



THE TORONTO AND REGION CONSERVATION AUTHORITY

Executive Committee Meeting #4/04

Chair: Dick O'Brien
Vice Chair: Gerri Lynn O'Connor
Members: Maria Augimeri
David Barrow
Frank Dale
Michael Di Biase
Rob Ford
Suzan Hall
Dave Ryan

**May 7, 2004
10:00 A.M.**

SOUTH THEATRE, BLACK CREEK PIONEER VILLAGE

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for the Humber River West Branch
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10. NEW BUSINESS

NEXT MEETING OF THE EXECUTIVE COMMITTEE #5/04,
TO BE HELD ON JUNE 4, 2004,
IN THE SOUTH THEATRE, BLACK CREEK PIONEER VILLAGE

Brian E. Denney
Chief Administrative Officer

/af

TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: **REVISED HEARING REPORT**
Application #423/03/TOR to regrade and place fill within the Fill Regulated Area for the Humber River West Branch
Mario Faraone
3 Gibson Avenue, City of Toronto

KEY ISSUE

Mario Faraone, agent for the owner, Mr. John DiSanto, has applied to the Toronto and Region Conservation Authority (TRCA), under Ontario Regulation 158, to regrade and place fill within the Fill Regulated Area within a well defined valley to facilitate the construction of an armorstone retaining wall on the valley slope, create additional table land for a rear yard and construct a stormwater outfall that drains directly to the valley slope. The works were substantially completed prior to application for a permit

RECOMMENDATION

THAT Application #423/03/TOR to regrade within a well defined valley of the Humber River West Branch, described as 3 Gibson Avenue, City of Toronto (Toronto West Community Council) be refused as it impacts the conservation of land and the control of pollution.

BACKGROUND

The essence of the proposal, submitted for the approval of works after the fact, is for the construction of a substantial retaining wall. An inspection of the premises on August 20, 2003 by the Enforcement Officer on patrol in the community revealed the unauthorized work. The work on the construction of the wall was well underway at the time. As a result of the inspection, TRCA staff received a permit application on August 22, 2003, with further information being received on November 13, 2003. However, between August 20th and August 27th, works continued on the project until the retaining wall reached the point of substantial completion. TRCA violation notice V-2094 was issued and received by the owner on September 4, 2003. The violation was issued in response to the placement of fill material at 3 Gibson Avenue, City of Toronto, in the fill regulated area of the property without approval by permit from TRCA in accordance with the Conservation Authorities Act and Ontario Regulation 158.

The proposal is also subject to a notice of infraction issued by the City of Toronto Urban Forestry Service on November 17, 2003, for the unauthorized tree injury in a ravine, subject to the city's Ravine Protection By-Law. In addition, the city issued an order to comply under the building code with respect to alterations to the residential structure undertaken in conjunction with this project.

PROPERTY LOCATION AND DESCRIPTION

The subject property is located on the east side of Gibson Avenue. Gibson Avenue is located in a residential area east of Islington Avenue and west of Albion Road, in Toronto West Community Council area. There is an existing single family dwelling and a rear deck on the property. The majority of the property to the east (rear) of the existing dwelling is located within the Fill Regulated area and is associated with the forested Humber River West Branch valley corridor.



TRCA JURISDICTION

Pursuant to Ontario Regulation 158, written permission is required from the TRCA to *“place or dump fill or permit fill to be placed or dumped in the areas described in the schedules whether such fill is already located in or upon such area, or brought to or on such area from some other place or places”* (R.R.O. 1990, Reg. 158, s. 3(b)). *“Fill”* is defined as *“...earth, sand, gravel, rubble, rubbish, garbage or any other material whether similar to or different from any of the aforementioned materials, whether originating on the site or elsewhere, used or capable of being used to raise, lower, or in any way affect the contours of the ground”* (R.R.O. 1990, Reg. 158, s. 1). The areas described in the schedules (fill regulated areas) are areas in which, in the opinion of the Authority, the control of *flooding or pollution or conservation of land* may be affected by the placing or dumping of fill (R.R.O. 1990, Reg. 158, s. 2). Therefore, a permit may be refused if, in the opinion of the TRCA, any of these three concerns are affected. In the case of the proposal for approval of works after the fact for 3 Gibson Avenue, TRCA staff conclude that both the control of *pollution* and *conservation of land* has been affected. Before refusing permission, the TRCA must hold a Hearing to which the applicant and other interested persons are a party (Conservation Authorities Act, R.S.O. 1990, c. C.27 - 28(12)).

It should be noted that TRCA reviews all permitting requirements in concert with our Valley and Stream Corridor Management Program (VSCMP) policies. VSCMP integrates TRCA's public safety responsibilities and reaffirms its commitment to ecosystem planning at a watershed level. VSCMP outlines policies for property improvements and ancillary structures within highly urbanized areas such the area surrounding and including the subject property.

THE PROPOSAL

The submission is for the prior placement/regrading of fill within the Fill Regulated Area of the Humber River West Branch valley corridor in connection with the construction of an approximately 40 metre long armorstone retaining wall on the valley slope, creation of additional table land for a rear yard, and construction of a stormwater outfall that drains directly to the valley slope. The armorstone retaining wall ranges in height from 0.79 metres to 2.76 metres above grade. All works are located within an area of mature vegetation associated with the valley corridor. The works are not within the Regional Storm Floodplain.

STAFF REVIEW OF THE PROPOSAL

Conservation of Land

The submission does not result in the conservation of land as it negatively impacts a portion of the valley corridor and degrades the habitat function of the valley system.

Policy 3.2.1.C of the Valley and Stream Corridor Management Program states that *"alterations of valley corridors through such activities as filling or enclosure shall not be permitted to create additional useable area and/or accommodate development."* The construction of the retaining wall and the regrading of fill between the top of the retaining wall and the former rear yard was clearly designed to create additional rear yard area at the expense of negatively impacting a portion of the valley corridor.

