

FURTHER TO EXECUTIVE COMMITTEE MEETING #7/05
To be held Friday, September 9, 2005

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7. SECTION I - ITEMS FOR AUTHORITY ACTION

CONFIDENTIAL NEW ITEM - ITEM 7.6

**7.6 NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT
2001-2005**

Waterfront Component, Mimico Waterfront Linear Park
City of Toronto, Anita B. Quiacos
CFN 32441

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8. SECTION II - ITEMS FOR EXECUTIVE ACTION

8.1 ERRATA UPDATE SHEET

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WITHDRAWN

8.1.26 CITY OF TORONTO

NEW PERMITS

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.49 THOMSON NELSON PUBLISHING

To construct in a flood plain on Lot 16, Plan 4087, (1120 Birchmount Road), in the City of Toronto (Scarborough Community Council Area), Don River Watershed as located on the property owned by Thomson Nelson Publishing.

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TOWN OF AJAX

8.1.50 INDUSTRIAL PROPANE INC.

To place fill within a regulated area on Lot 16, Concession 1, (43 Notion Road), in the Town of Ajax, Duffins Creek Watershed as located on the property owned by Industrial Propane Inc..

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TOWN OF MARKHAM

8.1.51 LADIES' GOLF CLUB OF TORONTO

To alter a waterway, construct in a flood plain, place fill within a regulated area on Part Lot 31, Concession 1, (7859 Yonge Street), in the Town of Markham, Don River Watershed as located on the property owned by Ladies' Golf Club of Toronto.

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8.1 APPLICATION FOR PERMITS UNDER ONTARIO REGULATION 158 Fill, Construction and Alteration to Waterways

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:

8.1.12 1556613 ONTARIO LIMITED

- Letter of undertaking provided by Diarmuid Horgan, Candevcon limited, dated September 7, 2005, to address outstanding Engineering and Ecology issues, prior to the issuance of the permit.

8.1.13 BRAMPTON GOLF CLUB LTD.

- Letter of undertaking provided by Martin Kopp, Brampton Golf Club, dated September 7, 2005, to address outstanding TRCA Ecology and Engineering issues prior to the issuance of the permit.

8.1.14 ENBRIDGE GAS DISTRIBUTION INC.

- Letter of Undertaking, provided by C. Reaney, Enbridge Gas Distribution Inc., dated August 31, 2005, to address outstanding TRCA Ecology and Engineering comments prior to the issuance of this permit.

8.1.15 ENBRIDGE GAS DISTRIBUTION INC.

- Letter of Undertaking, provided by C. Reaney, Enbridge Gas Distribution Inc., dated August 31, 2005, to address outstanding TRCA Ecology and Engineering comments prior to the issuance of this permit.

8.1.16 FANSHORE INVESTMENTS INC.

- Castlemore South Phase 3, Streetscape Street Trees & Fencing, drawing number ST1, produced by NAK Design Group, revised to April 1, 2005;
- Castlemore South Phase 3, Planting Details and Plant List, drawing number ST2, produced by NAK Design Group, revised to April 1, 2005;
- Castlemore South Phase 3, Top of Bank, Detailed Planting Plan, drawing number ST4, produced by NAK Design Group, revised to April 1, 2005;
- Castlemore South Phase 3 Residential Subdivision, Grading Plan, drawing number 202199-GR1 ST4, produced by EMC Group Limited, revised to March 3, 2005.

8.1.17 REGIONAL MUNICIPALITY OF PEEL

- Letter of Undertaking to provide minor revisions to storm sewer outlet details, restoration plans and sediment and erosion control details to the satisfaction of TRCA; dater September 2, 2005; received September 2, 2005; prepared by the Regional Municipality of Peel.

8.1.18 VAN DER GRAAF HOLDINGS INC.

- Letter of Undertaking, provided by B. Atkins, Atkins & Van Groll Inc., dated September 6, 2005, to address outstanding TRCA Ecology and Engineering comments prior to the issuance of this permit.

8.1.19 637613 ONTARIO LTD.

- Letter of Undertaking, provided by E. C. Theodore, M.H.B.C. Planning, dated August 29, 2005, to address outstanding TRCA Ecology comments prior to the issuance of this permit.

8.1.20 CITY OF MISSISSAUGA

- Letter of undertaking provided by Lincoln Kan, City of Mississauga, to address outstanding TRCA Engineering and Ecology issues prior to the issuance of the permit.

