

6. CORRESPONDENCE

ITEM 6.1 - NEW CORRESPONDENCE

- 6.1** A letter dated December 2, 2003 from John A. Marshall, Commissioner, Planning, Design & Development and Bob Cranch, Commissioner, Community Services, City of Brampton, in regards to item 8.1.27 - City of Brampton. 84-87

SECTION II - ITEMS FOR EXECUTIVE ACTION

- 8.1 ERRATA UPDATE SHEET 88-90**

WITHDRAWN PERMITS
CITY OF MISSISSAUGA

8.1.17 CARTERM INTERMODAL LOGISTICS INC.

**CITY OF TORONTO (TORONTO SOUTH COMMUNITY COUNCIL AREA,
FORMERLY TORONTO EAST YORK COMMUNITY COUNCIL AREA)**

8.1.20 CITY OF TORONTO

NEW PERMITS
CITY OF BRAMPTON

8.1.27 CITY OF BRAMPTON

To alter a waterway, place fill within a regulated area on (Chinguacousy Park), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton. 91-92

8.1.28 SANDRINGHAM PLACE INC. AND CASA-NORTH INVESTMENTS INC.

To alter a waterway, construct in a flood plain on Lot 13, 14, Concession 5 , Lot 13, Concession 6 , in the City of Brampton, Humber River Watershed as located on the property owned by Sandringham Place Inc. and Casa-North Investments Inc.. 93-95

**CITY OF TORONTO (TORONTO NORTH COMMUNITY COUNCIL AREA,
FORMERLY MIDTOWN COMMUNITY COUNCIL AREA)**

8.1.29 BLOORVIEW MACMILLAN CHILDREN'S CENTRE

To construct in a flood plain, place fill within a regulated area on Part Lot 2,3, Concession 2, (Rumsey Road), in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by Bloorview MacMillan Children's Centre. 95-97

CORRESPONDENCE 6.1



December 2, 2003

Mr. Brian Denny, Chief Administrative Officer,
Toronto and Region Conservation Authority,
5 Shoreham Drive, Downsview. ON
M3N 1S4

Dear Sir:

**Re: Chinguacousy Park Dredging, Bramalea Road and Queen Street
Permit Application**

This will acknowledge receipt of your letter of November 26, 2003 to our office in which you stated the latest position of the TRCA and the DFO with respect to the granting of a dredging permit for the ponds in Donald M. Gordon Chinguacousy Park. We are writing firstly to express our concern about the position that is now being taken by the TRCA and the DFO on this issue and secondly to confirm the action we are prepared to take to address the matter. As we understand it, the collective position of the TRCA and DFO is that permits will be issued for the dredging of the ponds only if the City commits to constructing a fish passage structure between the south pond and the lower watercourse.

Approximately 3 years ago, in an effort to reverse the rapidly declining condition of Donald M. Gordon Chinguacousy Park, the city initiated a new master plan for the entire park. In 2001, consultants were engaged and several concepts were prepared and presented to the public for community input. In each scheme, the ponds and watercourse were identified as the first priority for revitalization, with the discussion focusing on whether the ponds should remain on-line or taken off-line. Public sentiment was strongly in favour of retaining the ponds in their familiar existing form, provided that the very poor water quality could be corrected.

By mid-2002, Council directed that the consultants proceed to prepare an EA for the revitalization of the ponds and stream, based on maintaining the ponds on-line with relatively minimal alteration but with significant reconstruction of the watercourse to restore a natural stream ecosystem. The EA was completed in late 2002 with no significant reservations being expressed by TRCA, the other circulated agencies or the public. Early this year, several meetings were convened with your staff to refine the design of the re-naturalized stream. A number of technical issues were discussed including the possibility of constructing a fish passage structure between the south pond and the lower stream, but no agreement was reached or commitments made.

