

**FURTHER TO EXECUTIVE COMMITTEE #12/07
To be held Friday, February 1, 2008**

Pages

FURTHER TO:

7. SECTION I - ITEMS FOR AUTHORITY ACTION

ITEM 7.6 - LISTED ON AGENDA AS REPORT TO FOLLOW

- 7.6 ALBION HILLS FIELD CENTRE RETROFIT** 90-92
Award of Contract for Detailed Design

8. SECTION II - ITEMS FOR EXECUTIVE ACTION

- 8.1 ERRATA UPDATE SHEET** 93-95

**NEW PERMITS
CITY OF VAUGHAN**

8.1.36 KLEINBURG RESIDENTIAL ESTATES LTD.

To construct, reconstruct, erect or place a building or structure, site grade and alter a watercourse on Lots 26, 27, Concession 9, (Extension of Richard Lovat Court), in the City of Vaughan, Humber River Watershed as located on the property owned by Kleinburg Residential Estates Ltd.. The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate site grading and the construction of an outfall to service a 21-unit draft approved residential plan of subdivision (19T-95098) north of Richard Lovat Court, in the City of Vaughan.

96-98

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.37 114 THREE VALLEYS DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 360, Plan 5112, (114 Three Valleys Drive), in the City of Toronto (North York Community Council Area), Don River Watershed. The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of a one-storey addition to the side and rear of an existing dwelling.

98-99

TO: Chair and Members of the Executive Committee
Meeting #12/07, February 1, 2008

FROM: Adele Freeman, Director, Watershed Management

RE: **ALBION HILLS FIELD CENTRE RETROFIT**
Award of Contract for Detailed Design

KEY ISSUE

Approval to retain Montgomery Sisam Architects Ltd. to provide architectural services for the redesign of the Albion Hills Field Centre, including site and infrastructure services, for the purposes of building renovation and retrofit.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT the contract for the detailed architectural redesign of Albion Hills Field Centre (AHFC), including architectural, mechanical, structural and electrical services, be awarded to Montgomery Sisam Architects Ltd. at a cost not to exceed \$215,193, plus applicable taxes and disbursements not to exceed \$27,000, plus applicable taxes, it being the lowest tender that met Toronto and Region Conservation Authority (TRCA) specifications;

THAT the contract include additional sub-consultant services fees of \$104,645 plus applicable taxes for landscape design, cost consulting and Leadership in Energy and Environmental Design (LEED) design, review and certification for LEED certification and commissioning;

AND FURTHER THAT staff be authorized and directed to take such action as may be necessary to implement this contract, including the signing of contract documents.

BACKGROUND

Located within Albion Hills Conservation Area, a 446 hectare active-use park north of the Village of Bolton in the Region of Peel, the AHFC is an 8,000 square foot building able to accommodate up to forty-four student, youth or adult visitors for overnight environmental education excursions. Typical visits are from two to five days with the participants living on site participating in immersive environmental and sustainable lifestyle learning programs. Total annual attendance at AHFC is, on average, about 2,550 participants.

Constructed in 1962, AHFC is a cedar and granite chalet-style building equipped with bedrooms, washrooms, classrooms, offices, a lounge, a dining hall and commercial kitchen facilities. Many of the existing systems, fixtures and infrastructure components are reaching the end of their lifecycle and are in need of replacement or retrofit. AHFC is a Gold Certified EcoSchool that demonstrates excellent building occupancy behaviour in energy, waste, greening and ecological literacy. TRCA staff propose undertaking a major renovation and retrofit of the facility in order to improve the mechanical and sustainability functions of the building, the student learning environment and saleability of the education program through aesthetic improvements. This major facility upgrade and retrofit will significantly contribute to AHFC's business sustainability and will become an important education resource.

The vision for the facility is that of integrated environmental learning whereby the building is part of, and complements, the natural surroundings. Featuring a restored wetland, open space, forests and significant natural features adjacent to it, AHFC represents an opportunity to consolidate the built environment within the natural world while providing a unique learning experience focusing on connections with nature and the examination of ecological and sustainability issues.