Policy 4.2.2.E.5 of the Valley and Stream Corridor Management Program states that *"property improvements and ancillary structures that introduce greater potential for valleyland impacts such as...retaining walls...grade cutting and filling shall be prohibited..."*. TRCA's natural heritage inventory work has shown that the West Humber River valley supports several flora and fauna species of concern. While these species may be common in more rural areas, they are of concern in urbanized areas as a result of negative impacts to their habitat associated with urban uses. These impacts include direct loss of habitat as well as light, noise and encroachment from human contact. TRCA's information shows that the area is functioning at a high level given its urban context. The proposal results in serious injury to eight (8) mature trees, lesser impacts to six (6) mature trees, the removal of ground cover, and pushes the urban edge further into the valley, all of which result in a loss to the overall habitat value. This could impact the overall ecological function of the valley and exacerbate conditions for invasive plant species to take hold. Further, any development on the valley slope on the subject property will not meet the TRCA's objective to protect valley lands and their habitat functions which is one of the overriding principles of the TRCA's programs.

Pollution

The proposal results in impacts to pollution within the valley corridor as stormwater is anticipated to cause surficial slope erosion from: 1) over the top of the wall, 2) through gaps in the wall and 3) through the outfall located on the valley slope.

Policy 4.2.2.E.2 of the Valley and Stream Corridor Management Program states that *"property improvements and ancillary structures...may be permitted subject to and in compliance with the following: ... if located on or adjacent to a valley wall: ... will not aggravate erosion or slope instability on adjacent upstream or downstream properties [and] will minimize property damage associated with erosion/slope instability to the extent technically possible...."* The works include an outfall to drain the rear yard directly to the valley slope. During storm events, drainage from this outfall is anticipated to cause surficial erosion to the valley slope. In addition, during storm events, water draining directly from a saturated rear yard is anticipated to flow over the top of the wall, and between gaps in the wall, directly to the valley slope. Surficial erosion may also be exaggerated by any future loss of vegetative cover due to tree injury.

NOTE ON CUMULATIVE IMPACTS

The submission is also not supported because it contributes to the impact created by cumulative loss and degradation of natural areas and biodiversity within the Humber River West Branch valley system. Permitting this intrusion could establish a precedent which may potentially lead to similar proposals within the Humber River West Branch valley system, given the consistent pressure for more intensification. The retaining wall is an atypical manmade feature that is not consistent with the valley corridor in the immediate residential community.

CONCLUSION AND RECOMMENDATION

In summary, staff recommend that the application be denied for the following reasons:

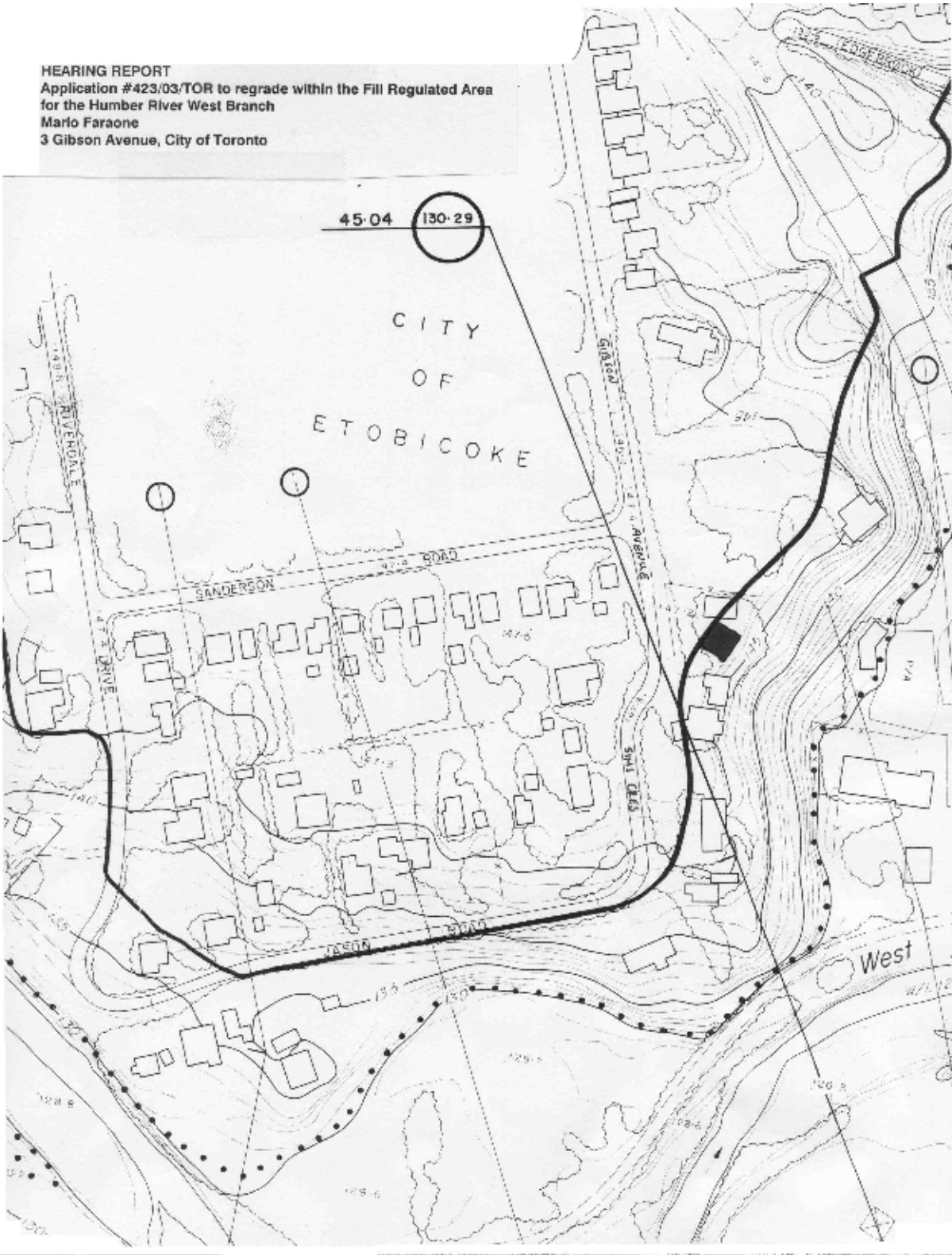
1. The submission will affect the conservation of land as it:
 - results in negative impacts to a portion of the West Humber River valley corridor for the purpose of creating additional useable area for an expanded rear yard;
 - results in serious injury to eight (8) mature trees, impacts to six (6) mature trees and the removal of ground cover, and pushes the urban edge further into the valley, resulting in a loss to overall habitat value; and
 - has a detrimental impact due to the cumulative loss of natural cover within the City of Toronto.
2. The submission will affect the control of pollution as it is anticipated to result in surficial erosion of the valley slope from stormwater discharge directly onto the valley slope.
3. The submission does not comply with the overall objective of the TRCA's Valley and Stream Corridor Management Program. Specifically, it does not conform with Section 3.2.1.c, *Policies and Procedures for Establishing Corridor Boundaries and Alterations*, or Section 4.2.2.E.2 & 5, *Property Improvements and Ancillary Structures*.

