing the recreational and educational experience. Working with the existing Mennonite community is essential.

Leased Properties

Under the land transfer agreement there are 54 residential properties that now fall under TRCA ownership, plus 3 additional properties transferred to the Town of Markham. The current lease portfolio includes 9 farm units, 10 farmland and 1 commercial lease. TRCA has undertaken an independent review of the rental stream associated with the properties transferred from the province. As a preliminary assessment of the portfolio's long term revenue generating potential, there will be substantial up-front investments needed to bring several properties back into a state of good repair. In addition, as properties convert from leasing arrangements to forest restoration projects the shift in revenue generation will also present a challenge for negotiations and revenue reductions.

The management plan recognizes from a financial perspective it will be important to evaluate the full spectrum of property uses and the balance of protection of the cultural and natural heritage while ensuring that financial resources are generated for the park. TRCA supports the plan thesis that some residential farm properties continue to be preserved and inhabited in order to achieve goals of creating a "living park". TRCA concurs that further work be undertaken in concert with Rouge Park Alliance partners to determine the economic viability for near urban farm alternatives or supplemental forms of income including non-traditional practices such as market farms, agri-business, etc. These issues will be examined more closely under the new East Rouge Lands management planning project, but ultimately need to be broadened in a separate exercise to other lands within the comprehensive park planning efforts in future.

TRCA is committed to establishing good working relationships and communication protocols with tenants of these properties to address fair landowner practices and notification of all planning, management and construction related activities.

Park Use and Recreation

Roads, Trails and Access Points

The LRCMP includes an excellent description of a proposed trail hierarchy for hiking and multi-use access through the park and from local communities in Markham and to the Rouge Park south. Considerations for future detailed site planning, signage and wayfinding are all well documented in the plan. Steps to encourage better access to the park have been addressed in the plan while addressing the difficult challenges of balancing the needs of ecological protection and restoration for critical areas in the scheme, and address land use/ownership constraints as well at this point in time in park planning. TRCA recommends that as detailed site planning occurs that detailed refinements be made to the trail alignment and loops to address issues of the partners, particularly Markham's need for access to future communities. Detailed issues of off-leash dog areas should also be discussed through the site planning explorations and comprehensive park planning and integration.

The plan acknowledges that there are major transportation and transit issues under study for the regional growth planning efforts incorporating challenging cross regional access between York and Durham regions and to future development in Seaton and the Pickering Airport lands. TRCA supports the recommendations that special management zones be established for these areas to bookmark how these sites and valley crossings will be developed for future consideration of ecological sustainability and long term management. Consideration of enhanced standards for routes and site development within open space systems and high profile parklands is not a new concept for planners and transportation engineering. TRCA supports establishing a reasonable design approach to routes and servicing that minimizes environmental impact and contributes to the setting of a significant nationally recognized park, inclusive of ideas of parkway roads, special lighting proposals, enhance bridge/urban design, enhanced landscape restoration, etc..

Acquisition of Lands

The plan identifies several properties that are important in terms of potential acquisition for the comprehensive realization of the Little Rouge Corridor parkland. A separate planning project has been initiated to examine the preliminary potential land use considerations for the lands located on Reesor Road adjacent to the Cornell employment lands, and integration with Rouge Park objectives. TRCA will be participating in the review of development/park feasibility for these controversial lands.

TRCA and the Rouge Park Alliance staff will continue to work with the federal government , Province of Ontario and other partners, to identify potential lands for acquisition for consolidation of landholdings and complete natural heritage connections to the Oak Ridges Moraine.

Economic and Financial Strategy

The LRCMP identifies that the capital costs for the implementation of the plan are potentially upwards of \$6 million dollars. This estimate, detailed in the plan, does not consider costs associated with leased properties or any enhancement/renovation costs for key properties within the plan. An estimate of generalized operating costs has also been established in the plan for discussion purposes with the Rouge Park Alliance agency partners, based on research in other parks with similar requirements. The plan report notes that the Rouge Park has received *“reasonable funding to date, including dollars, land and in-kind services from all partners. However, much of this support has been received on an ad hoc basis. As the plan*

moves forward, ...new levels of service in terms of facilities and activities anticipated, the organization will need to investigate ways of establishing a consistent source of funding and revenue stream.”.