8.1.21 PARK RIDGE CONSTRUCTION LTD.

- Site Plan, Drawing No. A1, prepared by W. Surdyka, Wes Surdyka Architect Inc., last revised August 4, 2005, stamped received by TRCA staff August 23, 2005;
- Site Grading and Servicing Plan, Drawing No. 205-M08, prepared by M. Jozwik, Skira & Associates Ltd., dated April 2005, last revised August 8, 2005, stamped received by TRCA staff August 15, 2005.

8.1.22 SHOPPER'S DRUG MART

- Letter of undertaking provided by Muneef Ahmad, P.Eng, of Sernas Associates, dated September 7, 2005 to address all outstanding engineering and ecology issues.

8.1.23 THE LIGHT KOREAN PRESBYTERIAN CHURCH (ISLINGTON)

- Letter of Undertaking, prepared by Sang-Man Youn, Mekinda Snyder Partnership Incorporated, dated September 1, 2005, to address outstanding TRCA Ecology and Engineering comments prior to the issuance of this permit.

8.1.24 WHITEVALE GOLF CLUB

- Whitevale Golf Club, Routing Grading and Drainage Plan, Drawing Nos. G1, G2, prepared by Thomas McBroom Architects and Phillips Engineering, revised as received on August 25th, 2005;
- Proposed Golf Course Expansion Plans and Associated Site Restoration Activities, prepared by Azimmuth Environmental Consulting Inc., as received on July 18th, 2005.

8.1.25 MARK AND RUTH BONIFAZ

- Drawing No. 1, Site Plan, dated June 19, 2005, received August 31, 2005, prepared by Norman B. Ettinger.

**8.1.26 CITY OF TORONTO
WITHDRAWN**

8.1.27 REGIONAL MUNICIPALITY OF YORK

- Letter of Undertaking indicating that any and all minor revisions will be made to the drawings to the satisfaction of TRCA staff, signed by Dean Rurak at the Regional Municipality of York, dated September 7, 2005.

8.1.28 STEVEN WISE & SUSAN ZIKMAN-WISE

- Grading and Site Plan, prepared by H. Piller Corporation Ltd., dated August 18, 2005, received by the TRCA on August 25, 2005;
- Drawing Nos. A-1, A-3, A-4, A-7, A-8, A-9, A-10, A-11, A-12, Wise-Zikman Residence, prepared by Peter Higgins Architect Inc., revised August 17, 2005, received by the TRCA on August 25, 2005;
- Partial Site Plan and Cross Section, Wise-Zikman Residence, prepared by Peter Higgins Architect Inc., revised August 31, 2005, received by the TRCA on September 2, 2005, redline revised to indicate the removal of excess fill material.

8.1.29 URBACON BUILDINGS GROUP

- Letter of Undertaking, provided by D. De Santis, Urbacon Building Group, dated August 29, 2005, to address outstanding TRCA Ecology and Engineering comments prior to the issuance of this permit.

8.1.30 BOX GROVE HILL DEVELOPMENTS INC.

- Ninth Line Tributary Relocation, Community Park Compensation Plan, Drawing Nos. C1, C2, C3, Project No. 60620803, prepared by Stantec Consulting Ltd. as received on August 02, 2005.

8.1.31 HIPA INVESTMENTS LTD.

- Landscape Plan, Drawing L.1, prepared by Fleisher Ridout Partnership Inc., dated July 2005, received September 1, 2005;
- Landscape Details, Drawing L.2, prepared by Fleisher Ridout Partnership Inc., dated September 2004, received September 1, 2005;
- Sediment and Erosion Control Plan, Drawing SC1, prepared by Norshelco Associates Limited, dated October 2001, received August 22, 2005;
- Notes and Details, Drawing N1, prepared by Norshelco Associates Limited, dated June 2005, received September 1, 2005;
- Site Grading Plan, Drawing G1, prepared by Norshelco Associates Limited, dated June 2005, received August 22, 2005;
- Site Servicing Plan, Drawing S1, prepared by Norshelco Associates Limited, dated June 2005, received August 22, 2005.

8.1.32 JOHN AND DORIS KOSCH

- Kosch Residence Restoration Plan, prepared by Harrington and Hoyle Ltd., dated June 2005 and received August 11, 2005;
- Letter from the Federal Department of Fisheries and Oceans (DFO), dated August 22, 2005, confirming the approval of the remedial plans proposed to remediate the Harmful Alteration and Disruption or Destruction of Fish Habitat (HADD) created.