4. The submission creates a precedent that may result in future consideration of similar proposals within the Humber River West Branch valley corridor.

Report prepared by: Steve Heuchert, extension 5311
For Information contact: Steve Heuchert, extension 5311
Date: March 19, 2004
Attachments: 1

Attachment 1

HEARING REPORT
Application #423/03/TOR to regrade within the Fill Regulated Area
for the Humber River West Branch
Mario Faraone
3 Gibson Avenue, City of Toronto



TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: HEARING REPORT
Application #457/03/TOR to regrade and place fill within the Fill Regulated Area of the Don River (Park Drive Ravine)
Bousfields, Inc.
15 Beaumont Road, City of Toronto

KEY ISSUE

Bousfields, Inc., agent for the owner, 133720 Ontario Inc. (R. V. Dickinson), has applied to the Toronto and Region Conservation Authority (TRCA), under Ontario Regulation 158, to regrade and place fill within the Fill Regulated Area within a well defined valley to facilitate the construction of a single family dwelling and swimming pool on the valley slope.

RECOMMENDATION

THAT Application #457/03/TOR to regrade and place fill within the Fill Regulated Area of the Don River (Park Drive Ravine), described as 15 Beaumont Road in the City of Toronto (Toronto South Community Council), be refused as it impacts the conservation of land.

PROPERTY LOCATION AND DESCRIPTION

15 Beaumont Road is located in the Rosedale residential area east of Glen Road and north of Bloor Street and Castle Frank Road, in Toronto South Community Council area. The subject property is located on the south side of Beaumont Road and is an undeveloped lot of record located entirely below the top of bank of the forested ravine. The entire property is located within a Fill Regulated area (see attached location plan).

BACKGROUND

Both the existing City of Toronto Official Plan (Cityplan, 1993) and the new City of Toronto Official Plan (2001) recognize the features of 15 Beaumont Road as being environmentally sensitive and worthy of protection. In 1997, City of Toronto Council passed By-law 1997-0369 which prohibited all new construction on various lots of record located in ravines, including 15 Beaumont Road. The owner of 15 Beaumont Road appealed this By-law to the Ontario Municipal Board. The first panel of the OMB dismissed the appeal. The owner then requested a review of the OMB decision. The second panel of the OMB then reversed the first panel's decision and exempted 15 Beaumont Road from the Zoning By-law. A subsequent appeal of the second panel's decision by adjacent property owners was dismissed. Therefore, the residential zoning on the subject property stands.

TRCA JURISDICTION

Notwithstanding the City of Toronto zoning issues, Ontario Regulation 158, requires written permission from the TRCA to *“place or dump fill or permit fill to be placed or dumped in the areas described in the schedules whether such fill is already located in or upon such area, or brought to or on such area from some other place or places”* (R.R.O. 1990, Reg. 158, s. 3(b)). *“Fill”* is defined as *“...earth, sand, gravel, rubble, rubbish, garbage or any other material whether similar to or different from any of the aforementioned materials, whether originating on the site or elsewhere, used or capable of being used to raise, lower, or in any way affect the contours of the ground”* (R.R.O. 1990, Reg. 158, s. 1). The areas described in the schedules (fill regulated areas) are areas in which, in the opinion of the Authority, the control of *flooding* or *pollution* or *conservation of land* may be impacted by the placing or dumping of fill (R.R.O. 1990, Reg. 158, s. 2). Therefore, a permit may be refused if, in the opinion of the TRCA, any of these concerns are impacted.

It should be noted that TRCA reviews all permitting requirements in concert with our “Valley and Stream Corridor Management Program” (VSCMP) policies. The Program integrates the Authority’s public safety responsibilities and reaffirms its commitment to ecosystem planning at a watershed level. One of the overriding principles of the Program is to protect valley corridors and their habitat functions. The Program’s policies are designed to prevent new development and/or lots from occurring within areas that may introduce a risk to life and property associated with flooding, erosion and slope stability or *is not compatible with the protection or rehabilitation of these areas in their natural state*. Specifically, Policy 4.2.2.G.1.i. of the VSCMP prohibits infill development on a “valley wall” for that purpose.

THE PROPOSAL

The proposal is to allow for the construction of a new residence and pool on a forested valley wall of the Park Drive Ravine on the existing, undeveloped lot of record at 15 Beaumont Road. The proposal includes a Ravine Stewardship Plan and the application includes an Environmental Impact Study. The subject property is 0.31 hectares in area, rectangular in shape, with a frontage of 30.5 metres and a depth of 103 metres. The proposed 868 square metre residence has three (3) levels, a length of 37 metres and a width of 15.5 metres (see attached elevations).

Access is proposed from Beaumont Road via a driveway/bridge structure attached to the main residence over a portion of the Beaumont Road Right-of-Way. The lowest level of the proposed residence will be constructed directly on a relatively flat terraced portion of the valley wall. The driveway/bridge structure and lower level have a footprint of 450 square metres. The remainder of the proposed residence will be constructed over the lowest level, with approximately 250 square metres cantilevered over the valley wall on two beams mounted on anchors in the valley.

