

FURTHER TO EXECUTIVE COMMITTEE #3/08
To be held Friday, May 9, 2008

Pages

FURTHER TO:

8. SECTION II - ITEMS FOR EXECUTIVE ACTION

8.1 ERRATA UPDATE SHEET

201-204

WITHDRAWN

8.1.9 ENBRIDGE GAS DISTRIBUTION INC.

NEW PERMIT

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

8.1.93 FILMPORT DEVELOPMENTS INC

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Block 2, Plan 540-E, (225 Commissioners Street), in the City of Toronto (Toronto and East York Community Council Area), Waterfront Watershed as located on the property owned by Filmport Developments Inc.. The purpose is to construct the first portion of Phase 2 of the FilmPort Project comprised of a 7,800 square metre, four storey commercial building. 205-206

8.1 APPLICATION FOR PERMITS UNDER ONTARIO REGULATION 166/06 Development, Interference with Wetlands and Alterations to Shorelines and Watercourses

Information has been received and reviewed by staff for the following Scheduled Errata items. The recommendations within the staff reports should be amended to include the following:

8.1.45 CITY OF BRAMPTON

- Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA; dated May 1, 2008; received May 2, 2008; prepared by the City of Brampton.

8.1.46 COOPERATIVE FEDERR DE QUEBEC

- Letter of Undertaking provided by Olymel S.E.C, dated May 7, 2008, stamped received by TRCA Planning and Development, May 7, 2008, to address outstanding engineering related issues.

8.1.47 34 BLAKETON COURT

- Letter of Undertaking, prepared by M. Prospero, dated May 6, 2008, to address all outstanding ecology related issues.

8.1.48 REGION OF PEEL

- Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA; dated May 1, 2008; received May 1, 2008; prepared by the Region of Peel.

8.1.49 16 RIVERBANK DRIVE

- Drawing No. 07-20-A1, Plans and Section, prepared by Wong & Wong Engineering Inc., dated July 3, 2007, received December 10, 2007;
- Drawing No. 07-20-A2, Plans and Elevation, prepared by Wong & Wong Engineering Inc., dated July 3, 2007, received December 10, 2007.

8.1.50 55 EDGEHILL ROAD

- Drawing No. A-01, Site Plan and Servicing Plan, prepared by Tony Gornik, dated April 15, 2008, Revision No. 11, revised on April 15, 2008, Redlined by TRCA staff on May 7, 2008, received on April 16, 2008;
- Drawing No. L1, Landscape Plan including Tree Preservation Plan, Grading and Sediment Control, prepared by John Lloyd & Associates, dated January 24, 2008, Revision No. 2, revised on April 11, 2008, Redlined by TRCA staff on May 7, 2008, received on April 16, 2008.

8.1.51 ST. JOHN'S REHABILITATION HOSPITAL

- Drawing No. GEO-1A, Exposed Watermain Planform and Profile, prepared by Geomorphic Solutions, revised April 16, 2008, received April 17, 2008;
- Drawing No. GEO-2A, Exposed Watermain Cross-Sections prepared by Geomorphic Solutions, revised April 16, 2008, received April 17, 2008;
- Drawing No. PESC-1A, Exposed Watermain Phasing and E.S.C, prepared by Geomorphic Solutions, revised April 28, 2008, received April 30, 2008;

- Drawing No. GEO-1B, Exposed Maintenance Hole Planform and Profile, prepared by Geomorphic Solutions, revised April 16, 2008, received April 17, 2008;
- Drawing No. GEO-2B, Exposed Maintenance Hole Cross-Sections, prepared by Geomorphic Solutions, revised April 28, 2008, received April 30, 2008;
- Drawing No. PESC-1B, Exposed Maintenance Hole Phasing and E.S.C., prepared by Geomorphic Solutions, revised April 28, 2008, received April 30, 2008;
- Drawing No. DET-1, Restoration Details, prepared by Geomorphic Solutions, revised April 28, 2008, received April 30, 2008;
- Drawing No. RES-1, Restoration Details, prepared by Geomorphic Solutions, dated April 16, 2008, received April 17, 2008.

8.1.52 SCARBORO GOLF AND COUNTRY CLUB

- Letter of Undertaking prepared by R.J Burnside & Associates Limited dated and received May 7, 2008.

8.1.53 INTERVAL HOUSE INC.

- Letter of Undertaking, prepared by Paul Whelan, dated and received May 7, 2008.

8.1.54 39 DON VALLEY DRIVE

- Drawing No. 1, Site Plan, prepared by TH Design Inc., dated November 3, 2007, received on December 6, 2008.

8.1.55 BLOCK 11 PROPERTIES INC.

- Letter of Undertaking, prepared by GEMS, dated May 7, 2008, received May 7, 2008.

8.1.56 CANADIAN PACIFIC RAILWAY

- Letter of Undertaking to provide revisions to engineering drawings to the satisfaction of TRCA staff; dated May 6, 2008; received May 6, 2008; prepared by from Canadian Pacific Railway.

