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**NEW DELEGATIONS ITEMS 4.1 & 4.2**

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- 4.2** Pat Howe, President, North Rosedale Ratepayers Association, speaking in regards to Correspondence 6.1 - Russell Residence, 119R Glen Road, Toronto.

**6. CORRESPONDENCE**

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- 6.2** A letter dated November 29, 2004, from N. Jane Pepino, Solicitor, Aird & Berlis LLP, in regards to Site Plan Application to Construct a Residence at 119R Glen Road, City of Toronto. 76-77
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**WITHDRAWN**

**8.1.7 SHAWN MARK**

**WITHDRAWN**

**8.1.13 SOLMAR DEVELOPMENT CORPORATION**

**NEW PERMITS**

**CITY OF PICKERING**

**8.1.26 CITY OF PICKERING**

To construct in a flood plain, place fill within a regulated area on Lot 12, Concession 5, (south of 6th Concession Road, east of Greenwood Road), in the City of Pickering, Duffins Creek Watershed as located on the property owned by City of Pickering. 86-87

**TOWN OF RICHMOND HILL**

**8.1.27 FELGI INVESTMENTS LTD.**

To construct in a flood plain, place fill within a regulated area on (Redstone Road - west of Princeton Avenue intersection), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Felgi Investments Ltd.. 87- 89

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## CORRESPONDENCE 6.1



September 20, 2004

Toronto & Region Conservation Authority  
attn: Mr. Brian Denney  
5 Shoreham Drive  
Downsview, Ontario  
M3N 1B4

### **Request for Amendment to Approved Fill Permit: Application #029/03/Tor**

#### **Project: Russell Residence, 119R Glen Road, Toronto**

Dear Mr. Denney,

I am writing on behalf of Derek and Tina Russell to request that the TRCA approve an amendment to the approved fill permit (Application #029/03/Tor) for 119R Glen Road and to request that the TRCA proceed with the issuance of the permit pursuant to the Decision rendered by the Commissioner of Mining & Lands on the 25th of June, 2004.

#### **Reason for the Amendment**

The design for the Russell's home which the Board approved in 'unique' application #029/03/Tor is by all development standards a good solution for a good site. However this is an exceptional site and Derek and Tina realize that it requires an exceptional solution. The Russells have had a lot of time to ponder the design which they commissioned in 1995. Furthermore they have had the opportunity to consider the numerous opinions that have been expressed by design professionals, City and TRCA staff and neighbours over the last ten years. While recognizing that their original design was perfectly good Derek and Tina have decided that they could do better.

#### **The Revised Design: A Commitment to Responsible Development**

The primary consideration when revising the design was to adopt a sustainable design strategy with the fundamentals of the existing siting and the required setbacks guiding the redesign. The goals set out for the redesign were:

- To be proactive in the area of responsible development and land stewardship
- To minimize the impact on the overall site both by construction and by the completed residence.
- To restore the highly degraded ravine to an exceptional standard that is representative of the regions natural forests and to maximize this potential on the site.
- Minimize the impact of vehicle usage along the private driveway.
- Minimize the usage of heavy equipment during construction and adopt construction methods suitable to the site.
- Redesign the footings to minimize excavation and fill requirements and to promote positive drainage and control erosion.
- Adopt a high performance building envelope and a passive solar strategy.
- Incorporate a low consumption mechanical system to optimize usage of electricity, natural gas and water .

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- Incorporate a greening strategy including green roofs and green facades.
- Incorporate a storm run-off collection system and integral irrigation strategy.
- Consider the impact to neighbouring views and privacy.
- Protect existing healthy stands of native trees and exceptional non-invasive ornamental trees and to ensure their continued health.
- Optimize the scale of the residence given the Russell's requirements and the relative scale of neighbouring houses.

In short our office was presented with the enviable task of reinterpreting and redefining a design to produce an 'environmentally friendly' home for North Rosedale with the benefit of the intensive studies that have been conducted over the last decade.

### **The Revised Design**

The revised design is truly superior to the one that the Board approved and represents nine months of work and fourteen different schemes to optimize the design. The following synopsis highlights specific aspects of the design that will be of particular interest to the TRCA:

-We have achieved a 27% reduction (1464 sq.ft.) in the total coverage of the house. This calculation includes the house and garage footprint, all hard landscaping elements including the driveway, and includes all overhangs, eaves and cantilevers.

