

**FURTHER TO:**

**4. DELEGATIONS**

**ITEM 4.3 - NEW DELEGATION**

- 4.3** A delegation by Mr. Drasko Puselijic and Ms. Nancy Ferguson, City of Toronto residents, in regard to item 7.2 - Request for Disposal of Toronto and Region Conservation Authority-Owned Land, West side of Scarboro Crescent, south of Romana Drive, City of Toronto, CFN 36290.

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

**ITEMS 7.4 & 7.5 - NEW ITEMS**

- 7.4 ENVIRONMENTAL ASSESSMENT FOR THE NATURALIZATION AND FLOOD PROTECTION OF THE LOWER DON RIVER**  
Delivery Agreement and Gartner Lee Limited Contract Amendments 131-134
- 7.5 ENVIRONMENTAL ASSESSMENT FOR THE DON MOUTH NATURALIZATION AND PORT LANDS FLOOD PROTECTION PROJECT**  
Contract to Undertake Subsurface Investigations on TEDCO-owned land in Port Lands 135-137

**8. SECTION II - ITEMS FOR EXECUTIVE ACTION**

- 8.1 ERRATA UPDATE SHEET 138-140**

**NEW PERMITS**  
**CITY OF BRAMPTON**

- 8.1.64 ALTERRA HOMES (BRAMPTON) LTD.**  
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 Lot 23, 24, 25, Plan BR-4, Part Lot 14, 15, 16, 17, 26, Block 2, Plan BR-4, (9 George Street North), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Alterra Homes (Brampton) Ltd. 141-143

**CITY OF VAUGHAN**

- 8.1.65 EARTH RANGERS**  
To construct, reconstruct, erect or place a building or structure and site grade on Lot 17, Concession 7, (9520 Pine Valley Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Earth Rangers. 144-145

**8.1.66 ENBRIDGE GAS DISTRIBUTION 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 Highway 27, north of Highway 407, in the City of Vaughan, Humber River Watershed as located on the property owned by Enbridge Gas Distribution Inc..

146-147

**TOWN OF RICHMOND HILL**

**8.1.67 0 TOWER HILL ROAD**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 57, Concession 1, (0 Tower Hill Road), in the Town of Richmond Hill, Rouge River Watershed.

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**ITEM 8.6 - NEW ITEM**

**8.6 2008 FEE SCHEDULE**

Revision

151-152

## Item 7.4

**TO:** Chair and Members of the Executive Committee  
Meeting #10/07, December 7, 2007

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

**RE: ENVIRONMENTAL ASSESSMENT FOR THE NATURALIZATION AND FLOOD PROTECTION OF THE LOWER DON RIVER**  
Delivery Agreement and Gartner Lee Limited Contract Amendments

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### KEY ISSUE

Authorization to proceed with amendments to the Toronto Waterfront Revitalization Corporation Delivery Agreement and Gartner Lee Limited contract for the Environmental Assessment for the Naturalization and Flood Protection of the Lower Don River.

### RECOMMENDATION

**WHEREAS THE EXECUTIVE COMMITTEE RECOMMENDS THAT Toronto and Region Conservation Authority (TRCA) was identified as the recipient agency to undertake the naturalization and flood protection of the mouth of the Don River;**

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

**WHEREAS in February, 2004, staff was authorized to retain a consulting team led by Gartner Lee Limited (GLL) to an upset limit of \$1,194,896 for the Environmental Assessment for the Don Mouth Naturalization and Port Lands Flood Protection Project (EA for the DMNP Project);**

**WHEREAS in June, 2004, the three levels of government authorized TWRC to increase the upset limit of the Delivery Agreement for the DMNP Project to \$3 million in recognition of the added cost to undertake two separate environmental assessments, increased administration costs and additional design requirements;**

**WHEREAS in 2006, TRCA and TWRC sought approval from the three levels of government to further increase the Delivery Agreement by \$1,300,000 to \$4,300,000 including an increase of \$1,018,460 for TRCA and Gartner Lee expenses, in recognition of an expanded scope of work and study area, further added complexity related to new waterfront issues and an increased contingency to address uncertainty related to other possible issues;**

**WHEREAS in February, 2007, TWRC postponed approval of the \$1,300,000 until the resolution of TWRC's International Design Competition for the Lower Don Lands, due to a further anticipated increase in study area and scope of work;**

**WHEREAS in September, 2007, TWRC submitted to the levels of government a budget request to increase the Delivery Agreement by \$3,259,538 (including the postponed budget request of \$1,300,000) to \$6,259,538 to address additional data collection needs and the further expansion of the study area, scope of work and level of assessment required to incorporate the results of the International Design Competition for the Lower Don Lands;**

**WHEREAS in October, 2007, TWRC subsequently amended this request to the original \$4,300,000 sum to expedite the level of governments' ability to flow resources within approved budgets with the understanding that a subsequent request would be made to enable completion of the work;**

**WHEREAS in November, 2007, TWRC received approval from the levels of government to increase the existing Delivery Agreement (December, 2002) by \$1,300,000 to \$4,300,000;**