STAFF REVIEW OF THE PROPOSAL

Control of Flooding and Pollution . The proposal is not within the section of the subject property within the Regional Storm Floodplain and will have no impact on conveyance or storage of flood flows. The applicant has provided a preliminary geotechnical report and TRCA staff are of the opinion that the project can be designed in such a manner to satisfactorily reduce the impact on the control of *pollution*. Adequate sedimentation and erosion control and stormwater management can be provided, and the proposed cantilevered residence can be constructed in such a manner as not to affect the long term stability of the slope.

Conservation of Land. However, staff are of the opinion that the *conservation of land* will be negatively impacted by the construction of the residence on the valley slope. In 2001, TRCA completed the City of Toronto Natural Heritage Study undertaken in partnership with the City to provide technical background for the new City of Toronto Official Plan's Natural Heritage Policies. The Natural Heritage Study incorporated a methodology based on the latest thinking in landscape analysis. This methodology utilizes three measures to analyze the health of individual habitat patches. The three measures include habitat *size*, habitat *shape*, and habitat *matrix influence* (the effect of surrounding land use).

The Environmental Impact Study (EIS) provided by the applicant states that:

"The Park Drive Ravine represents one of the last contiguous forested/treed landscape features within the urbanized portions of the Don River Watershed. Ravines represent some of the last remaining forested features within the City of Toronto, as most of the tablelands have been converted into urban uses. Due to the high level of urbanization and proximity of development to the edge of the ravine systems, most of the ravines in the City are highly impacted by anthropogenic influences." (Section 3.7, page 13)

TRCA staff concur with this analysis. The EIS documents some of the negative impacts associated with urbanization that have, and are continuing to occur, in this ravine. These impacts include, dumping and filling, garbage, uncontrolled access and, most notably, the invasion of the natural forests by aggressive non-native plant species such as Norway Maple and garlic mustard. However, we do not concur that the Ravine Stewardship Plan will reduce the negative impacts of constructing a residence on the valley slope, for the following reasons:

- **Impacts to Habitat Size.** The proposed development will reduce the size of the habitat by approximately 450 square metres under the proposed driveway/bridge structure and the lowest floor of the residence. The proposal assumes that plantings provided as part of the landscape plan will take hold under the approximately 250 square metre cantilevered portion of the proposed residence. Based on experience with bridges and other large cantilevered structures, TRCA staff are of the opinion that such plantings in an almost permanently shaded and precipitation-free area will not take hold and that the proposal will have to incorporate an impervious approach at a later date. The proposed green roof lined with 15 cm of soil material and grasses, although laudable, will not re-create ravine forest habitat, and there is no guarantee that future homeowners will retain the green roof. Finally, construction will impact a minimum of 180 square metres of ravine forest habitat. Therefore, the proposal in total will eliminate a minimum of 880 square metres of ravine forest habitat. This translates to a 30% loss of forested ravine habitat on the subject property and a portion of the Beaumont Road Right-of-Way.

- *Impacts to Habitat Shape.* The proposed 700 square metre physical intrusion into the existing forested ravine habitat will impair the habitat shape by creating a new and more convoluted edge into the heart of the valley.
- *Impacts to Habitat Matrix.* As noted in the EIS (above), the areas most impacted occur at the edges of the ravine where urban development has occurred, and the more pristine and higher functioning areas occur further from the edge. The proposal is to site the residence in the area that has received the most impact and to retain the higher quality areas further down the slope. However, the footprint of the proposed residence will now introduce these impacts along the new edge and into the heart of the ravine habitat to areas that have been previously buffered against such impacts.
- *Overall Impacts.* Impacts to habitat size, shape and matrix, and therefore quality, will negatively affect the species that occur here. The TRCA inventory work has identified a significant number of flora and fauna species of conservation concern within this part of the Don River Valley system, including nine separate types of flora species of concern and one fauna species of concern in the immediate vicinity of the subject property. The EIS concentrates mainly on tree species with some late season surveys of other plants. TRCA staff are of the opinion that additional species of concern may be identified on the subject property if the inventory work is conducted in the appropriate season and include such species as breeding birds and amphibians. Therefore, impacts may be greater than those identified in the EIS.

The species of concern have been identified as such because of their habitat dependence, their area sensitivity and their sensitivity to development. Further degradation of the habitats will impact the identified species, and likely those that have not been identified. The Ravine Stewardship Plan is being used to rationalize the proposed development's intrusion into the natural habitat. While the plan is to be commended for its ambitious restoration activities to improve the floristic quality of the remaining habitat, it cannot offset the impairments to the size and shape and negative matrix influences of the development on the forest habitat. In addition, invasive species removal is proposed over a 20 year time period and therefore substantial benefits of the Ravine Stewardship Plan may not be functional until well into the future. In light of the above, TRCA staff conclude that the conservation of land objective of Ontario Regulation 158 has not been achieved.