In early 2007, the need and rationale for retrofit and reconstruction of the field centre was established, from both an environmental sustainability approach and client satisfaction perspective. Further to this, the Regional Municipality of Peel expressed support of the program through their Climate Change Mitigation Program.

Through the summer of 2007, Montgomery Sisam Architects undertook an assessment and conceptual redesign of AHFC to determine the feasibility of renovating and adding on to the facility in order to provide an upgraded and more suitable learning environment for visiting students. The results of this assessment and redesign determined that it was feasible to undertake a significant reconstruction of the facility that fulfilled sustainability criteria with the final intent being LEED certification.

RATIONALE

Montgomery Sisam Architects Ltd. completed the initial assessment and conceptual redesign of AHFC for the purposes of future renovation and retrofit in 2007. This provided the baseline data and framework for the detailed design and reconstruction phases. Through this work, Montgomery Sisam Architects Ltd. has developed a firm understanding of the specific and unique needs of the project. As well, they have demonstrated an ability to work on budget and within tight timelines based on capital funding windows from the Regional Municipality of Peel.

Montgomery Sisam Architects Ltd. was the lead architect for the construction of TRCA's Restoration Services Centre. Through that process the company demonstrated a commitment to working with TRCA in its vision for The Living City. As a leader in innovative sustainable design for LEED certification, Montgomery Sisam Architects Ltd. integrates a broad range of environmental features and functions into building design and operation that reduces TRCA contribution to climate change.

In October, 2007, staff drafted a terms of reference for Phase II of this project: *Design for the Retrofit and Renovation of the Albion Hills Field Centre Building, Site and Infrastructure Services*. Recognizing that the subject work requires specific expertise and a leading ability to design for LEED certification, Montgomery Sisam Architects Ltd. was invited to submit a proposal based on the terms of reference. Montgomery Sisam Architects Ltd. was selected based on their specialized knowledge, innovative approaches to sustainable design and proven service.

Montgomery Sisam Architects Ltd. submitted their proposal to TRCA to complete the work as outlined in the terms of reference at a proposed cost of \$215,193 plus applicable taxes and disbursements of \$27,000 plus applicable taxes. Their proposal outlined additional sub-consultant services at a cost of \$104,645 plus applicable taxes for the landscape design and cost consulting, along with the LEED design, review and fundamental commissioning for LEED certification. Staff reviewed the proposal and determined that it meets all of the terms as outlined and provides fair value for the specified work.

FINANCIAL DETAILS

Funding for this project is available under the Regional Municipality of Peel's Climate Change Mitigation Capital Fund in account 129-70.

Report prepared by: Darryl Gray, extension 5604

Email: dgray@trca.on.ca

For Information contact: Darryl Gray, extension 5604

Email: dgray@trca.on.ca

Date: January 23, 2008

**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:

8.1.17 PICKERING NUCLEAR/NUCLEAR WASTE MANAGEMENT

- Letter of Undertaking to provide revisions to engineering plans and address outstanding comments to the satisfaction of TRCA, dated January 28, 2008, prepared by Ontario Power Generation.

8.1.18 9066 KEELE STREET

- Letter of Undertaking indicating that minor revisions will be made to the grading plan, site plan and other plans (where applicable) to the satisfaction of the TRCA, signed by the owner, dated January 30, 2008, received by the TRCA on January 30, 2008.

8.1.19 BLOCK 12 PROPERTIES INC.

- Letter of Undertaking, prepared by Mr. David Mhango, Schaeffers Consulting Engineers, dated January 22, 2008, received January 23, 2008.