The consultants' analysis of the funding sources identified that a sound funding formula that would advance the desire for a self sustaining financial agenda for the park was not found during the course of project discussions and research. In fact, some partners were not willing to discuss financial partnering in this stage of the management planning process. The steering committee advised that the detailed discussion around a potential economic model be deferred and that the financial work be included in a separate working document to be used to advance negotiation in the near future. This document is entitled *Park Management and Financial Strategy Discussion Paper*.

TRCA supports the need to establish a separate strategic planning process around the difficult issues of funding, revenue generation, and roles and responsibilities of the partners and a “fair share” contribution model for each partner. This work needs to be expanded to include the full family of Rouge parks within a consolidated management effort. The Rouge Park Alliance needs to develop a process within which all partners can address their issues for governance, financing and park management both for the short and long term. TRCA commends the consultant's work to identify the difficult operational and financial gaps, and partnering challenges for the park, through their detailed examinations of the Little Rouge Corridor planning process.

CONCLUSIONS

TRCA applauds the extensive work that has been completed to date for the Little Rouge Corridor Management Plan and acknowledges the value of challenging discussions around the issues that are yet to be resolved about the management and funding responsibilities for the Rouge Park as a whole. The importance of these Little Rouge Corridor Park lands in restoring and enhancing their ecological values in the interest of building a critical linkage between the Rouge Park south (and Lake Ontario) and the Oak Ridges Moraine through the Rouge watershed is pivotal in the larger vision. TRCA will continue to work collaboratively to support the Rouge Park Alliance partnership in realizing the potential of the Rouge family of parks, and in addressing outstanding issues for management.

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Date: April 22, 2008

Attachments: 1

Attachment 1



Item 7.12

TO: Chair and Members of the Authority
Meeting #3/08, April 25, 2008

FROM: Carolyn Woodland, Director, Planning and Development

RE: **BOB HUNTER MEMORIAL PARK MASTER PLAN**

KEY ISSUE

Endorsement of the draft final Bob Hunter Memorial Park Master Plan.

RECOMMENDATION

WHEREAS the Bob Hunter Memorial Park Master Plan (BHMP) project team led by the Ministry of Natural Resources (MNR), Rouge Park Alliance staff and team consultants Envision-the Hough Group have completed the final draft Bob Hunter Memorial Park Master Plan for consultation with partner agencies of the Rouge Park Alliance (herein "Alliance");

WHEREAS it is the understanding of the Alliance partners that the Hunter family has endorsed the plan for the memorial parkland management concept;

WHEREAS the Rouge Park Alliance has released the final draft Bob Hunter Memorial Park Master Plan to its member organizations, following a presentation on November 23, 2007, for review and endorsement;

WHEREAS TRCA staff has met with the master plan team to discuss preliminary questions about the plan, its integration with the Little Rouge Park Management Plan, and its recommendations;

WHEREAS TRCA staff believes that the Bob Hunter property provides a very significant land base for a public use gateway to the diverse landscapes, heritage features and recreational amenities of the larger Rouge Park system, as well as, from the local Boxgrove and Cornell communities;

THEREFORE LET IT BE RESOLVED THAT Toronto and Region Conservation Authority (TRCA) endorse the Bob Hunter Memorial Park Master Plan;

THAT following the receipt of comments from all Alliance partners, TRCA requests the Alliance to conduct a partner working session/process to define the approach to park implementation, priorities and a protocol for implementation approvals;

THAT TRCA further requests that the Alliance establish a partner-based, financial strategy process to determine implementation phasing, clear funding/revenue sources, and partner roles and responsibilities;

THAT the Alliance be encouraged to pursue a strategic governance and funding assessment for the immediate challenges around managing the lands for the Little Rouge Corridor Plan and the Bob Hunter Park as new lands within the family of Rouge parks, and to look to the consolidation of the plans with the Rouge south and East Rouge Lands for purposes of developing a long term management agreement;

THAT the Alliance be requested to lead further dialogue with the Region of York, and the Region's Environmental Assessment (EA) process, to incorporate a suitable roadway concept for a potential 14th Avenue re-alignment that minimizes environmental impact within the natural system and properly integrates the road design within the parkland setting and public use concept;

THAT the Alliance be requested to further explore adaptive re-use and alternative programs that support the public use and education plan objectives for several of the leased heritage properties within the master plan boundary, as well as incorporate a higher profile to the quality of visitor experience through site design and education strategies;

AND FURTHER THAT TRCA supports the establishment of a catalyst project as a first phase initiative to establish visitor orientation to the park and an urgently needed gateway experience for the Rouge Park through the Bob Hunter site.