At that point, it became clear that any work on the ponds and watercourse should be delayed until a number of other elements in the master plan are confirmed and in particular, the redesign of the ski hill immediately to the east. A ski hill consultant has been retained to undertake this phase of the master plan and his work will be completed early next year.

In early summer of this year, it also became evident that the City had to proceed immediately to correct the extremely poor water quality in the ponds. This condition is mainly due to the organic silt that has accumulated over the last twenty years, which now displaces approximately one third of the original water capacity of each pond. The need for this work had become urgent because of increasing public alarm about summer odour and the increasing numbers of ducks that are frequently found dead or dying from Avian Botulism. Several years ago, park staff attempted to introduce swans but they also died from the same disease.

Therefore, in July of this year, we retained Aquifor Beech to prepare a dredging contract, obtain the necessary permits and expedite the dredging project this fall. From the outset, City staff had concluded, and the fish biologist from Aquifor Beech agrees, that removal of this sediment could only represent a substantial improvement to the fish environment. Therefore, we do not understand how the TRCA and DFO biologists have determined that this operation will result in “a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat”.

We are also very concerned with the recent sequence of events that has led to the current situation. Our permit application was submitted to your office by our consultant in mid-September. Written comments were received from your staff on October 16, and several clarifications were requested on the proposed dredging procedure. In a subsequent telephone conversation, our consultant was informed that our application would be on the agenda of your November Executive Board meeting and that the permit would be released shortly thereafter. There was no mention of any compensation that would be required for “Harmful Alteration etc...” nor was there any indication that additional comments would be forthcoming. Based on this information, the contractor mobilized and delivered a large amount of heavy equipment to the site. However, because of the indefinite delay, the equipment has now been removed and the contractor is seeking compensation for the delay. In anticipation of the work proceeding immediately, the City also distributed notices to all of the households in the neighbourhood.

On November 4th, the City first became aware through our consultant that there were new issues at your office concerning the release of the permit. Initially, through several telephone conversations with your staff, we understood that the main concern was related to the status of the Environmental Assessment that had been completed last year for the re-design of the entire watercourse through the park. When a clarification was provided that the re-design of the watercourse had been suspended, pending completion of the park master plan, the discussions shifted to a major new requirement for a fish passage structure below the south pond. .

The City shares the objective of the TRCA to re-habilitate this watercourse and Council has already committed \$2,000,000 in our capital budget for this purpose. This work will proceed as the first phase of the comprehensive re-development of the entire park, which is currently under review. The final design of the project will be subject to Council review and approval and an amendment to the Environmental Assessment, including further public involvement. Therefore, staff cannot commit to the specifics of the fish passage structure and the timing of construction until the design and construction schedule is finalized and approved by Council.

In the mean time, the City does not understand the justification for linking the requirement for a fish passage structure to a permit for what is essentially a maintenance procedure. Clearly, the rules changed during your staff review of our application and we are perplexed that this issue wasn't raised much earlier when it could have been resolved without delays to the project and potentially substantial extra costs to the City.

Nonetheless, We are prepared to undertake on behalf of City senior staff to recommend to Council that a fish passage structure to the satisfaction of TRCA from the south pond to the lower stream, be included in the appropriate phase of the aforementioned stream re-vitalization project. As noted above, the approval of the design will require Council approval and the approval of TRCA and DFO. Clearly, the completion of the overall project design and approvals process cannot be achieved in a time frame to facilitate a commitment to a fish passage structure that would enable the dredging project to proceed in this construction season.

With this assurance from City senior staff, we ask for your cooperation in helping to secure TRCA approval for the dredging project at the TRCA Board meeting on December 5, 2003 and the subsequent DFO approval within the next three to four weeks, so that dredging can be completed in the very narrow window of time before Spring, 2004.