8.1.20 69 CLARENCE STREET

- Red-Line Revised Basement, Ground Floor & Second Floor Plan, Drawing Nos. 1, 2 & 3, dated May 2007, received June 28, 2007.
- Red-Line Revised West Elevation (Front), North Elevation (Left Side), South Elevation (Right Side), East Elevation (Rear) Plans, Drawing Nos. 4, 5, 6 & 7, dated May 2007, received June 28, 2007.
- Red-Line Revised Section A-A, Drawing No. 8, dated May 2007, received June 28, 2007.
- Details & Construction Notes, Drawing Nos. 9 & 10, dated May 2007, received June 28, 2007.
- Structural Evaluation, prepared by David Lehman, A-D Engineering Group Ltd., dated January 18, 2008, received January 22, 2008.

8.1.21 NOVAGAL DEVELOPMENTS INC.

- Drawing No. N1, General Notes, prepared by Trow Associates Inc., dated September 2006, submitted September 2007, stamped and signed September 28, 2007, received by the TRCA on October 17, 2007;
- Drawing No. GP, General Plan, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;
- Drawing No. DA-1, Sediment and Erosion Control Drainage Area, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;
- Drawing No. DA-2, External Drainage Areas, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;

- Drawing No. DA-3, Cut-Off Swale Drainage Areas, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;
- Drawing No. SCF, Sediment Control Fencing / Rock Check Dams, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007, redline revised by the TRCA to January 30, 2008;
- Drawing No. SCF-1, Sediment Control Fencing / Rock Check Dams / Bypass Pipe, prepared by Trow Associates Inc., dated September 2006, submitted September 2007, stamped and signed September 28, 2007, received by the TRCA on October 17, 2007;
- Drawing No. SCP-1, Sediment Control Pond, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;
- Drawing No. SCP-2, Sediment Control Pond Cross Sections, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;
- Drawing No. SCP-3, Sediment Control Pond Cross Sections, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;
- Drawing No. SCP-4, Sediment Control Details, prepared by Trow Associates Inc., dated September 2006, submitted September 2007, stamped and signed September 28, 2007, received by the TRCA on October 17, 2007;
- Drawing No. SCP-5, Sediment Control Details, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;
- Drawing No. CS-1, Cut-Off Swale, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;
- Drawing No. CS-2, Cut-Off Swale, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;
- Drawing No. CS-3, Cut-Off Swale - Cross Sections, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;
- Drawing No. CS-4, Cut-Off Swale Drainage Pipe, prepared by Trow Associates Inc., dated September 2006, submitted July 2007, stamped and signed July 23, 2007, received by the TRCA on October 17, 2007;
- Drawing No. TS-1, Terra-Seeding Plan, prepared by Trow Associates Inc., dated September 2006, submitted September 2007, stamped and signed September 28, 2007, received by the TRCA on October 17, 2007.

8.1.22 TOWN OF MARKHAM

- Letter of Undertaking to provide revisions to the engineering drawings, to provide further information as required, and to address TRCA comments, all to the satisfaction of TRCA; prepared by the Town of Markham; dated January 24, 2008; received by TRCA January 24, 2008.

8.1.23 404 MAJOR MAC REALTY

- Letter of undertaking provided by Nancy Dionne, Counterpoint Engineering Inc., dated January 30, 2007, to address all outstanding TRCA issues prior to the issuance of the permit.

8.1.24 BARKER BUSINESS PARK (PHASE II) LIMITED

- Letter of undertaking provided by Nick Zeibots, Municipal Infrastructure Group, dated January 30, 2007, to address all outstanding TRCA issues prior to the issuance of the permit.

8.1.25 URBACON PROPERTIES LIMITED

- Letter of undertaking provided by Nick Zeibots, Municipal Infrastructure Group, dated January 30, 2007, to address all outstanding TRCA issues prior to the issuance of the permit.

8.1.26 233 LENNOX AVENUE

- Letter of Undertaking, prepared by V. Kouznetsov, dated January 30, 2008, to address all outstanding engineering related issues prior to issuance.

8.1.27 1083951 ONTARIO LTD.

- Letter of Undertaking indicating that the applicant will continue to work with the TRCA to resolve any outstanding issues to the satisfaction of the TRCA prior to the release of the permit, signed by David Mhango of Schaeffers Consulting Engineers, dated January 16, 2008, received by the TRCA on January 16, 2008.