BACKGROUND

In 2005, the Province of Ontario dedicated 193 hectares (477 acres) of additional land for Rouge Park purposes. The dedication was to honour the late Bob Hunter, a lifelong environmentalist and co-founder of Greenpeace, and to provide ecological protection to the area's natural character and function. Accordingly, the lands were dedicated as Bob Hunter Memorial Park. Bob Hunter Memorial Park is bounded by Highway 407 in the north, Ontario Hydro in the south, the CP Rail on the west, and the Rouge Park, specifically the Little Rouge Corridor, on the east (Attachment 1). The lands were placed in TRCA's portfolio of land holdings, under Rouge Park Alliance management. Serving as the western gateway to Rouge Park, Bob Hunter Memorial Park is traversed by two streams that flow into the Little Rouge Creek and contains natural ravine, forest and field habitats.

Guided by the vision, goals and objectives set out in the Rouge Park Management Plan (1994), the Bob Hunter Memorial Park Master Plan provides a site plan for the use of the newly acquired lands (copies of the master plan will be made available at the meeting). The development of the master plan included three phases of work. The first phase involved field work, information gathering, and initial assessment and mapping of conditions related to natural and cultural heritage resources. Meetings with stakeholders, including the area tenants, the Hunter family and relevant agencies also characterized this phase. The second phase entailed the development and review of two concept alternatives and further consultation. The third and final phase involved the selection of the preferred plan, based on a combination of elements from the two alternatives, and the preparation of the final master plan, including costing and recommendations for phased implementation.

A broad array of policy frameworks and documents set the context for the Bob Hunter Memorial Park Master Plan. These included, but were not limited to, provincial initiatives, including the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe, the Rouge Park Management Plan and Rouge North Management Plan, the Rouge River Watershed Plan, TRCA's Terrestrial Natural Heritage System, and municipal official plans.

SUMMARY AND RATIONALE

The environmental restoration of the BHMP lands as part of the broader Rouge Park, reflects the commitment and passion that Bob Hunter projected for ecology and education. The focus of the plan will be on large habitat patch sizes (forest, grassland, wet meadow, wetland), corridors and connections between habitat areas. Key elements of the master plan include:

- restoration of over 70% of the land as woodland to support and link the significant Box Grove Forest and the adjacent Little Rouge Corridor valley;
- restoration of existing and former creek tributaries throughout the site to establish wetland environments;
- incorporation of the north-south Rouge Trail, which is planned to link Lake Ontario to the Oak Ridges Moraine, using the historic road alignment through Cedar Grove, along the assumed Carrying Place Trail;
- development of the north-west quadrant of the site as a Visitor Orientation and Demonstration Area with representative habitats: woodland, wetland, meadow, to be found throughout the Rouge Park, and including a significant heritage site, associated with one of the founding families of the area;
- multi-use trails linking the park to areas of the Rouge Park to the east and Boxgrove to the west;
- incorporation of open space areas comprised of meadow and grasslands supporting habitat and public uses such as trail routes, trailheads and picnic areas;
- establishment of a visual identity for the park incorporating road standards, traffic calming, entrance features, wayfinding and park signage.

TRCA staff has been very involved in assisting in the development of natural heritage restoration plans for the park, and is working closely with park staff to use the latest and most successful approaches to landscape restoration from our own research and applied applications in the field.

The park landbase is dissected into four quadrants by Reesor Road and 14th Avenue. The challenge for the master planning project is to integrate these sectors in a manner to provide connections for trail, habitats and a sense of cohesion for the park landscape. An EA process will be looking at a potential re-alignment of the 14th Avenue roadway through the park. Additional study needs to be undertaken to determine the best way of integrating the Rouge Park considerations and regional traffic needs.