-We have designed the house to work with the existing grades. The result is that the house is cut into the slope, requiring virtually no alteration to the surrounding natural grades. The footings have been redesigned to be conventional footings eliminating the need for caissons and the large equipment required to install them. The foundation has been designed to minimize excavation and associated haulage and to eliminate shoring requirements.

-The house is setback from the neighbours further than the previous design; an increase of 18' from the Roffey residence at 43 Binscarth. Meanwhile the extent of the foundations has been pulled up the site by approximately 21'. The total coverage of the foundations is reduced by 13%.

-The sloped driveway has been removed from the design thus providing the opportunity to manage storm run-off from the driveway by means of an engineered porous paving system. Furthermore this simplifies drainage requirements and reduces the size of infiltration trenches which are similarly moved further up the slope.

-Cantilevered living spaces and roof overhangs that would normally have a negative impact on foliage below have been designed to be in excess of 20' above the adjacent natural grade and have been oriented to allow sunlight to reach all areas of the ground. Drip edges will be carefully designed to avoid damage to areas below and irrigation will be provided where normal rainfall can not reach.

-The finished house will have no less than 1500 sq.ft. of green roofing (potentially 2700 sq.ft.) which will provide storm water retention and controlled run off. The finished height of the roof is at the same level as the finished first floors of neighbouring houses (+1- 2' ). The green roofs will camouflage the house as neighbours look right over it to their existing views. The southerly view from #43 Binscarth is completely unobstructed.

-Two 30' wide by 100' deep 'fingers' have been established up either side of the house. These 'fingers', each about the size of a typical residential lot provided the opportunity to naturalize the ravine right up to the existing driveway. Of the roughly sixty trees that exist in this area (including the house footprint) only twelve are native; of those only three will be lost, two of which would have been removed in any case due to their poor condition.

-The Russells have signed a letter of undertaking with the City to commit to a comprehensive ravine restoration. With the assistance of the Urban Forestry Department, who have issued a ravine permit, the restoration commenced this summer and is well underway. This is only the second private ravine restoration undertaken in North Rosedale, the first was undertaken by our office in the late 90's and is now widely acclaimed to be the healthiest section of ravine in the GTA.

-The Russells have surveyed a generous portion of their property consisting of 36,266 ft<sup>2</sup> ( 63% of the total lot area, Part 1 on the enclosed survey) over which a conservation easement will be registered as was agreed as part of the Board's approval.

### **Conclusion**

It is apparent by both a quantitative and qualitative comparison that the revised design represents a significant improvement over that which was approved by the Board. Furthermore we submit that since the revised design exist almost entirely within the envelope of the approved design and that the revised design requires less excavation, less fill and less overall disruption to the site that it be considered an amendment to the approved permit.

In our opinion the latest litigation initiated by the Neighbours (Roffey, McFadyen, Triggs, Shanahan) has no bearing on the issuance of the fill permit. The Neighbours sought the right to appeal the TRCA Board however the Commissioner of Mining & Lands issued a decision that they did not in fact have this right. The Neighbours are now appealing the Commissioner's decision to the Attorney General.

It is our opinion that the Neighbours do not have the right of appeal, this opinion is supported by the Commissioner, Counsel for the Russells and the TRCA's Counsel. Because the Neighbours litigation does not represent a stay of the Boards approval and until such time as the Neighbours gain the right of appeal, let alone grounds for an appeal, it is our opinion that the issuance of the fill permit should not be further delayed.

Please contact our office should you require further explanation or presentation of the Russell's plans.

Sincerely,

### **ORIGINAL SIGNED BY**

Graham Smith  
BFA BES B.ARCH MRAIC

cc: Derek & Tina Russell  
Russell White  
Carolyn Woodland

CORRESPONDENCE 6.2



**AIRD & BERLIS LLP**

Barristers and Solicitors  
Patent and Trade Mark Agents

N. Jane Pepino, C.M., Q.C.  
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November 29, 2004

BY FACSIMILE

Our File No.: 83254

Ms. Kathy Stranks  
Supervisor, Board Member Services  
Toronto and Region Conservation Authority  
5 Shoreham Drive  
Downsview, Ontario M3N 1S4

Dear Ms. Stranks:

**Re: Site Plan Application to Construct a Residence at 119R Glen Road,  
City of Toronto**

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As you are aware, we are counsel for John and Nancy McFadyen, David Roffey and Karen Walsh, Sean Shanahan, and Katherine Shanahan, all of whom are owners of property adjacent to or in the vicinity of 119R Glen Road. On behalf of our clients, we made written submissions to, and attended at, the Executive Committee on November 14, 2003, at which time approval was granted in respect of Fill Permit Application No. 029/03/TOR (the "Application").