**WHEREAS in 2008, TWRC and TRCA will be required to enter into a second Delivery Agreement with an anticipated upset limit of \$1,959,538, subject to the execution of a new Contribution Agreement between TWRC and the levels of government, to meet the remainder of TRCA's budget request submitted in September, 2007;**

**THEREFORE LET IT BE RESOLVED THAT TRCA enter into an amendment of the existing Delivery Agreement with TWRC for the DMNP Project increasing the upset limit to \$4,300,000;**

**THAT TRCA staff be authorized to amend the existing contract with the consultant team led by Gartner Lee Limited (GLL) to an upset limit of \$1,699,548 plus an additional \$50,449 to cover expenses incurred by the consultant team during TWRC's International Design Competition for the Lower Don Lands, subject to the execution of the amendment for the existing Delivery Agreement between TWRC and TRCA for the DMNP Project;**

**THAT staff be authorized and directed to take all necessary actions to enter into a second Delivery Agreement with TWRC and such other legal agreements as may be necessary, to an upset limit of \$1,959,538, subject to the execution of a second Contribution Agreement between TWRC and the levels of government, in order to complete the EA for the DMNP Project;**

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

#### **BACKGROUND**

At Authority Meeting #5/06, held on June 23, 2006, Resolution Res. #A143/06 was approved, in part, as follows:

*...THEREFORE LET IT BE RESOLVED THAT TRCA enter into an amended Eligible Recipient Agreement with TWRC providing an additional \$1,018,460.00 (excluding any additional costs for TWRC) for the second stage of the DMNP Project;*

*THAT following authorization by TWRC, the contract for the consultant team led by Gartner Lee Limited be increased from \$1,182,100.00 to \$1,706,716.39 plus \$256,007.46 for contingencies;...\**

\*Total value of the request at the time was to increase the Delivery Agreement from \$3,000,000 to \$4,300,000 million, including Toronto Waterfront Revitalization Corporation (TWRC) expenses.

In October, 2006, TWRC determined that a new approach was required to integrate the many initiatives of the Lower Don Lands and proceeded to undertake an International Design Competition for the Lower Don Lands. The design competition included the entire naturalization study area of the environmental assessment for the EA for the DMNP Project, excluding the Don Narrows, between January and May, 2007. The purpose of the design competition was to retain a design team that could produce a unifying vision for the revitalization of the Lower Don Lands area while demonstrating an understanding of the array of physical, ecological, operational and socioeconomic issues that required consideration under such a vision. In February, 2007, TWRC postponed the execution of the Delivery Agreement amendment when it became apparent that the International Design Competition would further increase the scope of work and study area to be contemplated through the EA for the DMNP Project and its associated costs.

In May, 2007, a team led by Michael Van Valkenburg Associates (MVVA) was selected through TWRC's Design Competition. The principal result of the design competition was to greatly enrich the range of naturalization and recreation opportunities to be considered through the EA for the DMNP Project by expanding the size of the study area, relocating the primary river channel and natural areas away from the dense infrastructure network surrounding 480 Lakeshore Boulevard and increasing the level of integration with and consideration for the development of the surrounding urban areas through design.

At Authority Meeting #5/07, held on June 22, 2007, Mr. Chris Glaisek, TWRC's Vice President of Planning and Design, presented the results of the Lower Don Lands International Design Competition and highlighted the opportunities that the competition provided as it relates to the Don Mouth Naturalization and Port Lands Flood Protection Project Environmental Assessment.

Since May, 2007, TRCA staff and the consultant team led by GLL have been working closely with MVVA, TWRC and the City of Toronto to ensure that the alignment of the Don River mouth proposed in the MVVA vision is seamlessly integrated into the EA for the DMNP Project and that all alternatives are fairly and equally evaluated against each other and the 'do nothing' alternative.

In September, 2007, TWRC submitted a request to the three levels of government for an amendment to increase the existing Delivery Agreement upset limit from \$3,000,000 to \$6,259,538 (which includes the \$1,300,300 amendment request previously identified at Authority Meeting #5/06). In November, 2007, the levels of government amended the Contribution Agreement with TWRC from \$3,000,000 to \$4,300,000. A Contribution Agreement is the legal instrument used by the three levels of government to fund TWRC for a particular project, which in turns allows for the execution of a Delivery Agreement between TWRC and its eligible recipient (i.e. TRCA).

TWRC subsequently amended this request to the original \$4,300,000 sum to expedite the level of governments' ability to flow resources within the existing approved budgets at TWRC with the understanding that a subsequent request would be made to enable completion of the work. TRCA is working with TWRC to amend the existing Delivery Agreement to correspond with the signed Contribution Agreement of \$4,300,000. Once executed, TRCA staff intend to amend the contract with the consultant team led by GLL to reflect an increase in their eligible expenses from \$1,194,896 to \$1,699,548, plus an additional \$50,449 to cover costs incurred for their team's participation during TWRC's International Design Competition and plus applicable taxes. The amended Contribution Agreement contains a general contingency of which approximately \$130,000.00 remains unallocated.

