

**FURTHER TO EXECUTIVE COMMITTEE #10/08**  
**To be held Friday, December 12, 2008**

**Pages**

**FURTHER TO:**

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

**8.1 ERRATA UPDATE SHEET**

143-145

**WITHDRAWN**

**8.1.34 SCARBORO GOLF & COUNTRY CLUB**

**ITEM 8.7 - LISTED ON AGENDA AS REPORT TO FOLLOW**

**8.7 BLACK CREEK PIONEER VILLAGE**

Pioneer Brewery and Beer Museum

146-148

**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:

**8.1.23 BERKSHIRE GLADE ESTATES INC. & BAY-YONGE CUSTOM BUILDERS INC.  
(ARMLAND GROUP)**

- Letter of undertaking provided by Michael Oldham, MMM, dated December 10, 2008, to address all outstanding TRCA issues prior to the issuance of the permit.

**8.1.24 DOLOMITI ESTATES INC./YONGESTAR CUSTOM HOMES INC.**

- Letter of Undertaking, prepared by D. Horgan, Candevcon Ltd., dated December 8, 2008, to address all outstanding TRCA engineering and ecology related issues.

**8.1.25 FORESTSIDE ESTATES INC.**

- Letter of undertaking provided by Michael Oldham, MMM, dated December 10, 2008, to address all outstanding TRCA issues prior to the issuance of the permit.

**8.1.26 LIDIA DEVELOPMENTS INC.**

- Letter of undertaking provided by Michael Oldham, MMM, dated December 10, 2008, to address all outstanding TRCA issues prior to the issuance of the permit.

**8.1.27 PORT MARK INVESTMENTS LTD.**

- Letter of Undertaking, prepared by G. Karakokkinos, Nu-Land Management Inc., dated December 10, 2008, to address all outstanding TRCA engineering and ecology related issues.

**8.1.28 2225 DUNDAS ST. EAST LTD.**

- Letter of Undertaking, prepared by T. Chelbowski, dated December 10, 2008, to address all outstanding TRCA engineering and ecology related issues.

**8.1.29 85 HUMBERVIEW ROAD**

- Drawing No. A1, Site Plan, prepared by Architectural CADD Studio, dated September 27, 2008, received on October 2, 2008.

**8.1.30 1 LAKE PROMENADE**

- Drawing No.1, Site Plan, revised December 3, 2008, received by TRCA on December 5, 2008;
- Drawing No. 2, Grading Plan & Tree Preservation Plan, dated May 26, 2008, received by TRCA on December 5, 2008;
- Sediment Control Fence Details, received by TRCA on December 5, 2008.

#### **8.1.31 90 SANDRINGHAM DRIVE**

- Drawing No. 1 of 9 Site Plan, Prepared by unknown author, undated, received September 4, 2008;
- Drawing No. 2 Typical Section - Frost Action Protection Measures, Raising Grade Option, Prepared by Haddad Geotechnical Inc., dated December 4, 2008, received December 4, 2008.

#### **8.1.32 ST. JOHN'S REHABILITATION HOSPITAL**

- Drawing No. C-102, Erosion and Sediment Control Plan, prepared by EMC Group Limited, revised Nov. 26, 2008, received Dec. 2, 2008.

#### **8.1.33 12 LAKESIDE AVENUE**

- Drawing No. G1, Proposed Grading Plan (Landscape), prepared by Eatly Drafting & Design, dated October 27, 2008, received on November 26, 2008.

#### **8.1.34 SCARBORO GOLF & COUNTRY CLUB WITHDRAWN**

#### **8.1.35 4 HARPER GARDENS**

- Drawing No. L-1, Restoration Inventory Plan, prepared by Urban Forest innovations, dated September, 2008, received by TRCA on October 27, 2008;
- Drawing No. L-2, Restoration Planting Plan, prepared by Urban Forest Innovations, dated September, 2008, received by TRCA on October 27, 2008;
- Drawing No. L-3 Restoration Details, prepared by Urban Forest Innovations, dated September, 2008, received by TRCA on October 27, 2008;
- Ravine Restoration Report for 4 Harper Gardens, prepared by Urban Forest Innovations Inc., dated December 2, 2008, received by TRCA on December 5, 2008.

#### **8.1.36 YORK MAJOR HOLDINGS INC.**

- Site Plan, Drawing No. A-1.0, prepared by A. Baldassarra Architect Inc., revise dated December 2008, received by the TRCA December 10, 2008;
- Site Grading and Servicing Plan, Drawing No. G-1, prepared by V.A. Piscione & Associates, revise dated December 9, 2008, received by the TRCA December 10, 2008;
- Miscellaneous Details and Servicing Data, Drawing No. G-2, prepared by V.A. Piscione & Associates, revise dated December 9, 2008, received by the TRCA December 10, 2008;
- Landscape Plan, Drawing No. L-1, prepared by The MBTW Group, revise dated December 3, 2008, received by the TRCA December 10, 2008;
- Landscape Details, Drawing No. L-2, prepared by The MBTW Group, revise dated December 3, 2008, received by the TRCA December 10, 2008.