We understand that in September of this year, Mr. Graham Smith of Altius Architecture Inc., on behalf of the Russells, submitted an amendment to Application No. 029/03/TOR, which amendment was comprised of a substantially revised site plan for the subject property.

We further understand from a review of TRCA staff correspondence to Mr. Smith, dated November 9, 2004, that while staff view this new application as an improvement upon the previous design, it remains staff's position that the prospect of any development on the subject property is in contravention of the TRCA Guidelines.

As you are aware, on behalf of our clients, we have sought a judicial review of the November 14, 2003 decision to approve the Application and have also appealed an interim decision of the Mining and Lands Commissioner with respect to the proper interpretation of the TRCA's governing legislation and, in particular, the role afforded to members of the public who are directly affected by proposals to comment and participate in the approval process for fill and grading permits by the TRCA.

In our opinion, the matters currently before the court are substantive issues which go to the heart of the TRCA's jurisdiction and the legitimacy of the process by which the TRCA and the Executive Committee consider applications for fill and grading permits. As a

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November 29, 2004  
Page 2

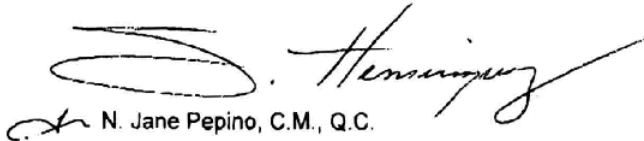
result, proceeding with the processing of the new application for 119R Glen Road at this time, in advance of there being any resolution of the important framework issues to be addressed by the court would, in our opinion, be both premature and inefficient, as any decision made by the TRCA at this time could be the subject of further court challenges depending on the results of the judicial review and appeal currently underway.

Instead, we recommend that the TRCA defer any decision with respect to the processing of the new application until following the release of the court decisions. We believe that such a deferral is in the best interests of all parties involved, as it would ensure that any decision made in respect of 119R Glen Road is the result of a court sanctioned and approved process.

As indicated in our previous correspondence to you, dated November 25, 2004, Ms. Kim M. Kovar of this office will attend at the Executive Committee meeting on December 3, 2004 to make a deputation on this matter. We would appreciate if a copy of this letter could be forwarded to the members of the Committee in advance of the December 3, 2004 meeting.

Yours very truly,

AIRD & BERLIS LLP



N. Jane Pepino, C.M., Q.C.

NJP/EPC/len

cc. John Wigley, Baker Mackenzie  
Michael Melling, Davies Howe Partners  
Councillor Kyle Rae  
Nancy and John McFadyen  
David Roffey and Karen Walsh  
Sean Shanahan  
Katherine Shanahan  
William Chalmers  
Kim Kovar  
Eileen Costello

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CORRESPONDENCE 6.3

**THE PICKERING HARBOUR COMPANY LTD.**  
*Owners & Operators of Frenchman's Bay Since 1858*

Associate Company  
FRENCHMAN'S BAY HARBOUR  
& MARINE SERVICE CO. LIMITED



Executive Offices  
591 LIVERPOOL ROAD  
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November 26, 2004

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

Dear Mr. Denney:

Re: Waterfront Regeneration Project

Further to our letter to the Authority dated January 22, 2004, and other discussions on August 24, 2004 with TRCA staff, we wish to clarify our position regarding the Authority's proposal to prepare a Pickering Harbour Waterfront Regeneration Project. The Pickering Harbour Company Limited is in favour of said project and is prepared to partnership with the TRCA, and others in this endeavour, subject to certain conditions.

It is our understanding that TRCA would develop a "project" based on the following key components:

-seek support and approval from a broad partnership group (i.e., federal, provincial, municipal, and other private interests such as Swans Marina, Frenchman's Bay Yacht Club, Pickering Harbour Company, etc. )

-major improvements to the harbour entrance which would include preparation of the site, new breakwaters, dredging of the channel and future maintenance of same

-rationalization of land ownership

-a cost sharing formula that recognizes the PHC's potential contribution of the land base and its preparation of a new harbour entrance design

-implementation and phasing strategy

The Harbour Company would consider the transfer of its 32-acre water lot, the channel entrance and a significant portion of Frenchman's Bay to the Authority if there was suitable quid pro quo or financial remuneration provided by the Authority as part of the Project. This would have to be tied to the implementation of harbour entrance approval and/or other matters to be recited in the Project.