NOTE ON CUMULATIVE IMPACTS

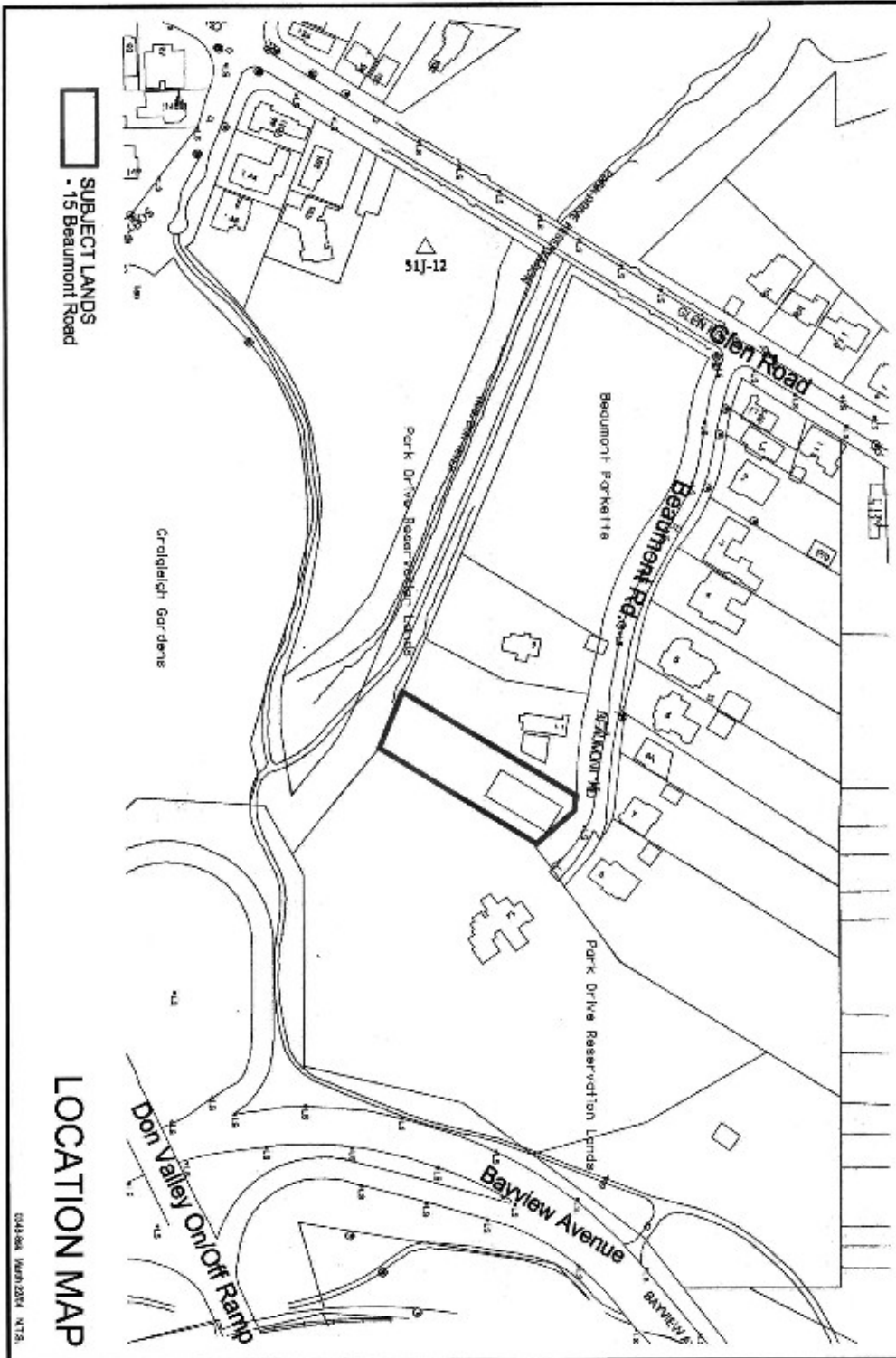
The proposal is also not supported because it contributes to the impact created by cumulative loss and degradation of natural areas and biodiversity within the Don Valley system. Permitting this intrusion into a well defined forested valley will establish a precedent which may potentially lead to similar proposals within the Don Valley system, given the consistent pressure for more intensification.

CONCLUSION AND RECOMMENDATION

In summary, staff recommend that the application be denied for the following reasons:

1. The proposal does not comply with the overall objective of the TRCA's Valley and Stream Corridor Management Program which is to protect valley corridors and their habitat functions. Specifically, the proposal does not comply with Policy 4.2.2.G.1.i. which prohibits infill development on a "valley wall" in order to achieve the overall objective.
2. The proposal will affect the conservation of land as it results in negative impacts to valley forest habitat that currently sustains species of conservation concern. The impacts would be caused by reducing the size of the valley habitat, creating a new and convoluted habitat edge in the valley, and introducing a new urban edge further into the valley forest.
3. The proposal creates a precedent that may result in future consideration of similar proposals within the Don Valley corridor.

Report prepared by: Steve Heuchert, extension
For Information contact: Steve Heuchert, extension
Date: April 19, 2004
Attachments: 2



Attachment 2



ciyello house
15 Beaumont Road

north and south elevations

aA
architect alliance
205-327-8146 270001 WEST TOLSON HWY T415-9099000 F 415-909-4811

Site Plan Approval
Site Plan Approval
Permit Application

Submissions

October 20/03
October 20/03
October 20/03

Revisions

March 02/04
March 02/04
March 02/04

1:400

4.3



ciyello house
15 Beaumont Road

east elevation

aA
architect alliance
205-327-8146 270001 WEST TOLSON HWY T415-9099000 F 415-909-4811

Site Plan Approval
Site Plan Approval
Permit Application

Submissions

October 20/03
October 20/03
October 20/03

Revisions

March 02/04
March 02/04
March 02/04

1:400

4.2

TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

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

RE: **NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT
2001-2005**
Flood Plain and Conservation Component, Rouge River Watershed
1124371 Ontario Ltd. / Crestvale Holdings Inc.
CFN 35303

KEY ISSUE

Purchase of property located south of Elgin Mills Road East, west of Leslie Street, Town of Richmond Hill, Regional Municipality of York, under the "Natural Heritage Lands Protection and Acquisition Project 2001-2005", Flood Plain and Conservation Component, Rouge River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 1.55 hectares (3.83 acres), more or less, of vacant land be purchased from 1124371 Ontario Ltd. / Crestvale Holdings Inc., being Part of Lot 25, Concession 2 and designated as Blocks 126 and 127 on a draft Plan of Subdivision prepared by Dillon Consulting, Revision 3, dated May 21, 2003, Town of Richmond Hill, Regional Municipality of York, located south of Elgin Mills Road, west of Leslie Street;

THAT the purchase price be \$2.00;

THAT The Toronto and Region Conservation Authority (TRCA) receive conveyance of the land free from encumbrance, subject to existing service easements;

THAT the firm of Gardiner Roberts LLP, Barristers & Solicitors, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid;

AND FURTHER THAT the appropriate TRCA officials be authorized and directed to execute all necessary documentation required.