Yours truly,

ORIGINAL SIGNED BY

John A. Marshall M.C. I. P.
Commissioner, Planning, Design & Development

ORIGINAL SIGNED BY

Bob Cranch,
Commissioner, Community Services

cc. H. Newlove
K. Walsh
S. Dewdney
F. Vivacqua
L. McCool

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:

8.1.10 AEGEUS INVESTMENTS LIMITED

- Letter of Undertaking from Antonio Patullo of Aegeus Investments Ltd., dated November 26, 2003 to address structural engineering details.

8.1.11 DUFFERIN CONSTRUCTION CO.

- Letter of Undertaking to satisfy minor revisions to engineering and restoration drawings; dated November 24, 2003; received November 25, 2003; prepared by the Regional Municipality of Peel.

8.1.12 DUFFERIN CONSTRUCTION CO.

- Letter of Undertaking to satisfy minor revisions to engineering and restoration plans; dated November 24, 2003; received November 25, 2003; prepared by the Regional Municipality of Peel.

8.1.13 DUFFERIN CONSTRUCTION CO.

- Letter of Undertaking to satisfy minor revisions to engineering and restoration plans; dated November 24, 2003; received November 25, 2003; prepared by the Regional Municipality of Peel.

8.1.14 DUFFERIN CONSTRUCTION CO.

- Letter of Undertaking to satisfy minor revisions to engineering and restoration plans; dated November 24, 2003; received November 25, 2003; prepared by the Regional Municipality of Peel.

8.1.15 DUFFERIN CONSTRUCTION CO.

- Letter of Undertaking to satisfy minor revisions to engineering and restoration plans; dated November 24, 2003; received November 25, 2003; prepared by the Regional Municipality of Peel.

8.1.16 GIFFELS DESIGN BUILD INC.

- Site Plan, prepared by A. Van Veen, drawing no. AOO1, dated September 2002, revised June 18, 2003, received by TRCA staff on September 17, 2003.
- Site Servicing, Grading & Stormwater Management Plan, prepared by A.M. Candaras, drawing no. G-1, dated September 2002, revised January 2003, received by TRCA staff on September 17, 2003.
- Landscape Plan, prepared by D.P. Warenycia, drawing no. L1, dated September 2002, redline revised November 27, 2003 to address minor landscape details, received by TRCA staff on November 24, 2003.
- Legal Survey, prepared by A. Skranda Surveying Ltd., drawing no. 4201-7R, dated July 6, 1989, received by TRCA staff on September 17, 2003.
- Native Seed Mix, prepared by Insite Landscape Architects Inc., dated November 25, 2003, received by TRCA staff on November 25, 2003.

8.1.17 CARTERM INTERMODAL LOGISTICS INC.

Withdrawn

8.1.18 ANNA D. KACIAK

- **Drawing No. 1 of 1, Site Plan, revised December 2, 2003, received December 3, 2003, prepared by Sagittarius.**
- **Drawing No. 1 of 10, dated July 2003, received December 3, 2003, prepared by Sagittarius.**
- **Drawing No. 2 of 10, Rear Elevation, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 3 of 10, Left Side Elevation, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 4 of 10, Right Side Elevation, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 5 of 10, Foundation Plan, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 6 of 10, Basement Floor Plan, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 7 of 10, Main Floor Plan, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 8 of 10, Upper Floor Plan, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 9 of 10, Attic Plan, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 10 of 10, Section Through, dated July 2003, received September 4, 2003, prepared by Sagittarius.**

8.1.19 CITY OF TORONTO - ECONOMIC DEVELOPMENT, CULTURE & TOURISM DEPARTMENT, POLICY & DEVELOPMENT DIVISION

- **Drawing No. 1, G. Ross Lord Park Bridge Reconstruction, Parkland Restoration (redlined), revised December 1, 2003, received December 2, 2003 and prepared by Terraprobe.**

8.1.20 CITY OF TORONTO

Withdrawn

8.1.21 DUFFERIN CONSTRUCTION CO.

- **Letter of Undertaking to satisfy minor revisions to engineering and restoration plans; dated November 25, 2003; received November 28, 2003; prepared by the Regional Municipality of York**