All the above-referenced matters must, of course, be approved by the Harbour Company Board and the other partners, in due course.

In the interim, the Harbour Company is prepared and is outlined under separate letter, to enter into an Agreement of Purchase and Sale with the TRCA to transfer certain PHC lands on the east spit in order to allow for a park on the east spit.

The Pickering Harbour Company looks forward to working with the other public/private partners on enhancing Frenchman's Bay for future generations.

Yours very truly,

THE PICKERING HARBOUR COMPANY LIMITED

**ORIGINAL SIGNED BY**

Harold Hough, President

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C:\KAREN\TRCA PHC Waterfont Regeneration Project to Brian Denney

CORRESPONDENCE 6.4

**THE PICKERING HARBOUR COMPANY LTD.**  
*Owners & Operators of Frenchman's Bay Since 1858*

Associate Company  
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November 26, 2004

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

Dear Mr. Denney:

Re: East Suit Transaction and Land Exchange Transaction East Suit Transaction

The Harbour Company is, at this time, prepared to enter into an Agreement of Purchase and Sale with the TRCA to transfer certain PHC lands on the East Spit in order to allow for a park on the East Spit, provided there is agreement on suitable remuneration. The Agreement of Purchase and Sale would be based on the following framework and others conditions deemed appropriate during the negotiations.

1. Transfer of title on the East Spit would include the following lands:

- The road (Block B) from the Millennium Square to a line dividing the east and west halves of Lot 289 and Lot 218;
- The western half of lots 204, 208, 299, 214, 293 ;
- The eastern half of Lots 206,210 and 297
- All of lots 292 and 215:

2. The transfer of lands would be for suitable remuneration which based on TRCA's letter of opinion on hand would be a minimum of \$200,000.00, subject to completion of an appraisal by the TRCA at its cost. Upon completion of the first appraisal, TRCA would assume the costs for an appraisal by PHC if requested subject to TRCA's concurrence with the selected appraiser.

3. Before the Harbour Company could transfer title to the road and other lands on the east spit, it would have to retain unrestricted access over the road (Block B from the Millennium Square to a line dividing the east and west halves of Lots 289 and 218) for its staff, tenants, boat owners, customers, agents and assignees, contractors and their equipment, and any joint venturers or partners of the Harbour Company to the lands adjacent to the channel entrance remaining in PHC ownership, in perpetuity.

4. It is our understanding that the Authority would be prepared to allow the Harbour Company exclusive use of its block of land adjacent to the land PHC is retaining adjacent to the channel entrance after the transfer of the lands is effected, This is of material importance to the Harbour Company in that the occupation terms (length of tenure and uses allowed) must be defined and agreed to by TRCA and the City in order to proceed with the transaction. The Harbour Company will require the other parties to recognize its entitlement to use the western end of the east spit in a manner that is consistent with its Charter in addition to any other uses that are agreed to between the parties subject to the provisions of the Planning Act.

5. The lands TRCA would put under agreement for nominal consideration for PHC's exclusive use would include the following:

- The western half of Lots 292,215;
- The eastern half of lots 289,218;
- All of lots 291,290,217 and 216.
- Block B from the centerline of Lots 289/218 to the centre line of Lots 292/215, if not covered under the unrestricted access conditions of the agreement of purchase and sale.
- The length of this agreement tied to when PHC no longer has a requirement to use lands in association with the retained lands at the end of the east spit.

6. TRCA to erect a fence and appropriate gate between the TRCA lands and lands under agreement with PHC, along a line dividing the eastern and western halves of Lots 292 and 215, and terminate in the lake and the bay at an elevation of 74.5 metres above sea level to prevent the public from easily stepping around the fence.

7. TRCA would undertake to draft the Purchase and Sale Agreement based on this letter and appropriate conditions to be subject to PHC approval including TRCA.

8. TRCA will assume all reasonable costs related to the transfer on the East Spit.

9. As per our discussion, the closing date subject to signing the Purchase and Sale Agreement would be in the early part of 2005.