TRCA was informed by TWRC that a second Contribution Agreement will be required in early 2008 to authorize the remainder of the September, 2007 budget request of \$1,959,538. It is intended that when this second Contribution Agreement between the levels of government and TWRC is signed, the subsequent Delivery Agreement between TWRC and TRCA will be executed shortly thereafter.

#### **FINANCIAL DETAILS**

TRCA expenses will be billed through the 191-series of accounts assigned to the EA for the Don Mouth Naturalization and Port Lands Flood Protection Project and will be funded by TWRC.

**Report prepared by: Ken Dion, extension 5230**

**Email: kdion@trca.on.ca**

**For Information contact: Ken Dion, extension 5230**

**Email: kdion@trca.on.ca**

**Date: December 05, 2007**

## Item 7.5

**TO:** Chair and Members of the Executive Committee  
Meeting #10/07, December 7, 2007

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

**RE:** **ENVIRONMENTAL ASSESSMENT FOR THE NATURALIZATION AND FLOOD PROTECTION OF THE LOWER DON RIVER**  
Contract to Undertake Subsurface Investigations on TEDCO-owned land in Port Lands

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### **KEY ISSUE**

Retain a qualified firm to undertake a subsurface investigation on lands owned by Toronto Economic Development Corporation in the Port Lands in support of the Don Mouth Naturalization and Port Lands Flood Protection Project Environmental Assessment.

### **RECOMMENDATION**

**WHEREAS THE EXECUTIVE RECOMMENDS THAT Toronto and Region Conservation Authority (TRCA) has been identified by Toronto Waterfront Revitalization Corporation (TWRC) to undertake subsurface investigations throughout Toronto Economic Development Corporation (TEDCO)-owned lands throughout the Port Lands in support of the Environmental Assessment for the Don Mouth Naturalization and Port Lands Flood Protection Project (EA for the DMNP Project);**

**WHEREAS TRCA has been authorized to retain Decommissioning Consulting Services Limited (DCS) to undertake technical oversight services on behalf of TRCA relating to the required subsurface investigations;**

**WHEREAS DCS, as a component of their technical oversight services to TRCA, will prepare (with assistance from TEDCO) and release a Request for Quotations to three firms that have been pre-authorized by TWRC to undertake subsurface investigations in support of the EA for the DMNP Project;**

**WHEREAS DCS will review the quotations submitted by the three eligible firms and make a recommendation to TRCA as to which firm should receive the award based on a combination of lowest bid and demonstrated understanding of the work;**

**THEREFORE LET IT BE RESOLVED THAT TRCA be authorized to enter into a Delivery Agreement with TWRC to an upset limit of \$300,000 (taxes and contingency included) to undertake the required subsurface investigations within the Port Lands in support of the EA for the DMNP Project;**

**THAT TRCA be authorized to enter into a contract to undertake the subsurface investigations with whichever of the three, pre-qualified firms best meets the terms and conditions of the Request for Quotations at the lowest price, subject to the execution of a Delivery Agreement between TRCA and TWRC;**

**AND FURTHER THAT TRCA staff be authorized and directed to take all necessary actions to implement the foregoing, including the signing of all Delivery Agreements, amendments or other legal documents deemed required in order to retain the successful firm, subject to approval of the award by TWRC.**

## **BACKGROUND**

At Authority Meeting #3/01, held on April 27, 2001, Resolution #A58/01 was approved, in part, as follows:

*THAT the Government of Canada, the Province of Ontario, and the City of Toronto be advised that the TRCA will undertake the Naturalization and Flood Protection for the Lower Don River: Environmental Assessment and Functional Design component of the Toronto Waterfront Revitalization Initiative and will make every reasonable effort to complete the project through to the submission of the Environmental Assessment within the 18 month time frame established for the work;*

*AND FURTHER THAT the staff proceed as quickly as possible to hire the appropriate consultants that have proven expertise for this project in such a manner that expedites the process while providing a cost effective approach and achieving excellence in design and the incorporation of the City of Toronto's policies for environmental sustainability.*

Further, a Resolution Not Requiring Board Approval for a Sole Source Request for Proposal (Meeting RFP #2/07 - Sole Source (\$10,000 to \$50,000)), was approved, in part, as follows:

*THEREFORE LET IT BE RESOLVED THAT Toronto and Region Conservation Authority (TRCA) retain DCS to undertake the technical oversight for a subsurface investigation program on behalf of TEDCO in support of the DMNP EA to an upset limit of \$20,450.00 plus 10% contingency (plus applicable taxes), subject to the necessary funding being authorized by TWRC.*

The Environmental Assessment for the Don Mouth Naturalization and Port Lands Flood Protection Project is currently at the stage of evaluating a list of alternatives down to two preferred alternatives. This stage of the EA should be completed by March, 2008, at which time a very detailed evaluation of environmental impacts will be conducted on the remaining alternatives under consideration.

As such, it will be critically important in March or April, 2008 that the EA team is in possession of information summarizing the existing soil and groundwater conditions across the entire study area in order to be able to assess the potential environmental and financial implications of these subsurface conditions on the remaining alternatives under consideration.

TRCA and TWRC are working on the framework for a Delivery Agreement that will authorize TRCA to proceed with the subsurface investigations.