8.1.22 DUFFERIN CONSTRUCTION CO.

- **Letter of Undertaking to satisfy minor revisions to engineering and restoration plans; dated November 25, 2003; received November 28, 2003; prepared by the Regional Municipality of York.**

8.1.23 LOUKAS PROPERTIES

- **Drawing A0, Site Plan Miscellaneous Details, prepared by Climans Green Liang Architects Inc., date last revised October 28, 2003.**
- **Drawing SS-1, Site Servicing & Grading, prepared by W.G. Notenboom, date last revised October 2, 2003.**
- **Sheet No. L1 of 2, Landscape Concept, prepared by M+S Landscape Architects, date last revised November 20, 2003.**
- **Sheet No. L2 of 2, Landscape Details, prepared by M+S Landscape Architects, date last revised November 20, 2003.**

8.1.24 THE FOREST HILL OF KLEINBURG LIMITED

- **Letter of Undertaking to submit revised drawings to TRCA's satisfaction, from Ander Engineering, dated December 2, 2003.**

8.1.25 VILLATA GARDENS INC.

- **Drawing No. A1, Site Plan, prepared by Joseph D. Battaglia Architect, date last revised June 11, 2003.**
- **Drawing No. G1, Grading Plan, prepared by AME-TECH Developments Limited, date last revised June 18, 2003.**

8.1.26 BORDEAUX DEVELOPMENTS (ONTARIO) INC.

- **Letter of Undertaking, prepared by URS Canada Inc., dated December 3, 2003, date received December 3, 2003.**
- **Cut Fill Contour Plan, Phase 1, Drawing CF-1, prepared by URS Canada Inc., dated September, 2003, date received November 28, 2003.**
- **Erosion/Sedimentation Control Plan Phase I, Drawing SE-1, prepared by URS Canada Inc., dated September, 2003, date revised November 26, 2003, date received November 28, 2003.**

8.1.27 CITY OF BRAMPTON

To alter a waterway, place fill within a regulated area on (Chinguacousy Park), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton.

The purpose is to alter a watercourse in a Fill Regulated area to facilitate the dredging of two existing on-line ponds on a tributary of Etobicoke Creek in Chinguacousy Park in the City of Brampton.

LOCATION MAP: Chinguacousy Park



The permit will be issued for the period of December 5, 2003 to December 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking from the City of Brampton, dated December 2, 2003 to address future compensation of ponds and stream corridor.**

RATIONALE

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

Proposal:

The City of Brampton is seeking this permit to facilitate the dredging of two on-line ponds on Spring Creek, a tributary of Etobicoke Creek in Chinguacousy Park for cleaning and maintenance purposes. The dredging work is being undertaken as part of a long term strategy to improve water quality of the ponds. Over the last number of years, significant volumes of sediment have accumulated in the pond, which is adversely affecting water quality and habitat. Public concern is being expressed for health risks associated with the two ponds.

This is a warm water stream, and thus the Ministry of Natural Resources (MNR) fisheries timing window requires this work to be completed before April 1, 2004. To complete the dredging works, the applicant is proposing to temporarily take the pond off-line through damming the flow, and pumping water to the downstream side of the pond. The proposed works will take approximately one month to complete. Areas affected by the proposed dredging will be rehabilitated and revitalized.

The park area was subject to an Environmental Assessment (EA) in 2002 for the revitalization of the ponds and stream. The EA was based on maintaining the ponds on-line, with significant alterations to the associated watercourse to restore a more natural stream ecosystem.

The proposed pond dredging will require authorization from the Department of Fisheries and Oceans (DFO) as the proposal will result in a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat. Due to the urgency of the proposed dredging works, DFO is willing to expedite the review process of the HADD, on the condition that the City of Brampton commit to the construction of a fish passage channel between the south pond and the lower watercourse when future revitalization of the stream occurs.