The role of the leased properties on the site will change over time – some will continue in leased arrangements, others will be transitioned to agricultural activities, and yet others have the potential to be renovated and adapted to uses that support the park public use function. The management of the building assets raises the need for creative strategies to maintain a future revenue stream, preserve the built heritage resources (most needing a significant amount of investment), and protect the character and historical integrity of the settlement of Cedar Grove. Although not part of the terms of reference for this planning study, several key properties warrant detailed assessments for their ultimate value to the master plan vision, including The David Reesor Tenant House, and former Lapp Bros. Cider and Vinegar Mill. These properties could provide excellent opportunities for demonstration areas, agri-business ventures, farm markets, artisan space and interpretative facilities. With the appropriate approach to adaptive re-use in the park there could be some exciting opportunities for public programs or private investments that could enhance the visitor experience and actually act as a draw for visitors.

FINANCIAL DETAILS

The site development costs for the master plan have been estimated to be about \$6 million, not including building repairs or re-use renovations. A budgeting summary has been provided in the master plan report as a breakdown for phasing and prioritization purposes. This work can serve as a base for partnership discussions about capital development and restoration phasing, and cost sharing, as well as, focusing in on management responsibilities on an operational basis for these new public parklands. An essential collaborative partnership and cost sharing arrangement will be needed over the long term to realize the important recommendations of this master plan and its sister park.

CONCLUSIONS

TRCA appreciates participation in an exciting planning exercise for such an important commemorative park initiative that will form the basis of a more sustainable community in future, and we will continue to work proactively to support the Rouge Park Alliance partnership in realizing its full potential.

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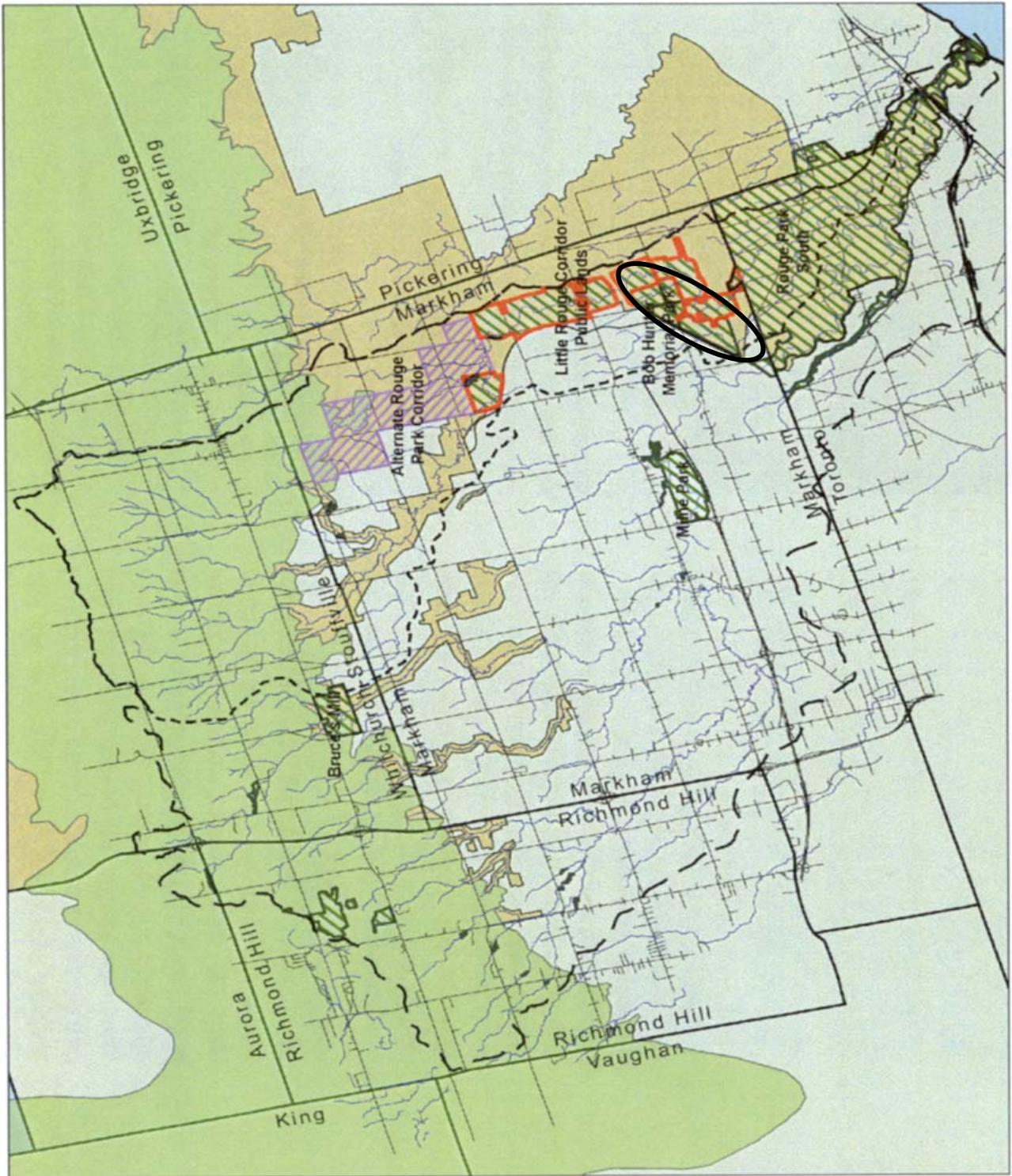
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Date: April 22, 2008