TRCA and DCS are also working to develop a Request for Quotations, with the assistance of TEDCO and TWRC, that will be submitted to three firms that have been pre-qualified by TWRC as being eligible to undertake subsurface investigations. These firms include:

- Seacor Environmental Incorporated;
- Stantec Consulting Limited; and
- Water and Earth Science Associates Limited (WESA).

The Request for Quotations will outline a subsurface investigation program devised by DCS, with input from TEDCO regarding property access and availability of existing data. DCS will review the received quotations from the three firms and recommend one of the firms to undertake the proposed subsurface investigation to TRCA, TEDCO and TWRC. TRCA will sign a contract with the successful firm to undertake the subsurface investigations with an anticipated upset limit of \$300,000 (taxes and contingency included).

Subsurface data collected by the successful firm will be analyzed and summarized in support of the technical evaluation of the short list of alternatives remaining under consideration for the EA for the DMNP Project in Spring, 2008.

### **FINANCIAL DETAILS**

Expenses generated by the successful firm in relation to the subsurface investigations will be billed to a new account called 191-20 (Subsurface Investigations) and expenses generated by TRCA staff in support of this work will continue to be billed to the existing account for the EA for the Don Mouth Naturalization and Port Lands Flood Protection Project 191-02. Funds will be provided by TWRC under the Delivery Agreement.

Costs incurred by TEDCO staff will be billed directly to TWRC through the mechanisms outlined in their Memorandum of Understanding between TWRC, City of Toronto and TEDCO.

**Report prepared by: Ken Dion, extension 5230**

**Email: kdion@trca.on.ca**

**For Information contact: Ken Dion, extension 5230**

**Email: kdion@trca.on.ca**

**Date: December 05, 2007**

## **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:

### **8.1.25 CITY OF BRAMPTON**

- Drawing No. A1, Proposed Site Plan, prepared by Naylor Architect Inc., dated June 8, 2007, Revision No. 1, revised on September 7, 2007, redline revised by TRCA Planning & Development staff on November 28, 2007, stamped received by TRCA Planning & Development staff on November 7, 2007.

### **8.1.26 CITY OF MISSISSAUGA**

- Applewood Trail Extension Drawing 1 of 2, prepared by Mississauga Community Services dated September, 2007, stamped received by TRCA Planning and Development on October 29, 2007, redline revised by TRCA Staff of December 7, 2007;
- Applewood Trail Extension Drawing 2 of 2, prepared by Mississauga Community Services dated September, 2007, stamped received by TRCA Planning and Development on October 29, 2007, redline revised by TRCA Staff of December 7, 2007.

### **8.1.27 RIOCAN HOLDINGS INC.**

- Applewood Trail Extension Drawing 1 of 2, prepared by Mississauga Community Services dated September, 2007, stamped received by TRCA Planning and Development on October 29, 2007, redline revised by TRCA Staff of December 7, 2007;
- Applewood Trail Extension Drawing 2 of 2, prepared by Mississauga Community Services dated September, 2007, stamped received by TRCA Planning and Development on October 29, 2007, redline revised by TRCA Staff of December 7, 2007.

### **8.1.28 59 KINGSWAY CRESCENT**

- Drawing No. A3, Second Floor Plan, prepared by Ph.D Design, dated January 2007, received March 8, 2007;
- Landscape Plan, prepared by GPF Design Services, dated February 2007, received December 3, 2007.

### **8.1.29 ENBRIDGE GAS DISTRIBUTION INC.**

- Letter of undertaking to provide minor revisions to engineering drawings to the satisfaction of TRCA; dated November 29, 2007; received November 30, 2007; prepared by Enbridge Gas Distribution Inc.

#### **8.1.30 428 O'CONNOR DRIVE**

- Drawing No. 1 of 2, Plan and Sections, prepared by Alston Associates Inc., dated November 2007, received December 5, 2007;
- Drawing No. 2 of 2, General Notes, prepared by Alston Associates Inc., dated November 2007, received December 5, 2007.

#### **8.1.31 61 ASTLEY AVENUE**

- Drawing No. A1, Site Plan, prepared by Gervais Design-Build Ltd., dated October 14, 2007, received on October 24, 2007;
- Drawing No. A7, Section 1-1, prepared by Gervais Design-Build Ltd., dated October 14, 2007, received on October 24, 2007;
- Drawing No. A12, Landscaping Plan, prepared by Gervais Design-Build Ltd., dated November 30, 2007, received on December 3, 2007.

#### **8.1.32 BLOCK 12 PROPERTIES INC.**

- Letter of Undertaking, prepared by Mr. David Mhango, Schaeffers Consulting Engineers, dated October 30, 2007, received October 31, 2007.

#### **8.1.33 PART 5 - CONCESSION 7 AND 8 (PLAN 65R-11650)**

- Letter of Undertaking - to address outstanding TRCA comments, prepared by applicant, dated November 22, 2007, received November 22, 2007.

#### **8.1.34 BERRYFIELD ESTATES INC.**

- Site Plan, prepared by B. Lackey dated December 4, 2007, Stamped received by TRCA Planning and Development on December 4, 2007.