BACKGROUND

Resolution #A231/00 at Authority Meeting #9/00, held on October 27, 2000, approved the Natural Heritage Lands Protection and Acquisition Project 2001-2005.

Negotiations have been conducted with Mr. Art Saccoccia of Crestvale Holdings Inc.

The Acting Director of the Watershed Management Division has reviewed the proposal and is in concurrence with the purchase of this property.

Attached is a plan showing the location of the subject lands.

RATIONALE

The subject property falls within the TRCA's approved master plan for acquisition for the Rouge River watershed as outlined in the approved Natural Heritage Lands Protection and Acquisition Project 2001-2005. Through the review of residential subdivision 19T(R)-03001, TRCA staff established the limits of the Open Space lands which are comprised of stream corridors found along the headwaters of the Rouge River, located within the Rouge Park North Management Plan.

TAXES AND MAINTENANCE

It is proposed that the lands be turned over to the Town of Richmond Hill for management.

FINANCIAL DETAILS

Funds for the costs related to this purchase are available in the TRCA land acquisition capital account.

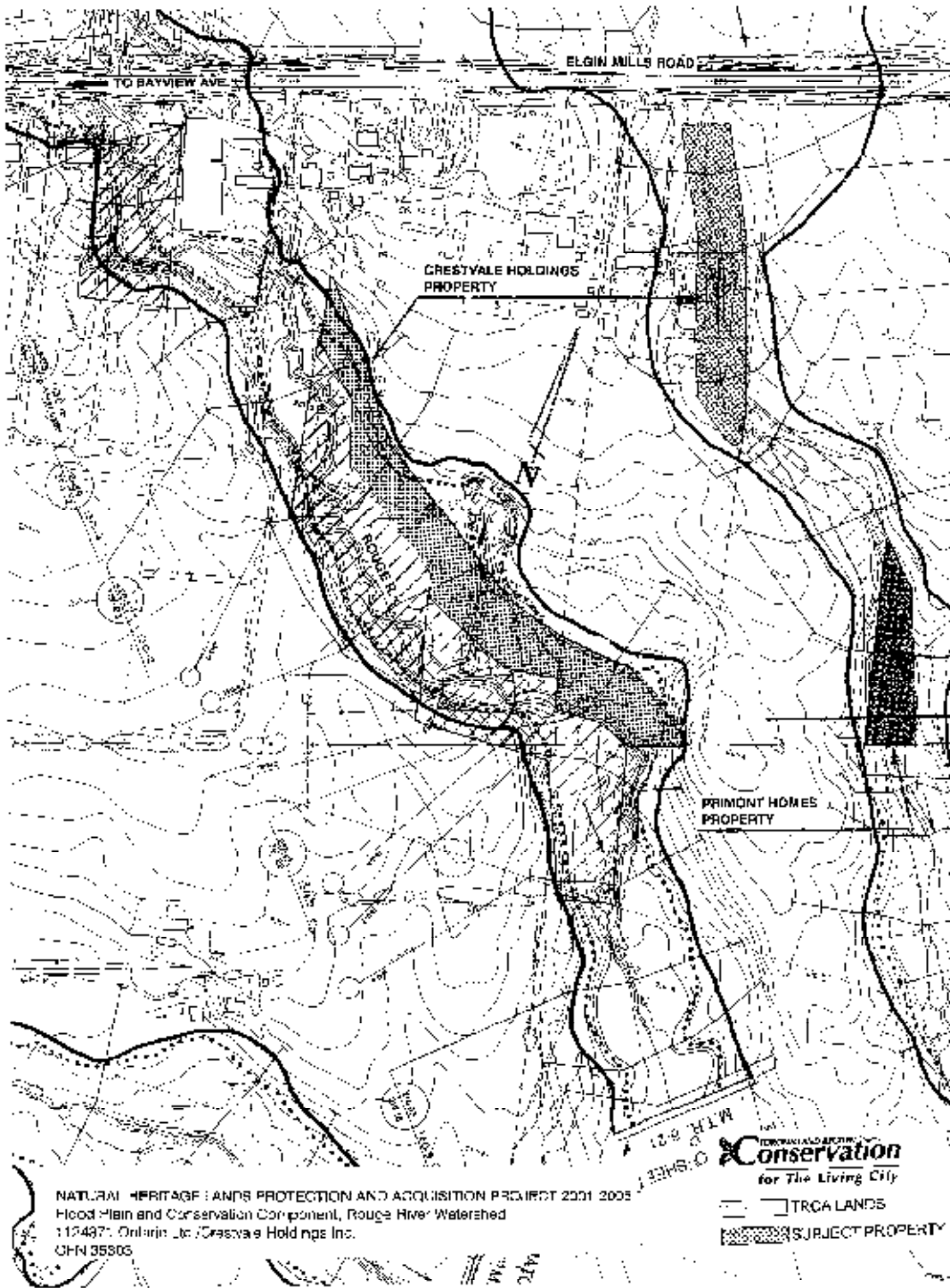
Report prepared by: George Leja, extension 5342

For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245

Date: April 21, 2004

Attachments: 1

Attachment 1



TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

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

RE: **NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT
2001-2005**
Flood Plain and Conservation Component, Rouge River Watershed
Primont Homes
CFN 35344

KEY ISSUE

Purchase of property located south of Elgin Mills Road East, west of Leslie Street, Town of Richmond Hill, Regional Municipality of York, under the "Natural Heritage Lands Protection and Acquisition Project 2001-2005", Flood Plain and Conservation Component, Rouge River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.32 hectares (0.79 acres), more or less, of vacant land be purchased from Primont Homes, being Part of Lot 25, Concession 2 and designated as Block 39 on a draft Plan of Subdivision prepared by P. Salna Company Ltd., Ontario Land Surveyors, under their File No. 59-10A, Town of Richmond Hill, Regional Municipality of York, located south of Elgin Mills Road, west of Leslie Street;

THAT the purchase price be \$2.00;

THAT The Toronto and Region Conservation Authority (TRCA) receive conveyance of the land free from encumbrance, subject to existing service easements;

THAT the firm of Gardiner Roberts LLP, Barristers & Solicitors, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid;

AND FURTHER THAT the appropriate TRCA officials be authorized and directed to execute all necessary documentation required.