Land Exchange Transaction

The Pickering Harbour Company requests the TRCA to enter into a land exchange involving TRCA's Wharf Street lot and PHC's Lot 233 Plan 345 (Part 5) on the west side of Frenchman's Bay south of Sunrise. It is our understanding that TRCA will assume all reasonable costs related to the proposed land exchange. PHC requires that the East Spit transaction and this transaction would proceed in parallel.

Outside the East Spit and Land Exchange proposed transactions, and possibly more related to the multi- partner project, the Authority would assist PHC with alternative disposal options for the clean sand from the existing channel entrance.

We look forward to meeting with the Authority on the finalization of the East Spit Purchase and Sale Agreement.

Yours very truly,

THE PICKERING HABOUR COMPANY LIMITED

**ORIGINAL SIGNED BY**

Harold G. Hough, President

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C:\KAREN\TRCA PHC East Spit Transaction and Land Exchange Transaction

## **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:

### **8.1.4 BELL CANADA**

- Letter of Undertaking, prepared by K. McCauley, of Bell Canada, dated November 23, 2004, to address all outstanding engineering and ecology issues.

### **8.1.5 ANJUMAN-E-ANWARUL ISLAM OF MALTON**

- Letter of undertaking prepared by C.F.Chu, P.Eng., of Norshelco Associates, dated November 23, 2004, to address all outstanding engineering and ecology issues.

### **8.1.6 BROOKFIELD HOMES (ONTARIO) LIMITED/2016508 ONTARIO LIMITED**

- Brookfield Watermark, General Plan Drawing No 102, Project No. 03092, prepared by G.M. Sernas as received on November 19th, 2004.
- Brookfield Watermark, Cross Section Details, Drawing No. TRCA 1, Project No. 03092, prepared by G.M. Sernas as received on November 19th, 2004.
- Brookfield Watermark, Site Servicing Plan, Drawing No. SS1 and SS2, Project No. 03092, prepared by G.M. Sernas as received on September 27th, 2004.
- Brookfield Watermark, Unit Grading Plan, Drawing No. GR1 and GR2, Project No. 03092, prepared by G.M. Sernas as received on September 27th, 2004.
- Brookfield Watermark, Erosion and Sediment Control Plan, Drawing No. ERS1, Project No. 03092, prepared by G.M. Sernas as received on September 27th, 2004.
- Letter of Undertaking with respect to minor changes related to outfall construction and planting details as provided by G.M. Sernas dated Dec 1st, 2004.

### **8.1.7 SHAWN MARK**

Withdrawn

### **8.1.8 NORTHLAND PROPERTIES CORP.**

- Drawing No. SS-1, Site Services and Grading Plan, prepared by W. G. Mills and Associates Engineers, dated July 6, 2004, revised November 2, 2004, and received by TRCA on November 15, 2004.
- Drawing No. T-1, Tree Preservation Plan, prepared by Ron Koudys Landscape Architect, dated October 2004, revised October 26, 2004, and received by TRCA on November 15, 2004.
- Drawing L-1, Landscape Plan, prepared by Ron Koudys Landscape Architect, dated October 2004, revised October 26, 2004, and received by TRCA on November 15, 2004.
- Letter of Commitment from Northland Properties, dated December 1, 2004.

### **8.1.9 TIMOTHY MAN**

- Site Plan, prepared by Betz Pools, dated November 10, 2004, received November 15, 2004. Red-lined revised by TRCA staff on December 1, 2004.

- Retaining Wall Detailed Drawings A, B and C, prepared by V.A. Woods Associates Limited, received December 1, 2004. Redlined by TRCA staff on December 1, 2004.

#### **8.1.10 TRIFIOR PROPERTY MANAGEMENT LTD.**

- Letter of Undertaking indicating that additional details will be provided as requested in the TRCA's letter dated November 26, 2004, signed by Nino Rico of Nino Rico Inc. Architect, dated November 30, 2004, received by fax on November 30, 2004.

#### **8.1.11 REGION OF PEEL**

- Letter of Undertaking to provide minor revisions to the restoration plans, sediment and erosion controls related to the abandonment of Wells Nos. 3 and 4 and demolition of pumphouses to the satisfaction of TRCA staff; dated November 29, 2004; received November 29, 2004; prepared by the Region of Peel.

#### **8.1.12 REGION OF PEEL**

- Letter of Undertaking to provide minor revisions to the restoration plans, sediment and erosion control related to the abandonment of Wells Nos. 6A and 6B to the satisfaction of TRCA staff; dated November 29, 2004; received November 29, 2004; prepared by the Region of Peel.