8.1.33 EMILIO & PAOLA CANCELLIERE

- Letter of Undertaking, provided by E. Cancelliere, dated September 6, 2005, to address outstanding TRCA Ecology and Engineering comments prior to the issuance of this permit.

8.1.34 DELANO BEDARD

- Plan and Section, Drawing No. L-01, prepared by Starr Landscape Inc., dated August 15, 2005, received August 17, 2005;
- Culvert Location, Drawing No. SK-01, prepared by Starr Landscape Inc., dated September 6, 2005, received September 7, 2005.

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.49 THOMSON NELSON PUBLISHING

To construct in a flood plain on Lot 16, Plan 4087, (1120 Birchmount Road), in the City of Toronto (Scarborough Community Council Area), Don River Watershed as located on the property owned by Thomson Nelson Publishing.

The purpose is to construct within a flood plain in order to facilitate the construction of additions to an existing office and warehouse facility.

LOCATION MAP: 1120 Birchmount Road



The permit will be issued for the period of September 9, 2005 to September 8, 2010 in accordance with the following documents and plans which form part of this permit:

- Drawing No A-1.0, Site Plan, Revised August 24, 2005, received September 1, 2005, prepared by Thomas Gluck;
- Letter of Intent prepared by Thomson Nelson Canada Ltd. dated September 7, 2005.

RATIONALE

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

Proposal:

The proposal consists of a one storey (6,182 sq. m warehouse additions with truck loading area attached to the rear of the existing building. Also proposed is a new two storey (2322 sq.metre) office addition attached to the north side of the existing building. The north side of the property would be regraded and resurfaced with asphalt to accommodate an additional 89 parking spaces resulting in a total on-site parking of 389 spaces. The Committee is advised that applicant has already begun construction on the site without the benefit of a TRCA permit or a building permit.

Control of Flooding:

Taylor Massey Creek is located immediately to the west of the property. Most of the subject property is located within the Regional Storm Floodplain of Taylor Massey Creek. The applicant has submitted a flood study with their application and TRCA engineering staff have confirmed that the works will not affect the storage or conveyance of flood waters. The plans submitted with the application indicate that the existing finished first elevation (158.69)of the existing building and additions are slightly below the Regional Storm Elevation of 158.75m. Due to operational requirements of the warehouse the proponent is unable to raise the first floor elevation above the Regional Flood Elevation. In the event of a Regional Storm the building could be flooded by approximately 2 to 3 cm of water. In order to minimize the risk of flooding within the building, the facility would be equipped with inflatable barriers which would be setup in front of the truck loading doors to prevent flood water from entering the building. All mechanical and electrical systems and storage of materials in the warehouse addition would be elevated above the Regional Storm.

Pollution:

Silt fencing will be installed around the perimeter of the site to prevent sediment from entering the watercourse.

Conservation of Land:

No significant resource features will be impacted by the proposed works.

Plantings

The applicant will plant new native trees and shrubs within the 10 buffer zone adjacent to the watercourse.

Policy Guidelines:

Given that the potential level of flooding within the parking and building areas of the site would be minimal during a Regional storm event and that the storage of goods inside the warehouse would be elevated above the Regional flood line, TRCA staff have accepted the improved site plan. The proposal meets the general intent of Section 4.4.4.C - of the Authority's Valley and Stream Management Program.

CFN: 36841 - Application #: 330/05/TOR

Report Prepared by: Mark Rapus, extension 5259

For information contact: Mark Rapus, extension 5259

Date: September 7, 2005

TOWN OF AJAX

8.1.50 INDUSTRIAL PROPANE INC.

To place fill within a regulated area on Lot 16, Concession 1, (43 Notion Road), in the Town of Ajax, Duffins Creek Watershed as located on the property owned by Industrial Propane Inc..

The purpose is to place fill within a fill regulated area in order to facilitate the realignment of an existing drainage culvert within an industrial lot.

LOCATION MAP: 43 Notion Road



The permit will be issued for the period of September 9, 2005 to September 8, 2010 in accordance with the following documents and plans which form part of this permit:

- Plan of Survey, prepared by Horton, Wallace & Davies Ltd., dated April 2, 1997, received July 21, 2005;
- Sketch of proposed works, prepared by Robert E Kieswetter, dated July 20, 2005, received July 21, 2005.

RATIONALE

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

Proposal:

The proposal involves the excavation and placement of fill in a Fill Regulated Area in order to re-locate a portion of an existing 381mm culvert that conveys drainage flow across the subject lands. The realigned culvert will be moved to a more northerly position on the subject lands in order to facilitate the potential redevelopment of the property. The proposed works are located on an industrial property approximately 250m west of the Duffins Creek.