BACKGROUND

Resolution #A231/00 at Authority Meeting #9/00, held on October 27, 2000, approved the Natural Heritage Lands Protection and Acquisition Project 2001-2005.

Negotiations have been conducted with Mr. Joe Montesano of Primont Homes.

The Acting Director of the Watershed Management Division has reviewed the proposal and is in concurrence with the purchase of this property.

Attached is a plan showing the location of the subject lands.

RATIONALE

The subject property falls within the TRCA's approved master plan for acquisition for the Rouge River watershed as outlined in the approved Natural Heritage Lands Protection and Acquisition Project 2001-2005. Through the review of residential subdivision 19T-99005, TRCA staff established the limits of the Open Space lands which are comprised of a stream corridor found along the headwaters of the Rouge River, located within the Rouge Park North Management Plan.

TAXES AND MAINTENANCE

It is proposed that the lands be turned over to the Town of Richmond Hill for management.

FINANCIAL DETAILS

Funds for the costs related to this purchase are available in the TRCA land acquisition capital account.

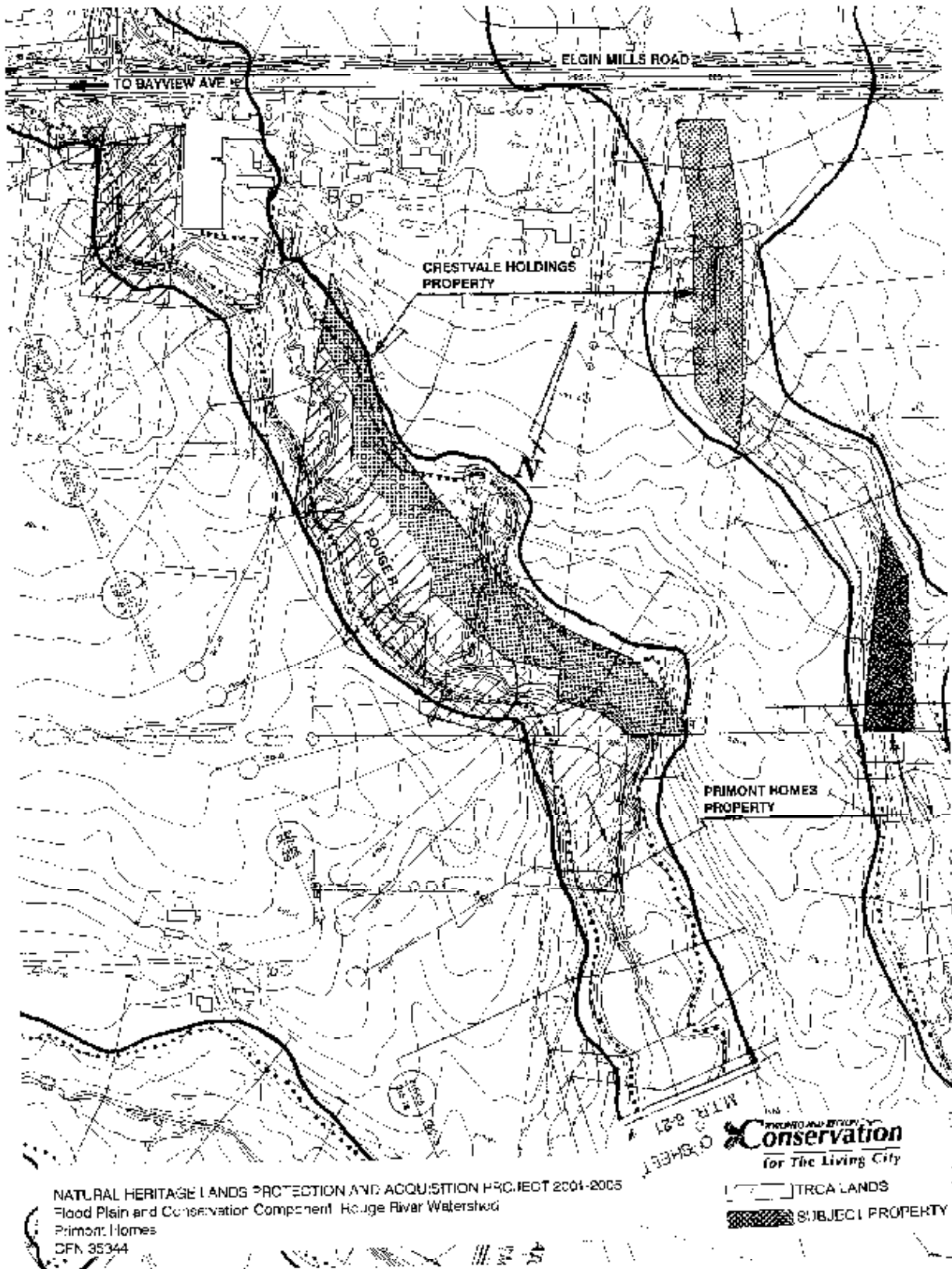
Report prepared by: George Leja, extension 5342

For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245

Date: April 20, 2004

Attachments: 1

Attachment 1



TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

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

RE: **NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT
2001-2005**
Flood Plain and Conservation Component, Humber River Watershed
Tina and Paola Romano
CFN 35284

KEY ISSUE

Acquisition of a conservation easement, located on the west side of Millwood Parkway, north of Major Mackenzie Drive (116 Millwood Parkway), City of Vaughan, Regional Municipality of York, Humber River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT a conservation easement for the protection of the environmental features and functions containing 0.25 hectares (0.62 acres), more or less, consisting of an irregular shaped parcel of land, be purchased from Tina and Paola Romano, said land being Part of Lot 5, Plan M-1540 and designated as Parts 3 and 4 on a Draft Plan of Survey prepared by Krcmar Surveyors Ltd., under their Job No. 02-322, City of Vaughan, Regional Municipality of York, on the west side of Millwood Parkway, north of Major Mackenzie Drive (116 Millwood Parkway);

THAT the purchase price of the easement be \$2.00;

THAT The Toronto and Region Conservation Authority (TRCA) receive conveyance of the easement required free from encumbrance, subject to existing service easements;

THAT Gardiner Roberts LLP, Barristers and Solicitors, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid.