Attachments: 1

Attachment 1



Item 7.13

TO: Chair and Members of the Authority
Meeting #3/08, April 25, 2008

FROM: Adele Freeman, Director, Watershed Management

RE: **OUT OF COUNTRY TRAVEL**
Environmental Assessment for the Don Mouth Naturalization and Port
Lands Flood Protection Project

KEY ISSUE

Authorization for Toronto and Region Conservation Authority staff to travel to meet with members of the Michael Van Valkenburgh Associates team to facilitate concept development for the Don Mouth Naturalization and Port Lands Flood Protection Project and Lower Don Lands Framework Plan, as required.

RECOMMENDATION

THAT Toronto and Region Conservation Authority (TRCA) staff involved with the Environmental Assessment for the Don Mouth Naturalization and Port Lands Flood Protection Project (DMNP EA) be authorized to travel to the offices of Michael Van Valkenburgh Associates (MVVA) and their sub-consultants to attend key concept plan development meetings of the preliminary preferred alternative as required, for the duration of the DMNP EA.

BACKGROUND

Further to the report submitted for Authority approval at Meeting #3/08 to be held on April 25, 2008, regarding the Selection of the Preliminary Preferred Alternative for the Don Mouth Naturalization and Port Lands Flood Protection Project EA, it has been determined that the consultant team for the Lower Don Lands Framework Plan, led by the firm Michael Van Valkenburgh Associates, will be assigned with the responsibility of developing a concept plan for the preliminary preferred alternative in support of the Don Mouth Naturalization and Port Lands Flood Protection Project EA.

In order to ensure that development of the concept plan will meet the project goal and objectives of the DMNP EA, TRCA and the Gartner Lee Limited (GLL) consultant team will work closely with the MVVA team throughout this design phase. Furthermore, as the TRCA and GLL consultant team will continue to retain responsibility to conduct a detailed impact assessment of the completed concept plan in support of the DMNP EA, it is critical that the EA team actively participate in all stages of the concept plan development in order to establish an intimate knowledge of all aspects and assumptions used to develop the concept plan.

Since many of the concept design meetings will be held in the offices of MVVA in New York City, and possibly in the offices of some of their sub-consultants, also located in the United States, TRCA staff and members of the GLL EA Team will likely be required to periodically travel to the United States to participate in these design meetings. TRCA staff most likely to travel to the United States to participate in these design meetings include, but need not be limited to the following: Adele Freeman, Director, Watershed Management; Ken Dion, Senior Project Manager, Lower Don EA; Gord MacPherson, Manager, Restoration and Environmental Monitoring Projects; Don Haley, Water Management Technical Advisor; and Sameer Dhalla, Manager, Water Resources (Highland/Don/Duffins/Carruthers).

Gord MacPherson attended a meeting on Tuesday, April 21 in New York at the request of the MVVA project manager and approved by Toronto Waterfront Revitalization Corporation (TWRC) staff. Brian Denney authorized staff to travel with the direction that a report be brought to the Authority for approval.

FINANCIAL DETAILS

Funds for continued work on the concept development and detailed impact analysis of Alternative 4WS, including travel, will be covered by the Delivery Agreement with TWRC and will be operated through the 191 series of accounts.