#### **8.1.35 16719 HUMBER STATION ROAD**

- Drawing No.1, Site Plan, prepared by Cadtec, dated November 28, 2007, stamped received by TRCA Planning & Development staff on November 29, 2007;
- Front (West) Elevation, prepared by Cadtec, dated November 28, 2007, stamped received by TRCA Planning & Development staff on November 29, 2007;
- Left Side (North) Elevation, prepared by Cadtec, dated November 28, 2007, stamped received by TRCA Planning & Development staff on November 29, 2007;
- Rear (East) Elevation, prepared by Cadtec, dated November 28, 2007, stamped received by TRCA Planning & Development staff on November 29, 2007;
- Right Side (South) Elevation, prepared by Cadtec, dated November 28, 2007, stamped received by TRCA Planning & Development staff on November 29, 2007.

#### **8.1.36 THE CORPORATION OF THE TOWN OF MARKHAM**

- Letter of Undertaking to provide minor revisions to engineering drawings to the satisfaction of TRCA; dated December 5, 2007; received December 5, 2007; prepared by the Town of Markham.

#### **8.1.37 1666001 ONTARIO INC.**

- Drawing No. SP, Servicing Plan, prepared by Cole Engineering Group Ltd., dated October 25, 2006, Revision No. 5, revised on November 27, 2007, received by TRCA on November 28, 2007;

- **Drawing No. ES, Erosion Siltation Control Plan, prepared by Cole Engineering Group Ltd., dated October 25, 2006, Revision No. 3, revised on November 27, 2007, received by TRCA on November 28, 2007, Red-line revised by TRCA staff on December 5, 2007;**
- **Drawing No. GP, Grading Plan, prepared by Cole Engineering Group Ltd., dated October 25, 2006, Revision No. 5, revised on November 27, 2007, received by TRCA on November 28, 2007;**
- **Drawing No. DE, General Notes and Details, prepared by Cole Engineering Group Ltd., dated October 25, 2006, Revision No. 2, revised on November 27, 2007, received by TRCA on November 28, 2007;**
- **Drawing No. L-1, Landscape Plan, prepared by Brodie & Associates Landscape Architects Inc., dated February 2006, Revision No. 7, revised on December 4, 2007;**
- **Drawing No. L-2, Landscape Details, prepared by Brodie & Associates Landscape Architects Inc., dated February 2006, Revision No. 7, revised on December 4, 2007.**

#### **8.1.38 SABELLA RIDGE ESTATES INC.**

- **Letter of Undertaking, prepared by N. Fidei, Sabella Ridge Estates Inc., dated December 5, 2007, to address outstanding engineering related concerns.**

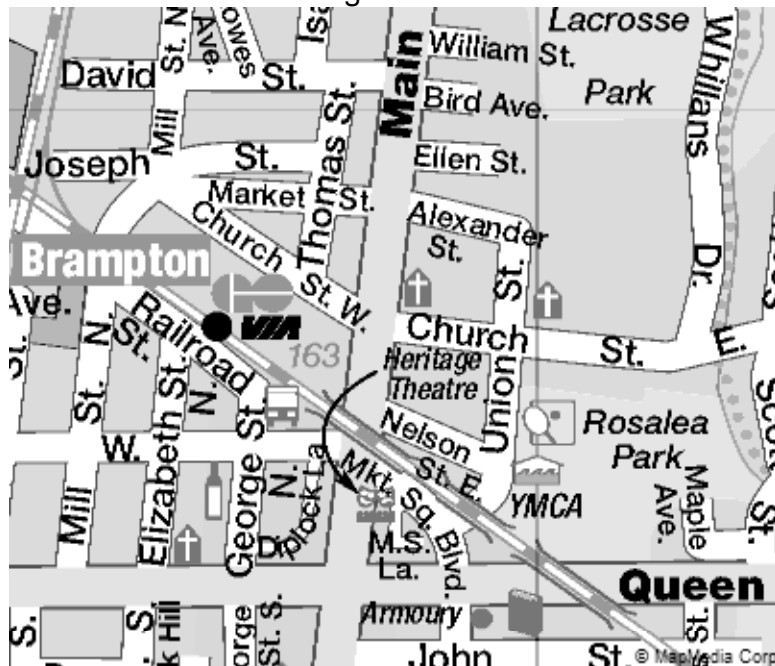
## CITY OF BRAMPTON

### 8.1.64 ALTERRA HOMES (BRAMPTON) LTD.

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 Lot 23, 24, 25, Plan BR-4, Part Lot 14, 15, 16, 17, 26, Block 2, Plan BR-4, (9 George Street North), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Alterra Homes (Brampton) Ltd.

The purpose is to develop and to construct within the Regulatory Floodplain (Downtown Brampton Special Policy Area), to facilitate the construction of the foundations of a new residential high-rise building.

#### LOCATION MAP: 9 George Street North



The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- Letter of undertaking provided by Robert Cooper, Alterra-Finer (Brampton) Inc., dated December 5, 2007, to acknowledge and accept the conditions of permit approval and release.