#### **8.1.37 BOX GROVE HILL DEVELOPMENTS INC.**

- **Drawing No. 1001, Stormwater Management Pond 5 Plan View, prepared by SCS Consulting Group Ltd., dated August 2008, Engineer's Stamp Dated December 3, 2008, received by TRCA on December 4, 2008;**
- **Drawing No. 1002, Stormwater Management Pond 5 Details, prepared by SCS Consulting Group Ltd., dated August 2008, Engineer's Stamp Dated November 24, 2008, received by TRCA on November 26, 2008;**
- **Drawing No. 1003, Stormwater Management Pond 5 Details, prepared by SCS Consulting Group Ltd., dated August 2008, Engineer's Stamp Dated November 24, 2008, received by TRCA on November 26, 2008;**
- **Drawing No. 1004, Stormwater Management Pond 5 Details, prepared by SCS Consulting Group Ltd., dated August 2008, Engineer's Stamp Dated August 28, 2008, received by TRCA on September 8, 2008;**
- **Drawing No. SWM1, Stormwater Management Facility Block 169, prepared by stla, dated January 2008, Revision No. 4, revised on August 22, 2008, received by TRCA on August 25, 2008;**
- **Drawing No. D1, Planting Details, prepared by stla, dated January 2008, Revision No. 4, revised on August 22, 2008, received by TRCA on August 25, 2008.**

#### **8.1.38 TOWN OF MARKHAM**

- **Letter of Undertaking to provide minor revisions to the engineering and landscape drawings to the satisfaction of TRCA staff; dated December 9, 2008; received December 9, 2008; prepared by the Town of Markham.**

#### **8.1.39 WOODLAND COURT SHOPPING CENTRE INC.**

- **Letter of Undertaking, prepared by Rogers Wireless Inc., dated December 10, 2008, to address all outstanding ecology related issues.**

#### **8.1.40 140 ELMPIRE TRAIL**

- **Site Plan, prepared by Rowan-Stanciu Ltd., dated December 4, 2008, received by the TRCA December 5, 2008;**
- **Ground Floor Plan, prepared by the applicant, received by the TRCA November 26, 2008;**
- **Basement Floor Plan, prepared by the applicant, received by the TRCA November 26, 2008.**

## Item 8.7

**TO:** Chair and Members of the Executive Committee  
Meeting #10/08, December 12, 2008

**FROM:** Derek Edwards, Director, Parks and Culture

**RE:** **BLACK CREEK PIONEER VILLAGE**  
Contract For Pioneer Brewery and Beer Museum

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### KEY ISSUE

Award of contract for a pioneer brewery and beer museum at Black Creek Pioneer Village.

### RECOMMENDATION

**THAT a contract with Trafalgar Ales and Meads to establish and operate a pioneer brewery and museum at Black Creek Pioneer Village be approved, at a cost not to exceed \$92,000 annually, plus applicable taxes and reasonable inflationary adjustments;**

**THAT the contract be subject to the following terms and conditions satisfactory to TRCA staff and, as necessary, solicitor:**

- (a) term of seven (7) years effective the date of signing;**
- (b) termination by either party for any reason with six months written notice;**
- (c) Trafalgar Ales and Meads will:**
  - (i) design, install, operate and assist in interpreting the historic brewery;**
  - (ii) fulfill all regulatory requirements for the manufacture and sale of beer on premise and in the LCBO;**
  - (iii) purchase brewing equipment to be leased back to TRCA;**
  - (iv) maintain all brewing equipment;**
  - (v) purchase supplies and ingredients;**
  - (vi) produce, market and sell Black Creek branded beer through the LCBO;**
- (d) performance satisfactory to TRCA staff at their sole discretion;**
- (e) other terms and conditions as TRCA staff shall deem necessary and reasonable.**

**AND FURTHER THAT authorized officials be directed to take the necessary action to implement the contract including the signing and execution of documents.**

### BACKGROUND

Black Creek Pioneer Village (BCPV) staff was approached in September 2008 by the owner of Oakville, Ontario-based Trafalgar Ales and Meads with a proposal to build and operate a historic brewery at BCPV. The small brewing operation, proposed to be located in the basement of the Halfway House Inn, will replicate the brewing process that was common in this area in the mid-1800s, and would produce beer following recipes and methods used in more than 300 commercial breweries and countless private brewing operations across the Province of Ontario. The fact that the history of brewing in Ontario is as relevant and prevalent as any other topic related to Ontario rural living in the 1860s makes this brewery an appropriate addition to Black Creek Pioneer Village.