8.1.57 DUNPAR DEVELOPMENTS INC.

- Drawing No. C-1, Site Servicing Plan, prepared by John Towle Associates Limited, revised April 29, 2008, received May 6, 2008;
- Drawing No. C-2, Site Grading Plan, prepared by John Towle Associates Limited, revised April 22, 2008, received May 6, 2008;
- Drawing No. C-4, Erosion and Sediment Control Plan, prepared by John Towle Associates Limited, revised April 22, 2008, received May 6, 2008;
- Drawing No. C-5, Demolition Permit Plan, prepared by John Towle Associates Limited, revised April 29, 2008, received May 6, 2008;
- Sheet No. L-1, Landscape Plan, prepared by Alexander Budrevics & Associates Limited, revised March 24, 2008, received April 10, 2008;
- Sheet No. EM-1, Edge Management Plan, prepared by Alexander Budrevics & Associates Limited, revised March 24, 2008, received April 10, 2008;
- Sheet No. D-1, Landscape Details, prepared by Alexander Budrevics & Associates Limited, revised March 24, 2008, received April 10, 2008;
- Sheet No. D-2, Landscape Details, prepared by Alexander Budrevics & Associates Limited, revised March 24, 2008, received April 10, 2008;
- Revised Tree Preservation Plan for 8299 & 8355 Kipling Avenue - Vaughan, prepared by The Tree Specialists, Inc., dated January 10, 2008, received February 7, 2008;

- Letter of Undertaking, signed by Tom Giancos of Dunpar Developments Inc., dated April 28, 2008, received April 28, 2008.

8.1.58 15915 MOUNT HOPE ROAD

- Letter of Undertaking, prepared by P. Kolb, dated May 6, 2008, to address all outstanding ecology related issues.

8.1.59 REGION OF PEEL

- Plan EC1 - Mayfield West Elevated Tank, Environmental Controls; dated March 2008; received May 2, 2008; Engineer's Stamp May 2, 2008; prepared by Genivar; red line revised May 5, 2008;
- Plan G2-B - Kennedy Road Elevated Tank, Site Plan and Sections; dated March 2008; received March 27, 2008; Engineer's Stamp March 25, 2008; prepared by Genivar;
- Plan L-1 - Kennedy Road Elevated Tank, Landscape Plan & Details; dated December 2007; received March 27, 2008; prepared by Schollen & Company Inc.

8.1.60 WINDMILL CUSTOM HOMES

- Letter of Undertaking, prepared by Windmill Custom Homes, dated May 6, 2008, to address all outstanding ecology related issues.

8.1.61 ANGUS GLEN DEVELOPMENTS LTD.

- Letter of Undertaking from Mr. Geof Nicholson, C.E.T. of Sabourin Kimble & Associates, committing to revise all plans to the satisfaction of TRCA staff.

8.1.62 27 THORNLEA ROAD

- Site Plan, prepared by D. Woolridge, dated April 8, 2008, stamped received by TRCA Planning and Development on April 8, 2008, redline revised by TRCA Staff on May 9, 2008.

8.1.63 REGION OF YORK

- Letter of Undertaking (to provide revisions to engineering drawings and landscape drawings to the satisfaction of TRCA staff); dated May 1, 2008; received May 1, 2008; prepared by the Regional Municipality of York.

8.1.64 REGION OF YORK

- Letter of Undertaking (to provide revisions to engineering drawings and landscape drawings to the satisfaction of TRCA staff); dated May 1, 2008; received May 1, 2008; prepared by the Regional Municipality of York.

8.1.65 TOWN OF MARKHAM

- Letter of Undertaking to provide minor revisions to engineering and landscape drawings to the satisfaction of TRCA staff; dated May 7, 2008; received May 7, 2008; prepared by the Town of Markham.

8.1.66 YORK REGION STANDARD CONDOMINIUM

- Letter of Undertaking provided by Bell Mobility, dated May 7, 2008 to address all outstanding ecology related issues.

8.1.67 62 CATALINA CRESCENT

- Letter of undertaking prepared by Performance Pools, dated May 7, 2008, to address outstanding ecology related issues.

8.1.68 11 WASAGA COURT

- Letter of Undertaking, provided by S. Brockstein of Tribute Communities, dated May 7, 2008 to address all outstanding engineering related issues.

8.1.69 SONGBIRD ESTATES (LAKE WILCOX) LTD.

- Site Plan, prepared by Ark Design Concepts, dated April 14, 2008, stamped received by TRCA Planning and Development on April 29, 2008;
- Drawing N1, prepared by Ark Design Concepts, dated April 14, 2008, stamped received by TRCA Planning and Development on April 29, 2008;
- Drawing A1, prepared by Ark Design Concepts, dated April 14, 2008, stamped received by TRCA Planning and Development on April 29, 2008;
- Drawing A2, prepared by Ark Design Concepts, dated April 14, 2008, stamped received by TRCA Planning and Development on April 29, 2008;
- Drawing A3, prepared by Ark Design Concepts, dated April 14, 2008, stamped received by TRCA Planning and Development on April 29, 2008;
- Drawing A4, prepared by Ark Design Concepts, dated April 14, 2008, stamped received by TRCA Planning and Development on April 29, 2008;
- Drawing A5, prepared by Ark Design Concepts, dated April 14, 2008, stamped received by TRCA Planning and Development on April 29, 2008;
- Drawing A6, prepared by Ark Design Concepts, dated April 14, 2008, stamped received by TRCA Planning and Development on April 29, 2008;
- Drawing A7, prepared by Ark Design Concepts, dated April 14, 2008, stamped received by TRCA Planning and Development on April 29, 2008;
- Drawing A8, prepared by Ark Design Concepts, dated April 14, 2008, stamped received by TRCA Planning and Development on April 29, 2008.