#### RATIONALE

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

Proposal:

This permit application is to permit the construction of foundations associated with a proposed high-rise residential building located at 11 George Street (now 9 George Street) in the City of Brampton. The subject property is located within the Regulatory Floodplain, in the Downtown Brampton Special Policy Area (SPA). To facilitate the proposed development on the subject property, rezoning and Official Plan amendment applications were required to allow for the building which is presently proposed. These amendments required Provincial approval, in addition to endorsement from the TRCA. A recommendation report, which was supported by the Executive Committee, was brought forward to the Executive Committee at the November 2, 2007 meeting to provide TRCA's concurrence with the technical elements of the proposed planning applications. This report identified that future permit applications would be brought forward for the development of the site, subsequent to final sign-off being provided by the Province, and any outstanding design details being integrated into the site plan application, to the satisfaction of TRCA staff.

It is the understanding of TRCA staff that final sign-off on the applications has not been provided by the Province to date, but that a target date of December 12, 2007, was set to allow the planning applications to be enacted by Brampton City Council at their December, 2007 meeting. Due to the long process of attaining approvals for the subject property, all agencies are working to expedite the final approvals for the proposed development. In this regard, it is also the understanding of TRCA staff that upon enactment of the planning approvals by City Council, City staff would be willing to contemplate the issuance of conditional approvals for the construction of the foundations of the building. TRCA staff are satisfied, based upon the materials submitted to date, that the proposed foundations can meet TRCA's floodproofing requirements.

Although it would be the preference of TRCA staff to not bring forward permit applications associated with the development of this site, until such time as the Provincial approvals are finalized, there is the potential for Provincial and City approvals to be provided well in advance of the next Executive Committee meeting, which would be the next opportunity for the subject permit to be considered. As a result, TRCA staff would recommend that 'conditional' approval be provided for this application, such that the permit could be finalized by TRCA staff, and released, at such time as confirmation has been provided by the Province and the City of Brampton with regard to their satisfaction. Additionally, prior to the release of this permit, TRCA staff would require that a satisfactory letter be provided by the proponent's structural engineer to ensure that the proposed foundations will meet TRCA standards. In support of this application, the Alterra Group has provided a letter of undertaking that confirms their commitment to the above noted conditions. Specifically, the Alterra Group has acknowledged that this permit will not be issued until such time as confirmation has been provided by the Province and the City of Brampton with respect to the approval of the planning applications, and the construction of the foundations. And, the Alterra Group has acknowledged that any construction works completed under this permit that are initiated in advance of final site plan approval being granted, are at their own risk, and that they will be responsible for any remedial works, should they be required to meet the requirements of the final site plan approval.

An additional permit application for the remainder of the building will be brought forward to the Executive Committee for consideration at a later date, at such time as TRCA staff are in a position to provide final endorsement of the site plan application.

Control of Flooding:

The subject property, and proposed development are located within an SPA, and the Regulatory Floodplain. TRCA staff have reviewed the supporting technical analysis, and are satisfied that the building will be constructed to meet TRCA's floodproofing criteria. Additionally, TRCA staff are satisfied that the proposed development will not adversely impact upon the storage or conveyance of flood flows, beyond levels which have been anticipated for Special Policy Areas.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained throughout all phases of construction. Additionally, through the re-development of this site, contaminated materials are being removed from the site, and the site remediated.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction. There are no fisheries related concerns associated with this project.

*Plantings*

Due to the urban location, and the scope of the development proposed on the site, plantings beyond the City's landscaping requirements are not feasible.

Policy Guidelines:

This proposal is in consistent with Section 4.2.1 - Development and Redevelopment/Intensification within Established Communities/Highly Urbanized Communities - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 40092 - Application #: 900/07/BRAM**

**Report Prepared by: Quentin Hanchard, extension 5324**

**For information contact: Quentin Hanchard, extension 5324**

**Date: December 5, 2007**

## CITY OF VAUGHAN

### 8.1.65 EARTH RANGERS

To construct, reconstruct, erect or place a building or structure and site grade on Lot 17, Concession 7, (9520 Pine Valley Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Earth Rangers.

The purpose is to erect two structures and undertake site grading within the Regulated Area in order to facilitate the expansion of the Earth Rangers Facility within the Kortright Conservation Area on lands leased from TRCA.

#### LOCATION MAP: 9520 Pine Valley Drive



The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A01.0, Proposed Site Plans, prepared by Dutra Architect Inc., dated October 2007, Revision No. 3, revised on November 15, 2007, received by TRCA on November 26, 2007, red-line revised by TRCA staff on December 4, 2007.**

#### RATIONALE

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

Proposal:

Within a Regulated Area associated with the Humber River valleylands, the applicant seeks permission to erect a new training centre, an aviary and undertake construction related grading. The proposed facilities are to form part of the Earth Rangers Wildlife Centre within the Kortright Conservation Area on lands subject to a long-term lease. The training centre and aviary buildings were not part of the initial TRCA permit for the facility approved by the Executive Committee at its meeting #5/02 on June 7, 2002. Staff have reviewed the locations of the proposed structures and find that they respect the limits of development established during the initial permit process and do not encroach into the adjacent Humber River valleylands. A chain link fence is included in the proposal to surround the new structures.