8.1.28 1083951 ONTARIO LTD.

- Letter of Undertaking indicating that the applicant will continue to work with the TRCA to resolve any outstanding issues to the satisfaction of the TRCA prior to the release of the permit, signed by David Mhango of Schaeffers Consulting Engineers, dated January 16, 2008, received by the TRCA on January 16, 2008.

8.1.29 1083951 ONTARIO LTD.

- Letter of Undertaking indicating that the applicant will continue to work with the TRCA to resolve any outstanding issues to the satisfaction of the TRCA prior to the release of the permit, signed by David Mhango of Schaeffers Consulting Engineers, dated January 16, 2008, received by the TRCA on January 16, 2008.

8.1.30 1083951 ONTARIO LTD.

- Letter of Undertaking indicating that the applicant will continue to work with the TRCA to resolve any outstanding issues to the satisfaction of the TRCA prior to the release of the permit, signed by David Mhango of Schaeffers Consulting Engineers, dated January 16, 2008, received by the TRCA on January 16, 2008.

CITY OF VAUGHAN

8.1.36 KLEINBURG RESIDENTIAL ESTATES LTD.

To construct, reconstruct, erect or place a building or structure, site grade and alter a watercourse on Lots 26, 27, Concession 9, (Extension of Richard Lovat Court), in the City of Vaughan, Humber River Watershed as located on the property owned by Kleinburg Residential Estates Ltd..

The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate site grading and the construction of an outfall to service a 21-unit draft approved residential plan of subdivision (19T-95098) north of Richard Lovat Court, in the City of Vaughan.

LOCATION MAP: Lots 26, 27, Concession 9, (Extension of Richard Lovat Court)



The permit will be issued for the period of February 1, 2008 to January 31, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking indicating that the applicant will continue to work with the TRCA to resolve any outstanding issues to the satisfaction of the TRCA, signed by David Giugovaz of Valdor Engineering Inc., dated January 29, 2008, received by the TRCA on January 29, 2008.**

RATIONALE

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

Proposal:

The purpose is to allow development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed to facilitate site grading and the construction of an outfall to service a 21-unit draft approved residential plan of subdivision (19T-95098) north of Richard Lovat Court, in the City of Vaughan.

The proposed development is located to the west of a well-vegetated slope, which extends down to a tributary of the Humber River. A 5-metre buffer was established between the development and the adjacent natural features through our review of the draft plan of subdivision. Six of the 21 estate residential lots are partially located within the TRCA's Regulated Area. Minor grading will occur within those lots that back onto the buffer. No grading will occur within the 5-metre buffer. A chain link fence will be established at the rear of the lots.

An outfall will also be constructed northeast of the proposed subdivision and will outlet to the adjacent tributary. Drop structures have been incorporated into the design of the outfall to provide energy dissipation and mitigate erosion impacts to the receiving channel and banks. The outfall will be constructed using a trench box to minimize the area disturbed. The drop structures will also minimize the depth of the sewer and, thus, the limit of disturbance. A stilling basin will be installed at the outlet to provide further energy dissipation. The outfall has been designed to tie into the natural channel.

This permit application fulfills one of the conditions of draft approval issued by TRCA staff on December 8, 2005. TRCA staff have since reviewed detailed technical submissions relating to the proposed works and have commented appropriately. Valdor Engineering Inc., on behalf of the applicant, is in the process of addressing the TRCA's latest comments. There remain minor issues relating to the submission of supporting calculations and details on the proposed infiltration measures for the site. TRCA staff are confident that these issues can be resolved shortly. It is noted that these issues in no way affect the location of the proposed works. The permit will not be released until such time as these issues are satisfactorily resolved.

Control of Flooding:

The proposed development will not be located within the Regional Storm flood plain. There will be no impact on the storage or conveyance of floodwaters.