#### **8.1.13 SOLMAR DEVELOPMENT CORPORATION**

Withdrawn

#### **8.1.14 BOX GROVE HILL DEVELOPMENT INC.**

- Copper Creek Drive, Oakborough Drive and Rizal Avenue, Crossings of Tributary A-Design Brief, prepared by Stantec Consulting Limited, revised as received on November 22nd, 2004.
- Boxgrove North Culvert and Creek Crossing Drawings Tributary A, Drawing Nos. 601, 601-2, 602, 602-2, 603 and 604, prepared by Stantec Consulting Limited, revised as received on November 22nd, 2004.
- Letter of Undertaking regarding minor modifications to the planting details prepared by Stantec Consulting Limited, as received on Dec 1st, 2004.

#### **8.1.15 REMO RESTAURANT & MOTEL INC./2054158 ONT. LTD.**

- Site Plan, Drawing S1, prepared by E-7 Engineering, dated November 2004, received by the TRCA November 23, 2004, redline revised to indicate sediment control fencing.
- Detail/Section-Biofilter, Drawing S8, prepared by E-7 Engineering, dated November 2004, received by the TRCA November 23, 2004.
- PVC Drain, Drawing S6, prepared by E-7 Engineering, dated November 2004, received by the TRCA November 23, 2004.

#### **8.1.16 LEELA DOOGCHI**

- Red-line revised Site Plan & Basement Plan, Drawing A-1, prepared by Array International Architects Inc., dated June 2004, date received November 5, 2004.
- First & 2nd Floor Plan, South & North Elevation, Drawing A-2, prepared by Array International Architects Inc., dated June 2004, date received November 5, 2004.
- East & West Elevation Section B, Drawing A-3, prepared by Array International Architects Inc., dated June 2004, date received November 5, 2004.

- **Structural Engineering Sign-off, provided by Mina Design Group Inc., dated November 30, 2004, date received November 30, 2004.**

**8.1.17 433405 ONTARIO LTD.**

- **Letter of Undertaking dated November 30, 2004, stating that all plans will be revised to TRCA's satisfaction, prior to the release of the permit.**

**8.1.18 MATTAMY HOMES**

- **Letter of Undertaking dated November 30, 2004, stating that plans will be revised to TRCA's satisfaction, prior to release of permit.**

## CITY OF PICKERING

### 8.1.26 CITY OF PICKERING

To construct in a flood plain, place fill within a regulated area on Lot 12, Concession 5, (south of 6th Concession Road, east of Greenwood Road), in the City of Pickering, Duffins Creek Watershed as located on the property owned by City of Pickering.

The purpose is to place fill within a Fill Regulated Area and construct in the Regional Storm Floodplain of the Duffins Creek in order to facilitate the installation of a culvert and construction of a new driveway entrance.

**LOCATION MAP:** Lot 12, Concession 5, (south of 6th Concession Road, east of Greenwood Road)



The permit will be issued for the period of December 3, 2004 to December 2, 2006 in accordance with the following documents and plans which form part of this permit:

- **Pickering Museum Village Proposed Driveway, Sheet 1 of 1, prepared by Operations & Emergency Services Department, dated November 2004, received November 29, 2004.**
- **Letter of Undertaking prepared by Darrell Selsky, City of Pickering, dated December 1, 2004, to address outstanding engineering and ecology issues.**

## RATIONALE

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

### Proposal:

The purpose of this proposal is to place fill within a Fill Regulated Area and the Regional Storm Floodplain of the Duffins Creek in order to facilitate the installation of a culvert for a new driveway entrance to the Pickering Museum Village, in the City of Pickering. The proposed driveway entrance is to be located on the south side of the Sixth Concession Road, west of Greenwood Road, and is required in order to accommodate the addition of large buildings being considered for the museum site. The proposed works are located approximately 18 metres from the top of bank for the Duffins Creek valley and stream corridor, and the works are to be completed by the City of Pickering.

Control of Flooding:

The proposed works will not result in an increase of flooding as the culvert is sized appropriately to convey stormflows.

Pollution:

Silt fencing and erosion control measures will be used to prevent construction-generated sediment from entering the valley and watercourse.

Conservation of Land:

There are no slope stability/geotechnical or fisheries related concerns associated with the project.

*Plantings*

Planting are proposed to off-set the loss of vegetation, and restore any disturbed areas.