Control of Flooding:

The proposed works are located outside of the Regional Storm Flood Plain. There will be no impact on the storage or conveyance of flood waters.

Pollution:

Sediment fencing is to be installed in order to isolate the disturbed area from the surrounding valleylands.

Dynamic Beaches:

Not applicable

Erosion:

There are no erosion or slope stability concerns with this proposal.

Conservation of Land:

The proposed structures and related grading works are located on an area that was previously disturbed for the construction of the facility and are presently manicured lawn. No trees or other significant vegetation is to be removed during construction.

*Plantings*

A planting plan was implemented by the proponent during the first phase of development. Since no vegetation is to be removed during this phase, TRCA staff have not required additional plantings.

Policy Guidelines:

This proposal is consistent with Section 4.1.1 -New Development- of TRCA's Valley and Stream Corridor Management Program.

**CFN: 40098 - Application #: 903/07/VAUG**  
**Report Prepared by: Bill Kiru, extension 5306**  
**For information contact: Bill Kiru, extension 5306**  
**Date: December 4, 2007**

**8.1.66 ENBRIDGE GAS DISTRIBUTION 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 Highway 27, north of Highway 407, in the City of Vaughan, Humber River Watershed as located on the property owned by Enbridge Gas Distribution Inc..

The purpose is to construct, site grade, place/remove fill/material within the regulated area to facilitate the installation of a gas main in the City of Vaughan, on property owned by Enbridge Gas Distribution Inc..

**LOCATION MAP: Highway 27, north of Highway 407**



The permit will be issued for the period of December 7, 2007 to December 6, 2009 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking to provide minor revisions to engineering drawings to the satisfaction of TRCA; dated December 4, 2007; received December 4, 2007; prepared by Enbridge Gas Distribution Inc.**

**RATIONALE**

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

Proposal:

The proposal involves the installation of a NPS 8 ST IP gas pipeline along the east side of Highway 27, north of Highway 407, in the City of Vaughan. The pipeline will be installed by directional drill. The watercourse will not be disturbed.

Control of Flooding:

There will be no impacts to the control of flooding.

Pollution:

Standard erosion control measures (silt fencing) will be implemented for the duration of construction, and until the site is restored, in order to prevent construction generated sediment from entering the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical/slope stability issues associated with the proposal.

Conservation of Land:

With erosion and sedimentation plans in effect, the potential for a Harmful, Alteration Disruption or Destruction (HADD) of fish habitat will be mitigated and an Ontario Operation Statement for High-Pressure Directional Drilling will be provided by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). This application is subject to the Ministry of Natural Resources (MNR) coldwater fisheries timing window. No significant vegetation will be removed as a result of construction.

*Plantings*

All disturbed areas will be restored with native non-invasive species following construction.

Policy Guidelines:

This proposal complies with Section 4.3 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 39916 - Application #: 789/07/VAUG**

**Report Prepared by: Suzanne Bevan, extension 5759**

**For information contact: Suzanne Bevan, extension 5759**

**Date: December 4, 2007**

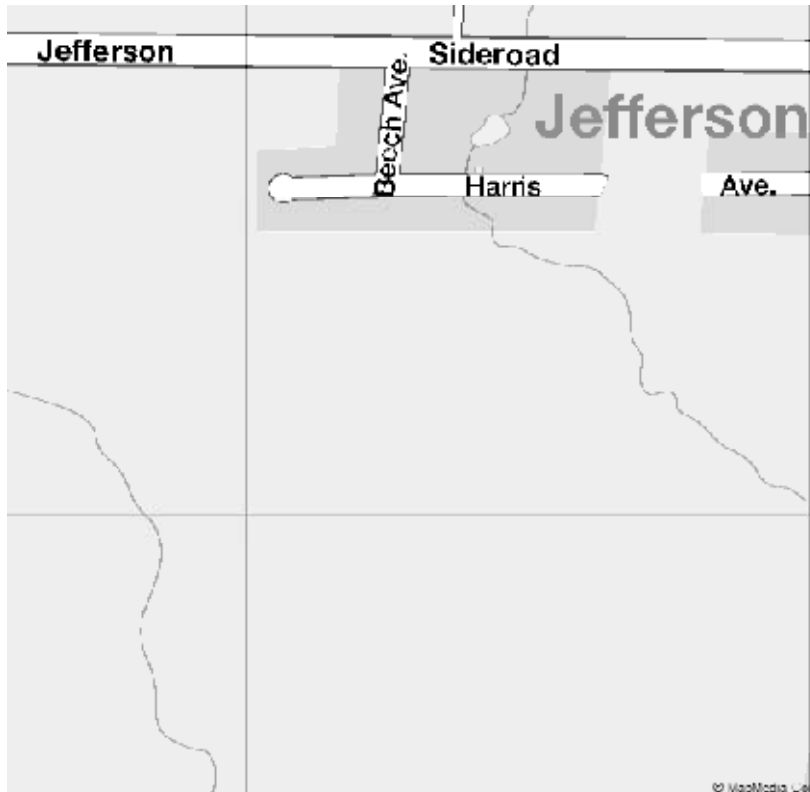
**TOWN OF RICHMOND HILL**

**8.1.67 0 TOWER HILL ROAD**

To construct, reconstruct, erect or place a building or structure and site grade on Lot 57, Concession 1, (0 Tower Hill Road), in the Town of Richmond Hill, Rouge River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of a four (4) building shopping centre including retail services.