Control of Flooding:

The proposed works are located within the Regional Storm Flood Plain of the Duffins Creek and are located within the Ajax Special Policy Area. Existing grades will be maintained thereby maintaining the storage and conveyance of Regional Storm flood flows.

Pollution:

There are no sediment concerns with the proposed works.

Conservation of Land:

No vegetation or significant natural features exist within this area. There are no fisheries or geotechnical concerns with this proposal.

Plantings

As no significant vegetation will be impacted by this proposal, compensatory plantings are not required.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 E, Property Improvements and Ancillary Structures, of the Valley and Stream Corridor Management Program.

CFN: 36792 - Application #: 304/05/AJAX
Report Prepared by: Chris Jones, extension 5718
For information contact: Chris Jones, extension 5718
Date: September 2, 2005

TOWN OF MARKHAM

8.1.51 LADIES' GOLF CLUB OF TORONTO

To alter a waterway, construct in a flood plain, place fill within a regulated area on Part Lot 31, Concession 1, (7859 Yonge Street), in the Town of Markham, Don River Watershed as located on the property owned by Ladies' Golf Club of Toronto.

The purpose is to conduct grading within the Fill Regulated Area and construct within the Regional Storm Floodplain in order to make improvements to the existing Ladies Golf Club of Toronto.

LOCATION MAP: 7859 Yonge Street



The permit will be issued for the period of September 9, 2005 to September 8, 2010 in accordance with the following documents and plans which form part of this permit:

- Ladies Golf Club of Toronto Channel Plan, Drawing Nos. CH1, CH2, CH3, Project No. QNE 08251.2, prepared by R.J. Burnside and Associates Ltd. revised as received on August 23rd, 2005;
- Valley Tree Planting and Grading Plan, Drawing Nos. LGCT.05.08-1, LGCT.05.08-2, LGCT.05.08-3, Project No. QNE 08251.2, prepared by R.J. Burnside and Associates Ltd. revised as received on August 23rd, 2005.

RATIONALE

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

Proposal:

The applicant proposes to make minor improvements to the play-ability by enlarging existing tees and greens and improving the sand bunkers on the 16, 17 and 18th holes of the golf course. The works are partially within the Fill Regulated Area and Regional Storm Floodplain. In addition and as a requirement of the Ministry of Environment, the applicant is improving the water taking system by constructing tableland storage ponds for irrigation and by modifying the existing inlet structure and pump house at the watercourse. As part of the modification of the inlet structure, an existing weir which is a fish barrier, will be removed and the channel restored. The applicant also proposes to conduct bioengineered river bank stabilization at the 16th hole crossing of the Don River to curb future erosion and improve the aesthetics of the crossing. Finally, a bridge deck will be replaced and secured to existing abutments adjacent to the watercourse. The works will improve the play-ability of the course but will also benefit the natural system by removing a fish barrier and reducing the reliance on stream flows for irrigation of the golf course.

Control of Flooding:

There will be no net importation of fill material and grade changes at the existing tees and greens are considered to be minor in scope. The bridge crossing is designed to break away during a storm event to allow for the continued passage of flood flows and to limit the trapping of flood debris. As a result there will be no measurable impact on the control of flooding.

Pollution:

Sediment fencing will be erected at the perimeter of the works, where necessary, to limit the migration of construction generated sediments. In stream works will be conducted through the installation of jersey barriers. These barriers will separate the work area from flows within the main channel. The jersey barrier will be relocated to each work area as needed to remove the weir structure.

Conservation of Land:

The works will not impact the conservation of land as the modifications do not result in the utilization of lands which are currently not part of the active area of the golf course. The applicants have developed a Master Plan for the golf course which includes the planting of several trees and the naturalization of portions of the golf course lands. This plan will be implemented in the short and longer term in consultation with TRCA staff.

Plantings

The applicant has prepared a planting plan which includes the installation of native trees and shrubs as part of this project.

Policy Guidelines:

The works are in compliance with Section 4.3 "Existing Resource Based Uses" of the Authority's Valley and Stream Corridor Management Program. A Letter of Advise will be issued by TRCA staff on behalf of the Fisheries and Oceans Canada (DFO as the works are mitigable given improvements to fisheries habitat within the golf course reach.

CFN: 36739 - Application #: 276/05/MARK

Report Prepared by: Russel White, extension 5306

For information contact: Russel White, extension 5306

Date: July 5, 2005