Policy Guidelines:

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

**CFN: 36019 - Application #: 445/04/PICK**

**Report Prepared by: Carla Pierini, extension 5314**

**For information contact: Carla Pierini, extension 5314**

**Date: December 1, 2004**

**TOWN OF RICHMOND HILL**

**8.1.27 FELGI INVESTMENTS LTD.**

To construct in a flood plain, place fill within a regulated area on (Redstone Road - west of Princeton Avenue intersection), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Felgi Investments Ltd..

The purpose is to conduct repairs to the existing Redstone Road bridge crossing over the Rouge River which is within the Regional Storm Floodplain and Fill Regulated Area.

**LOCATION MAP: Redstone Road - west of Princeton Avenue intersection**



The permit will be issued for the period of December 3, 2004 to December 2, 2009 in accordance with the following documents and plans which form part of this permit:

- **Existing Conditions & Site Preparation, Dwg. No. L-1, prepared by Schollen & Company Inc., dated October 2004, revised November 26, 2004.**
- **Restoration Plan, Dwg. No. L-2, prepared by Schollen & Company Inc., dated October 2004, revised November 26, 2004, red-lined November 29, 2004.**
- **Details, Dwg. No. LD-1, prepared by Schollen & Company Inc., dated October 2004, revised November 26, 2004, red-lined December 1, 2004.**
- **Details, Dwg. No. LD-2, prepared by Schollen & Company Inc., dated October 2004, revised November 26, 2004.**

## **RATIONALE**

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

### Proposal:

The applicant proposes to repair an existing bridge crossing over the Rouge River which is within the Regional Storm Floodplain and Fill Regulated Area. A permit was issued by the TRCA in 1996 (C-96180) to permit the construction of the bridge in order to provide road access between two draft approved plans of subdivision located west of Leslie Street, north of Major Mackenzie in the Town of Richmond Hill. A breach has occurred in the watercourse, just west of the bridge, which has resulted in a new channel. This has caused scouring below the bridge, which in-turn has exposed the top of the footings on the bridge. Repair works which include new riverstone protection along the central bridge abutment and exposed footings, reinforcing the existing revetments, and the installation of additional plantings are proposed to help provide protection, mitigate erosion, and assist in stabilizing the site.

### Control of Flooding:

A temporary culvert crossing of the new channel is required to provide access to the work sites. The proposed culvert is appropriately sized to convey stormflows. Therefore, there will be no impacts on the storage or conveyance of floodwaters.

### Pollution:

A sediment control fence will be erected around the work areas and construction access route to contain any sediment flow and prevent any sedimentation of the watercourse.

### Conservation of Land:

There are no slope stability/geotechnical issues associated with this project. Access to the site will be through a temporary construction access route over the new channel. The channel crossing will include a temporary culvert with filter cloth and granular infill. The temporary culvert and access route are to be removed, and the site is to be restored to its original condition when the proposed works are complete. A letter of advise will be issued on behalf of Fisheries and Oceans Canada (DFO).

*Plantings*

A restoration plan has been prepared by the applicant which includes plantings around the exposed footings and on the banks of the new channel in order to help mitigate erosion and stabilize the site. All disturbed areas are to be restored. The temporary construction access route is to be restored through the application of a seed mix and an eromat biodegradable soil stabilization mat, and additional plantings.

Policy Guidelines:

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

**CFN: 35947 - Application #: 418/04/RH**

**Report Prepared by: Carla Pierini, extension 5314**

**For information contact: Carla Pierini, extension 5314**

**Date: November 1, 2004**

**TO:** Chair and Members of the Executive Committee  
Meeting #11/04, December 3, 2004

**FROM:** James W. Dillane, Director, Finance and Business Development

**RE: CONTRACT FOR MOULD REMEDIATION AT THE CLAIREVILLE FIELD CENTRE STORAGE AREA**

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**KEY ISSUE**

Award of contract to Terra Restoration Steamatic Hamilton to carry out the mould remediation of the documents, building, fixtures and heating, ventilation, air conditioning (HVAC) system at the Claireville Field Centre.

**RECOMMENDATION**

**THAT a contract for the mould remediation of the documents, building, fixtures and HVAC system at the Claireville Field Centre be awarded to Terra Restoration Steamatic Hamilton, at a cost not to exceed \$36,329.86, including applicable taxes.**

**RATIONALE**

Mapping, air-photos, survey plans and engineering/project drawings that were previously stored at the Claireville Dam were transferred to the basement of the Claireville Field Centre. After the transfer, it was discovered that these documents were found to be contaminated with mould. The basement of the field centre was then secured and the HVAC system in the basement was isolated from the rest of the building. The firm of T. Harris Environmental Management Inc. was engaged to do an assessment of the mould contamination of the building.