Pollution:

Sediment and erosion control measures will be installed and maintained throughout construction to prevent sediment from entering the adjacent natural features.

Dynamic Beaches:

Not applicable.

Erosion:

There will be no geotechnical/slope stability issues associated with the proposed development. In addition, the implementation of the aforementioned sediment and erosion control measures will minimize erosion on the site.

Conservation of Land:

The project does not constitute a Harmful Alteration, Destruction, or Disruption of fish habitat and, therefore, an Authorization from Fisheries and Oceans Canada (DFO) is not required. Staff will issue a Letter of Advice to the proponent on behalf of DFO. There are no other significant natural features on or adjacent to the site that may be negatively impacted by the project.

Plantings

The existing ground flora in the area of the proposed outfall will be transplanted 3 to 10 metres south of the construction zone. The outfall area and 5-metre wide buffer will be planted with native, non-invasive species to the satisfaction of TRCA staff.

Policy Guidelines:

The proposal is consistent with Section 4.1 (New Development) and Section 4.3 (Infrastructure and Servicing) of the Authority's Valley and Stream Corridor Management Program.

CFN: 39382 - Application #: 395/07/VAUG

Report Prepared by: Coreena Smith, extension 5269

For information contact: Coreena Smith, extension 5269

Date: January 29, 2008

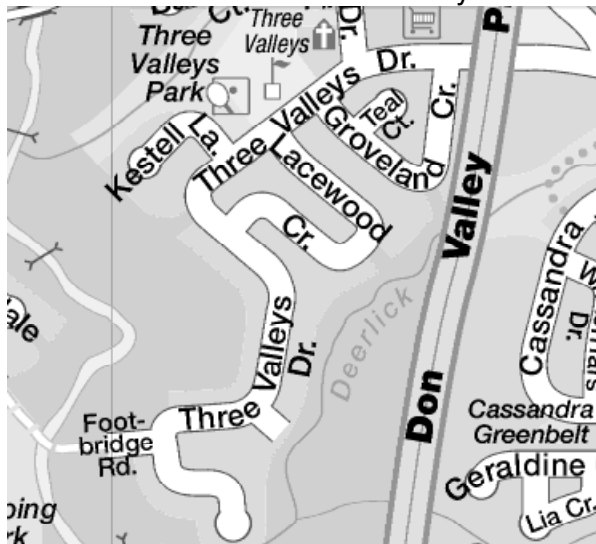
CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.37 114 THREE VALLEYS DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 360, Plan 5112, (114 Three Valleys Drive), in the City of Toronto (North York Community Council Area), Don River Watershed.

The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate construction of a one-storey addition to the side and rear of an existing dwelling.

LOCATION MAP: 114 Three Valleys Drive



The permit will be issued for the period of February 1, 2008 to January 31, 2010 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking, prepared by Laura Pollard, dated and received January 30, 2008.**

RATIONALE

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

Proposal:

The proposed works include construction of a one-storey addition to the side and rear of the existing dwelling at 114 Three Valleys Drive in the City of Toronto. The site is located south of York Mills Road and east of Don Mills Road.

Control of Flooding:

The site is not located in a Regional Storm Floodplain.

Pollution:

A sediment control fence will be erected before commencement of any construction or grading works and will remain in place until the proposed works have been completed and any exposed areas have been stabilized.

Dynamic Beaches:

Not applicable

Erosion:

A geotechnical slope stability report has been reviewed and approved by TRCA geotechnical engineering staff and the proposal will be constructed in accordance with the recommendations of this report. A 2-metre planted buffer at top-of-slope will be required to mitigate any surficial erosion of the soil adjacent to the slope.

Conservation of Land:

No significant vegetation will be removed as a result of construction.

Plantings

Native tree shrubs and seed mix will be planted along the top of bank.

Policy Guidelines:

The proposal is consistent with Section 4.2.2.B, Minor Additions, of the TRCA's Valley and Stream Corridor Management Program.

CFN: 39838 - Application #: 735/07/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: January 30, 2008