8.1.70 81 BURNDAN COURT

- Site Plan, prepared by Betz Pools, dated April 9, 2008, stamped received by TRCA Planning and Development on April 28, 2008.

8.1.71 TOWNSHIP OF KING

- Letter of Undertaking to provide minor revisions to engineering drawings to the satisfaction of TRCA staff; dated May 7, 2008; received May 7, 2008; prepared by Township of King.

8.1.72 TOWNSHIP OF KING

- Letter of undertaking to provide minor revisions to engineering drawings to the satisfaction of TRCA staff; dated May 7, 2008; received May 7, 2008; prepared by the Township of King.

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

8.1.93 FILMPORT DEVELOPMENTS INC

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The permit will be issued for the period of May 9, 2008 to May 8, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking from FilmPort - to fulfill all TRCA requirements, dated May 5, 2008, received May 6, 2008.**

RATIONALE

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

Proposal:

The proposal is to excavate, shore up the excavation and install cassions in order to begin the development of the first portion of Phase 2 of the "FilmPort" project and, upon Site Plan approval, to construct a 7,800 square metre, four storey commercial building to be leased to the film industry. The building will be located south of Basin Street and east of the Don Roadway. The entire proposed FilmPort development is 45 acres located in the Toronto Port Lands in the vicinity of Commissioner's Street, between the Don Roadway to the west, Lakeshore Boulevard to the north, Bochette Street to the east, and the Ship Channel to the south. This area is entirely within the Lower Don Special Policy Area. Phase 1 comprising 21,550 square metres of sound stages, production offices and support facilities was subject to TRCA Permit No. C-06497 approved on October 13, 2006 and now substantially constructed. The grading proposal for the first portion of Phase 2 will tie into the grades for Phase 1 and will protect the proposed commercial building from flooding. TRCA Water Resources Engineering staff has confirmed that this will not have an impact on flooding nor have the potential to impact any of the alternatives to implementation of the Don Mouth Naturalization and Port Lands Flood Protection Project Environmental Assessment, given the preliminary preferred alternative.

Conditional Approval:

TRCA staff has met with all proponents and City of Toronto representatives to coordinate the conceptual approval of the Site Plan. FilmPort has informed TRCA and City of Toronto staff that excavation, shoring and the installation of cassions must begin as soon as possible in order to meet an occupancy deadline for the tenant, a large employer in the film business. FilmPort has agreed that they will bear full responsibility for any changes to the location of cassions through the Site Plan review process. TRCA staff are satisfied with the technical merits of the proposal (i.e. no impact to the control of flooding) but have not had a chance to review the final details. As such, staff is requesting permission from the Executive Committee to: 1) allow staff to approve the issuance of the Ontario Regulation 166/06 permit for this project subject to FilmPort receiving confirmation from the City of Toronto that the location of the excavation,

shoring and casons is acceptable and confirmation from TRCA's Water Resources Engineering staff that the erosion and sediment control plan is acceptable; and 2) allow staff to approve the issuance of a permit revision for the final grading and development of the building at a later date subject to confirmation from TRCA's Water Resources Engineering staff that the proposal is adequately protected from flooding.

Control of Flooding:

Portions of the site are estimated to be slightly below the grade of the Regional Storm Flood Elevation. The excavation, shoring and installation of casons will have no impact on the control of flooding. As part of the grading and development of the building, the site will be raised, bringing it above the floodplain elevation. This will have no impact on the control of flooding as the revised grading is minor and the site is located in close proximity to Lake Ontario.

Pollution:

Temporary sediment and erosion controls will be installed during construction. The stormwater management system will be designed to tie into Phase I and upgraded with additional quality control.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues with the proposal. Water quantity control is not required as the stormwater discharges to Lake Ontario.

Conservation of Land:

The site is currently undeveloped former industrial lands and does not contain any significant natural resources.

Plantings

No plantings beyond City-required site landscaping are required.

Policy Guidelines:

The proposal is in consistent with Section 4.2.1 (B) - Development/Redevelopment within Designated Two Zone Areas or Special Policy Areas - of the TRCA's Valley and Stream Corridor Management Program.

CFN: 40802 - Application #: 319/08/TOR

Report Prepared by: Steve Heuchert, extension 5311

For information contact: Steve Heuchert, extension 5311

Date: May 6, 2008