Control of Flooding:

The works will occur in the Regional Storm Floodplain, however, this is a temporary project for which permanent modifications to the storage and conveyance of stream and storm flows are not anticipated. In fact, it is expected that storage capacity of the ponds will be increased through these works.

Pollution:

Sediment and erosion control measures will be put in place during construction to reduce the impact on surrounding features. Any surrounding vegetation disturbed during construction process will be restored to pre-construction condition.

Conservation of Land:

No significant vegetation or geotechnical concerns exist with respect to this project. Fisheries related issues are being addressed through adherence to the Fisheries Warm Water Timing Window and commitment from the City of Brampton to enhance fish habitat on this site. A permit from the Authority will be released upon receipt of the authorization from the Department of Fisheries and Oceans.

Plantings

No significant vegetation is to be removed near the ponds and stream. During this phase of the proposed works, City of Brampton staff also ensured the TRCA that significant planting and revitalization of the pond and stream corridor will occur in subsequent phases of park revitalization. As a result, only compensatory plantings are currently proposed.

Policy Guidelines:

The works are in compliance with Section 4.2.2 (c) - Existing Resource Based Uses and Section 3.3 - Policies and Procedures For Identifying Watercourses and Alterations of the Authority's Valley and Stream Corridor Management Program.

CFN: 34772

Application #: 395/03/BRAM

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: December 3, 2003

8.1.28 SANDRINGHAM PLACE INC. AND CASA-NORTH INVESTMENTS INC.

To alter a waterway, construct in a flood plain on Lot 13, 14, Concession 5 , Lot 13, Concession 6 , in the City of Brampton, Humber River Watershed as located on the property owned by Sandringham Place Inc. and Casa-North Investments Inc..

The purpose is to construct and place fill within a Fill Regulated area, and the Regulatory Floodplain, to facilitate the construction of a bridge crossing over the Humber River (H3 Tributary) at Mountain Ash Road.

LOCATION MAP: Lot 13, 14, Concession 5 , Lot 13, Concession 6



The permit will be issued for the period of December 5, 2003 to December 4, 2008 in accordance with the following documents and plans which form part of this permit:

- **Voluntary Restoration Plan - Tributary of the West Humber River, prepared by Dillon Consulting, September, 2003.**
- **Valleyland Block 441 Enlargements -1 & 2, drawing number VR-6, prepared by Dillon Consulting, January, 2002, revised to September 26, 2003.**
- **Details, drawing number VR-9, prepared by Dillon Consulting, January, 2002, revised to September 26, 2003.**
- **Casa North Investments Inc. Springdale Neighborhood #502 - Stage 2, General Plan (Underground Services), drawing number 2, dated January, 2002, revised to July 18, 2003.**
- **Casa North Investments Inc. Springdale Neighborhood #502 - Stage 2, Construction Staging and Sediment Control Plan Mountainash Road North Crossing, drawing number 19A, dated May, 2001, revised to July 18, 2003.**
- **Casa North Investments Inc. Springdale Neighborhood #502 - Stage 2, Grading Plan, drawing number 19, dated May, 2001, revised to July 18, 2003.**
- **Casa North Investments Inc. Springdale Neighborhood #502 - Stage 2, Mountainash Road STA 0+048 to STA 0+260, drawing number 31, dated May, 2001, revised to July 18, 2003.**
- **Casa North Investments Inc. Springdale Neighborhood #502 - Stage 2, Mountainash Road Bridge, drawing number 1, dated August 1, 2003.**

- **Letter of Undertaking from Metrus Developments Ltd., dated December 3, 2003, to address all outstanding TRCA Engineering and Ecology issues prior to the issuance of a TRCA permit.**

RATIONALE

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

Proposal:

This proposal involves the construction of a bridge crossing over the H3 tributary of the Humber River at Mountainash Road, in the City of Brampton. TRCA staff have advocated for a single span bridge which spans the meander belt of the watercourse at this location. Through related discussions, TRCA staff and the applicant have agreed upon a span width of approximately 39 metres for the bridge, which is less than the meander belt of approximately 51 metres, however represents the maximum feasible single span length.