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Date: April 21, 2008

Item 7.14

TO: Chair and Members of the Authority
Meeting #3/08, April 25, 2008

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

RE: **SANYO CANADA INC. SOLAR POWER AGREEMENT**
The Living City Campus at Kortright

KEY ISSUE

Recommends entering into a lease agreement with Sanyo Canada Inc. for creation of a 850 KW solar power facility at The Living City Campus at Kortright.

RECOMMENDATION

THAT Toronto and Region Conservation Authority (TRCA) enter into a lease agreement with Sanyo Canada Inc. for construction and installation of 850 KW solar power facility at The Living City Campus at Kortright;

THAT the lease agreement be on terms and conditions satisfactory to TRCA staff and legal advisers, including but not limited to the following:

- **term not to exceed 20 years;**
- **required Planning Act or other approvals be obtained;**
- **TRCA to have at discretion of TRCA, the option of ownership of the facility or its removal at end of lease term;**
- **facility be constructed in conformity with TRCA requirements such that no major land excavation is required, panels to be elevated sufficient to allow existing floral and fauna to continue and public access to the area of the facility is maintained;**

AND FURTHER THAT authorized TRCA officials be directed to take such action as is necessary to implement the agreement including the signing and execution of documents.

BACKGROUND

TRCA staff has been approached by Sanyo Canada Inc. to consider leasing land to Sanyo for an 850 kilowatt solar power facility. Sanyo has available about 5,000 solar panels that it wishes to use as part of a demonstration project to showcase Sanyo products. It is seeking a suitable location and believes that The Living City Campus at Kortright offers an exciting and valuable venue to demonstrate its technology.

The energy program at Kortright has existed for more than 25 years and includes various demonstrations of wind, solar and other renewable energy sources. The long term plan for the campus includes requirements for on site renewable energy production. TRCA has partnered with many renewable energy product suppliers over the years. The Archetype Sustainable House project being completed this summer is an excellent example.

RATIONALE

The proposed installation involves production of 850 KW of electricity which will be sold into the Ontario power grid under the provisions of the Ontario Power Authority Standard Offer Contract. Sanyo estimates revenue from sale of the electricity will be about \$400,000 annually. The Standard Offer Contract is for 20 years. TRCA has entered into such an offer for sale of solar power from panels on its Restoration Services Centre.

The site for the panels will be about 6 acres and is part of the existing Kortright energy trail. The facility will be integrated into the energy program and Sanyo will assist with interpretation. The installation will be on steel platforms about 1.5 metres off the ground. Animals will be able to move freely beneath the structures. TRCA and Sanyo are in the process of determining the type of vegetation which will do best in the shaded areas beneath the panels.

The retail value of the installation is about \$8.5 million. The value to the supplier is considerably less since these panels are being supplied direct. Sanyo will be responsible for all maintenance of the facility throughout the term of the lease. Sanyo will make all arrangements and assume all costs of connection to the grid. TRCA staff may be retained by Sanyo to do the maintenance and monitoring of the system.

The proposal is that the facility will be turned over to TRCA for nominal value at the end of the lease term. The useful life of the panels is estimated at 30 years. Sanyo will be asked to warranty the productive capability of the panels to a minimum of 80% at 20 years. There is sufficient capacity to fully serve all of the facilities identified in The Living City Campus at Kortright master plan. Obviously, solar power has limitations so connection to the grid is required.

This is an important opportunity to demonstrate how renewable energy can be integrated into a natural setting with minimum disruption to natural heritage or possibly as a model for agriculture. TRCA's expertise and experience will enable Sanyo to monitor outcomes and improve their solar field designs.

Sanyo wishes to create a 7 KW demonstration display in June of 2008. This will be followed by installation of 300 KW in September, 2008 and 550 KW in April of 2009.

DETAILS OF WORK TO BE DONE

Staff continue to negotiate with Sanyo. If this is to be a lease of land to Sanyo, approvals will be needed from the Minister of Natural Resources as well as planning act requirements. Time is of the essence to meet the proposed implementation targets. Staff is seeking approval to enter into the lease agreement and expect to finalize details before the end of May.

FINANCIAL DETAILS

This is a business venture for Sanyo with ancillary benefits in terms of marketing exposure to 125,000+ visitors to The Living City Campus at Kortright. TRCA will be the beneficiary of commercial and public interest in this installation which will be unique in the Toronto region. Staff will advise the Executive Committee of the final details of the lease when negotiations are complete.

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