Certain recommendations made by T. Harris Environment Management Inc. were implemented soon after their report was received. They included the securing of the site to contain and isolate the mould spores so that no contamination would spread to the rest of the building. Also, the removal and safe disposal of contaminated and non-essential materials presently stored on the site was completed.

Other recommendations included removal to the contractor's facilities and decontamination of contaminated survey documents and contaminated regulation line mapping mylars and chemical decontamination of the site including the HVAC system of the entire building. Upon completion of the decontamination of building, fixtures and HVAC systems, it is recommended that the T. Harris Environmental Management Inc. be retained to do an air quality assessment.

In order to find a suitable firm to carry out the complete mould remediation of the Claireville Field Centre, a number of firms were contacted. Staff have determined that the firm of Terra Restoration is the only firm that is qualified to deal with all of the mould remediation requirements as set out by the Toronto and Region Conservation Authority (TRCA) consultant. Other firms were able to meet only certain aspects of the work. The firm of Terra Restoration provides a comprehensive service for site remediation and contaminated materials for disposal, document decontamination in a laboratory environment and most importantly, the cleaning and sterilization of the HVAC system.

It is critical that this remediation work get underway as soon as possible.

#### **FINANCIAL DETAILS**

Funds for this contract are provided for in the major facilities retrofit capital project.

**Report prepared by: Lori Colussi, extension 5303**  
**For Information contact: Lori Colussi, extension 5303**  
**Date: November 29, 2004**

**TO:** Chair and Members of the Executive Committee  
Meeting #11/04, December 3, 2004

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

**RE:** **MAPLE SYRUP TENDERS CA04-006, CA04-007 and CA04-008**

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**KEY ISSUE**

Award of tenders for the supply of bulk maple syrup, maple syrup confectionery and prepackaged maple syrup.

**RECOMMENDATION**

**THAT tender CA04-006 for the supply of bulk maple syrup be awarded to Smokey Kettle Maple Company Limited at a cost not to exceed \$7,500.00;**

**THAT tender CA04-007 for the supply of maple syrup confectionery be awarded to Smokey Kettle Maple Company Limited at a cost not to exceed \$16,900.75, plus GST;**

**AND FURTHER THAT tender CA04-008 for the supply of prepackaged maple syrup be awarded to Voison's Maple Products Limited at a cost not to exceed \$45,730.00.**

**BACKGROUND**

Invitations for tender were sent to fifteen maple syrup producers. A summary of the total costs for bulk maple syrup, maple syrup confectionery and prepackaged maple syrup received are as follows:

<b>COMPANY</b>	<b>Tender CA04-006: BULK MAPLE SYRUP</b>	<b>Tender CA04-007: MAPLE SYRUP CONFECTIONERY</b>	<b>Tender CA04-008: PREPACKAGED MAPLE SYRUP</b>
Voison's Maple Products Ltd.			\$45,730.00
Robinson Maple Products	\$7,761.60		\$49,150.00
Smokey Kettle Maple Company Limited	\$7,500.00	\$16,900.75 plus GST	\$50,977.50
Trillium Ridge Sugarworks			\$50,975.00
Thompsons Maple Products			\$57,614.00

**RATIONALE**

Sealed tenders were received on November 8, 2004. Two quotes were received for bulk maple syrup, one quote was received for maple syrup confectionery and five quotes were received for prepackaged maple syrup. The tender packages were opened November 26, 2004.

## **FINANCIAL DETAILS**

The tender committee reviewed the quotes and recommends that:

- a)** tender CA04-006 be awarded to Smokey Kettle Maple Company Limited at a cost not to exceed \$7,500.00;
- b)** tender CA04-007 be awarded to Smokey Kettle Maple Company Limited at a cost not to exceed \$16,900.75, plus GST;
- c)** tender CA04-008 be awarded to Voison's Maple Products Ltd. at a cost not to exceed \$45,730.00.

These were the lowest bids meeting Toronto and Region Conservation Authority's specifications. The funds are allocated in the 2005 Preliminary Operating and Capital budget.

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

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

**Date: November 30, 2004**