To provide access for the machinery required to construct the bridge, a significant amount of fill must be placed within the valley. Encroachment within the 10 metre riparian zone and realignment of the watercourse will also be required to facilitate the construction of the bridge. As a result of the above, some of the proposed works will constitute a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat, and will require approval from the Department of Fisheries and Oceans. As partial compensation for this HADD, the applicant is required to complete a voluntary restoration plan, which details proposed restoration and compensation measures. Compensation measures proposed include the provision of substantial riparian plantings, and maintaining and enhancing fish habitat. TRCA staff have reviewed this Plan, and are generally satisfied that with some revisions (as addressed through an associated letter of undertaking from the applicant) to address TRCA Engineering and Ecology comments, that this Plan will meet TRCA requirements.

This project is subject to MNR Fisheries Timing Window restrictions, and construction of this project in-water aspects of this project may not commence prior to June-July of 2004. Notwithstanding the above, the applicant has established that there is a tight timeline for attaining the requisite approvals for this project, and may proceed with works outside of the watercourse in advance of the in-water works. On this basis, although there are additional details to be addressed prior to the commencement of this project, TRCA staff are satisfied that these interests can be addressed prior to the initiation of this project, based on the letter of undertaking provided by the applicant. This permit will not be released until such time as all of TRCA's outstanding concerns are addressed.

Control of Flooding:

The works will occur in the Regional Storm Floodplain, however this bridge has been designed with the largest possible span to reduce potential impacts on stream and storm flows. Based on this design, no significant modifications to the storage and conveyance of stream and storm flows are anticipated.

Pollution:

Sediment and erosion control measures will be put in place, and the work environment will be isolated during construction to reduce the impact on surrounding features. All vegetation affected during the construction process will be restored to pre-construction condition and enhanced in accordance with the voluntary restoration plan.

Conservation of Land:

Geotechnical concerns will be addressed through the submission of a geotechnical report to the satisfaction of TRCA staff. Fisheries concerns will be addressed through the application of the MNR fisheries timing window, and the implementation of an approved voluntary restoration plan for the site.

Plantings

Affected lands will be restored to pre-construction condition in accordance with the approved voluntary restoration plan. The density and volume of species will be maximized in these areas to enhance existing conditions.

Policy Guidelines:

The proposed works are consistent with Section - 4.3, Infrastructure and Servicing, of the Authority's Valley and Stream Corridor Management Program.

CFN: 33149

Application #: 160/02/BRAM

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: December 3, 2003

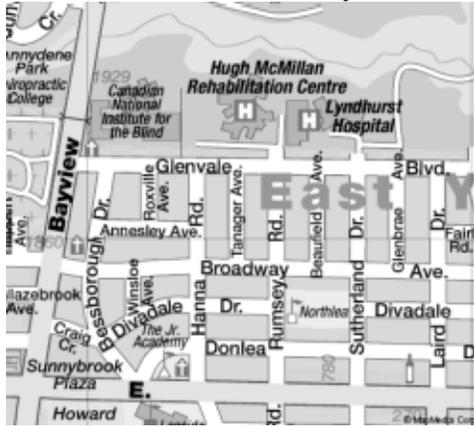
**CITY OF TORONTO (TORONTO NORTH COMMUNITY COUNCIL AREA,
FORMERLY MIDTOWN COMMUNITY COUNCIL AREA)**

8.1.29 BLOORVIEW MACMILLAN CHILDREN'S CENTRE

To construct in a flood plain, place fill within a regulated area on Part Lot 2,3, Concession 2, (Rumsey Road), in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by Bloorview MacMillan Children's Centre.