**LOCATION MAP:** 0 Tower Hill Road



The permit will be issued for the period of December 7, 2007 to December 6, 2009.

- **Letter of Undertaking, prepared by D. Tarski, Sky Development Group, dated December 5, 2007, to address outstanding engineering and ecology concerns.**

#### **RATIONALE**

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

Proposal:

The purpose of this proposal is to undertake works within a TRCA Regulated Area of the Rouge River Watershed in order to facilitate the construction of a four (4) building shopping centre including a Shoppers Drug Mart store with a total gross floor area (GFA) of 4,701.50 square metres (50,606.32 sq. ft.) at 0 Tower Hill Road, in the Town of Richmond Hill. The subject property is located within two registered plan of subdivisions (19T-89029 and 19T-89092), located northwest of Yonge Street and 19th Avenue. The rear of the subject property is located adjacent to a valley corridor that was delineated through the review of the above noted subdivisions. As a condition of the approved subdivisions, the proponent will be entering into an agreement with the TRCA or the Town of Richmond Hill in regard to the formal long term protection of a 10 metre buffer adjacent to the valley by means of a conservation easement. An extensive enhancement planting plan has been submitted with this application for the 10 metre buffer block adjacent to the valley corridor. In an effort to incorporate best management practices (BMPs) and achieve water balance requirements, the proponent has incorporated an infiltration bed to capture roof runoff from the largest building. The majority of runoff from this site will be conveyed to an existing stormwater management facility located downstream of this site for water quality and quantity treatment.

Control of Flooding:

The subject property is located outside of the Regional Storm Floodplain. As such, the storage and/or conveyance of flood waters will not be impacted.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns related to this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction. Although no vegetation will be removed, an extensive enhancement planting plan has been submitted with this application to improve the ecological condition of this area. There are no fisheries related concerns associated with this project.

*Plantings*

A variety of native and non-invasive trees and shrubs are proposed within the 10 metre buffer area consistent with TRCA's guidelines.

Policy Guidelines:

This proposal is in conformity with Section 4.1.1 - New Urban Development - of the Authority's Valley and Stream Corridor Management Program (VSCMP).

**CFN: 39284 - Application #: 313/07/RH**

**Report Prepared by: Adam Miller, extension 5244**

**For information contact: Adam Miller, extension 5244**

**Date: December 5, 2007**

## Item 8.6

**TO:** Chair and Members of the Executive Committee  
Meeting #10/07, December 7, 2007

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

**RE:** **2008 FEE SCHEDULE**  
Revision

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### KEY ISSUE

To revise the 2008 Fee Schedule for Public Facilities and Programming to accommodate the proposed reduction in the Goods and Services Tax.

### RECOMMENDATION

**THAT the 2008 Fee Schedule for Public Facilities and Programming be revised to incorporate the proposed Goods and Services Tax (GST) rate reduction without reducing the existing tax-included pricing.**

### BACKGROUND

At Authority Meeting #9/07, held on November 30, 2007, Resolution #A266/07 was approved as follows:

*THAT the 2008 Fee Schedule Public Facilities and Programming, including the proposed changes, be approved effective January 1, 2008.*

As announced in the recent federal budget, the government has proposed to reduce the GST rate in Ontario from 6% to 5% on January 1, 2008. A decision is required as to whether to maintain prices in those instances where Toronto and Region Conservation Authority (TRCA) uses tax included pricing, generally for program and admission fees in the public use facilities.

### RATIONALE

Where existing practice is to add taxes to the advertised price, the GST rate will be lowered to 5% and the savings will be passed on to TRCA clients. However, where the practice has been to offer tax-included prices, it is recommended that the final price to the customer not be lowered to reflect the reduced GST rate. In many instances, prices have been chosen to minimize the amount of change that must be handled at gate houses and other points of entry. For example, the current admission price to many conservation areas is \$5.00, taxes included. The required price reduction to flow the GST savings to the customer is \$0.05, bringing the admission fee to \$4.95. The additional handling of coin and resultant increase in wait times for patrons cannot be justified by a marginal reduction in fees.

Further, in July 2006 the federal government reduced the GST from 7% to 6%, and TRCA followed the same practice as outlined above to handle this situation.

In 2008, it is projected that approximately \$36,000 in additional revenue will be realized as a result of not reducing tax included pricing to account for the GST rate reduction.

**Report prepared by: Kathy Stranks, extension 5264**

**Email: [kstranks@trca.on.ca](mailto:kstranks@trca.on.ca)**

**For Information contact: Derek Edwards, extension 5672**

**Email: [dedwards@trca.on.ca](mailto:dedwards@trca.on.ca)**

**Date: December 04, 2007**