Trafalgar Ales and Meads is a unique craft brewery in Ontario in that it specializes in brewing small batches of beer, including historic beers. It has received acclaim for its beer formulations, including five (5) awards at the Ontario Brewing Awards in 2007. In its proposal to TRCA, Trafalgar Ales and Meads is offering to fulfill all regulatory requirements for the manufacture of beer (licensing, auditing, etc.), operate the brewery three days a week, participate in presentations for public tours, and brew Black Creek-branded beer in its commercial brewing facility for sale at the LCBO. TRCA will provide the space and amenities, license the Black Creek trademark for off site beer sale, organize and staff tours, interpretation, and on-site beer and merchandise sales, and market the brewery.

Accompanying the brewery, a beer museum will also be created in the Halfway House Inn. This museum will highlight the history of brewing in Ontario. From the first known brew “Mead”, to 1860s Ales & Porters, to the current day beer, TRCA staff and Trafalgar Ales and Meads on-site brewers will be experts in sharing this history. All this will help create a rich, multifaceted visitor experience.

This brewery will also be highlighted as a link to sustainability, then and now. Pioneer breweries made do with the raw materials and equipment available. The barley and hops were grown in local fields, the equipment was built in the local village shops, and the waste streams were used for animal feed and compost. Little was wasted. The environmental footprint of these breweries was small. Demonstrating this supports TRCA’s mission and Black Creek Pioneer Village’s programming related to agriculture, sustainability and the promotion of buying locally produced food and drink.

Trafalgar Ales and Meads sees particular benefits in developing a historic brewery at Black Creek Pioneer Village. In addition to BCPV’s historic context, BCPV can integrate the entire brewing process from growing the raw materials (hops and barley), to processing them (milling the malted barley) to serving the final product. Furthermore Black Creek Pioneer Village has a fully functioning food service department that can enhance the visitor experience.

## **RATIONALE**

A historic brewery in the Half Way House Inn at Black Creek Pioneer Village, offers a wide range of benefits to TRCA. Touching almost every element of BCPV’s operation (programming, interpretation, collections, food services, corporate sales, etc.), the brewery will:

- provide several new revenue streams;
- deliver new, previously unengaged audiences to Black Creek Pioneer Village;
- create a visitor experience unique in Canada (it will be the only operating historic brewery in Canada);
- leverage and strengthen Black Creek Pioneer Village’s existing brand;
- offer revenue-generating marketing outreach through the distribution and sale of Black Creek branded product (beer);
- leverage a currently underutilized income earning asset – the Half Way House Restaurant;
- integrate other parts of BCPV to create a rich, multifaceted visitor experience;
- offer opportunities to showcase self-sufficient, sustainable food production.

Trafalgar Ales and Meads is the only micro-brewery in Ontario that specializes in small batch brewing (100L or less) of experimental and historic brews, coupled with the capacity for commercial-scale brewing for LCBO distribution. It is the only brewery in Ontario, possessing special knowledge, skills and experience in the kind of brewing typical of 19<sup>th</sup> century rural Ontario that will be showcased at Black Creek Pioneer Village. As a result, staff is recommending approval as per section 1.14.5 of the TRCA Purchasing Policy as follows:

*The required goods and services are to be supplied by a particular vendor or supplier having special knowledge, skills, expertise or experience that cannot be provided by another supplier.*

As one of Ontario's oldest operating craft breweries, Trafalgar Ales and Meads also brings a long-standing relationship with the Canadian Brewriarists Society, collectors of beer memorabilia. Through this relationship, the brewery will facilitate the provision of artifacts, photos and other items to develop the beer museum that will accompany the brewery.

#### **FINANCIAL DETAILS**

In addition to the \$92,000 upset limit annual operating fee outlined in the contract agreement, it is anticipated that there will be a one time cost of \$30,000 to retrofit the Half Way House Inn and an annual cost of \$50,000 for marketing.

All funding will be made available through internal reallocation of Black Creek Pioneer Village operating budgets. These will be offset by cultural grants and revenue generation.

Forecasted revenues from the brewery will result in a first-year net loss of \$9,000 owing to the start-up investment costs. Every year following, it is conservatively forecasted to generate a net revenue from \$32,000 in the second year and growing to \$52,000 in the seventh year.

**Report prepared by: Derek Edwards, extension 5672**

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**Date: December 03, 2008**