The purpose is to alter a waterway and regrade within the Fill Regulated Area in order to construct a sanitary pipe connection to service the Bloorview MacMillian Children Centre.

LOCATION MAP: Rumsey Road



The permit will be issued for the period of December 5, 2003 to December 4, 2005 in accordance with the following documents and plans which form part of this permit:

- **BMCC Sanitary Easement drawing No. 8, Project No. 01-192, prepared by David Schaeffer Engineering as received on November 13th, 2003.**
- **Siltation Control Plan and Sanitary Outfall Details Drawing Nos 16 and 17, Project No 01-192 prepared by David Schaeffer Engineering Limited as received on November 13th, 2003.**
- **Restoration and Planting Plans Drawing Nos., L102 and L105, Project No. 0347 prepared by Vertechs Design Inc. as received on November 13th, 2003.**
- **Letter of Undertaking regarding proposed upgrades to the landscape restoration plans provided by David Schaeffer Engineering Ltd. and Associates dated December 3rd, 2003**

RATIONALE

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

Proposal:

The Bloorview MacMillan Children Centre (BMCC) located at 350 Rumsey Road has been a continual institutional use since the mid 1900's. The site is being redeveloped and upgraded to meet the needs of the community. The site is currently serviced by an existing combined sewer system located on the south side of the leaside community. The combined sewer is not performing satisfactorily and has led to basement flooding downstream of the site. In order to reduce the frequency of basement flooding, the City of Toronto has advised BMCC that they must connect to an existing subtrunk sewer within the Burke Brooke Ravine north of the subject lands.

As a result, the applicant proposes to construct a sanitary outfall connection to the existing subtrunk sewer within the Burke Brook Ravine in the City of Toronto. The works are partially within the Fill Regulated Area and Regional Storm Floodplain. The sanitary pipe connection will be constructed via a shaft to the valley floor and will not impact the existing grade and vegetation along the valley side slope. The shaft will also tunnel beneath the existing watercourse to connect the subtrunk sewer. A pit will be constructed on the valley floor at the trunk sewer to ensure a proper connection between the sanitary pipe and the subtrunk.

A separate permit will be required at a future date for upgrades to the existing subtrunk mainly to service additional future development on the adjacent tableland. This current permit will facilitate the redevelopment of the BMCC only.

Control of Flooding:

There will be no impact on the control of flooding as grades within the Regional Storm floodplain will not be altered as a result of the works.

Pollution:

Silt fencing will be erected on tablelands between the proposed regrading works and the valley side slope and will remain in place for the duration of the works. In addition, silt fencing will be placed between the watercourse and the proposed connection pit to ensure that sediment does not enter to watercourse.

Conservation of Land:

There are no geotechnical concerns with this proposal. The applicant has conducted an Environmental Impact Study to support this project and the future proposal for the existing sanitary trunk upgrade within the valley. This report addresses such matters as access to the valley floor, impacts to vegetation and recommends measures such as restorative plantings to mitigate impacts. The full restoration of the valley is proposed with the proposed sanitary subtrunk upgrades. In the interim the applicant has provided a restoration plan to address disturbance that could occur along the access route to the sanitary subtrunk connection. Staff are satisfied that all disturbed areas will be adequately stabilized.

Plantings

A comprehensive restoration plan will be submitted as part of the future permit application for sanitary subtrunk upgrades. Until such time, plantings will be undertaken on the tableland and at all areas disturbed as a result of the sanitary connection to the satisfaction of TRCA staff.

Policy Guidelines:

The proposal is consistent with Section 4.3.- Infrastructure and Servicing- of the Authority's Valley and Stream Corridor Management Program. The works do not constitute a Harmful Alteration Disruption or Destruction (HADD) to fish habitat and as a result Department or Fisheries and Oceans approval is not required.

CFN: 34494

Application #: 266/03/TOR

Report Prepared by: Russel White, extension 5306

For information contact: Russel White, extension 5306

Date: December 3, 2003