AND FURTHER THAT the appropriate TRCA officials be authorized and directed to execute all necessary documentation required.

BACKGROUND

Resolution #A231/00, at Authority Meeting #9/00, held on October 27, 2000, approved the Natural Heritage Lands Protection and Acquisition Project 2001-2005.

Tina and Paola Romano have received conditional approval from the Ontario Municipal Board (OMB) to sever this residential property in order to create an additional residential lot. One of the conditions imposed by the OMB requires a conservation easement over a significant environmental feature on the southern portion of the subject lands, as identified by TRCA staff through the review of the consent application.

Negotiations have been conducted with the owners' lawyer, Mr. Jaikrishin Ambwani, Barrister and Solicitor.

The Acting Director of the Watershed Management Division has reviewed the proposal and is in concurrence with the taking of this easement.

Attached is a plan showing the location of the subject lands.

RATIONALE

The portion of the property subject to the conservation easement is comprised entirely of a regional storm flood plain along a tributary of the East Humber River, and falls within lands identified in the TRCA's Natural Heritage Lands Protection and Acquisition Project 2001 - 2005.

TAXES AND MAINTENANCE

The lands subject to this easement will continue to be in private ownership. As such, the owner will be responsible for taxes and maintenance.

FINANCIAL DETAILS

Funds for the costs related to this purchase are available in the TRCA land acquisition capital account.

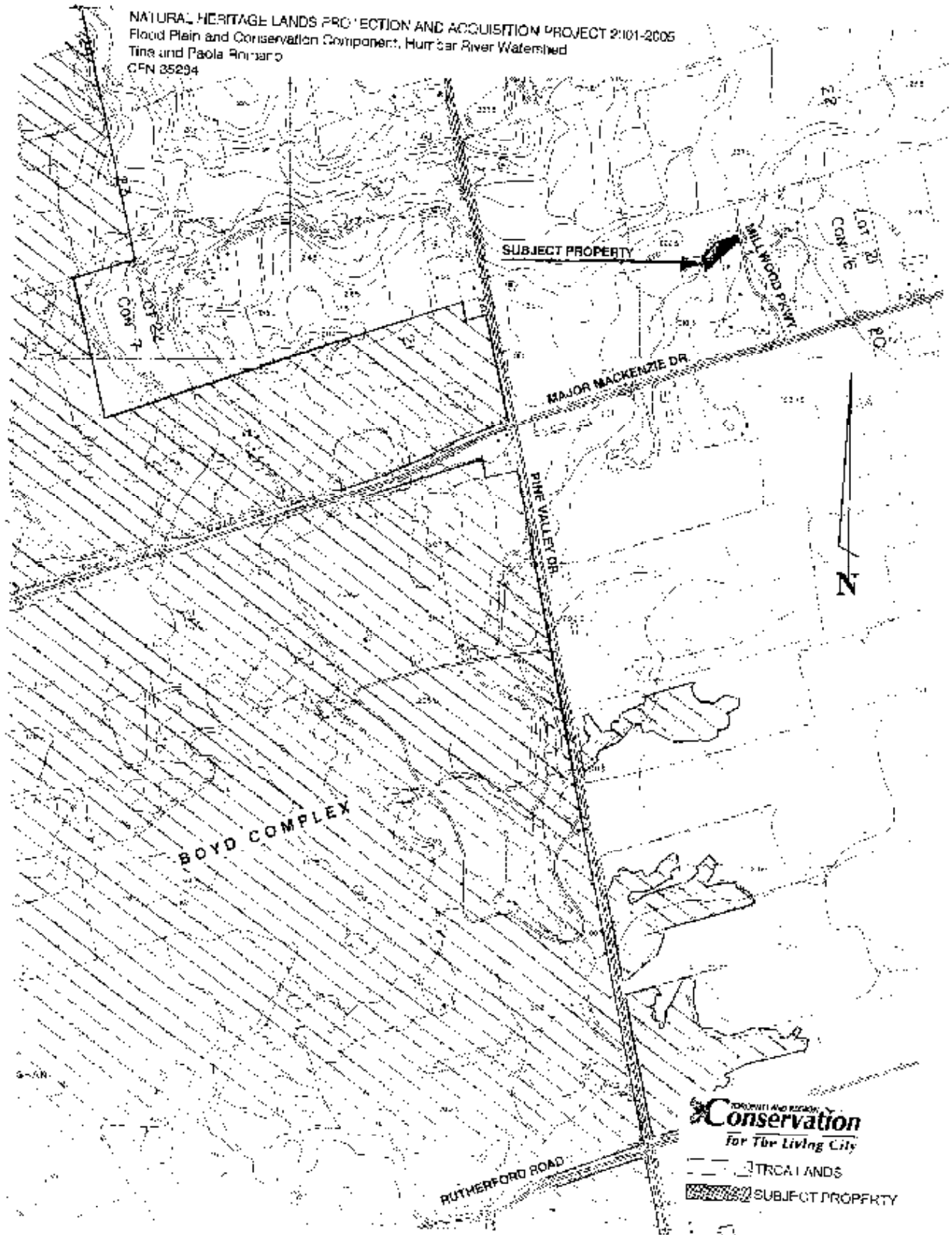
Report prepared by: George Leja, extension 5342

For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245

Date: April 20, 2004

Attachments: 1

Attachment 1



TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

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

RE: **NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT
2001-2005**
Flood Plain and Conservation Component / Humber River Watershed
The Corporation of the City of Vaughan
CFN 33280

KEY ISSUE

Purchase of property located on the east side of Islington Avenue and Highway No. 27, north of Treelawn Boulevard, Village of Kleinburg, City of Vaughan, Regional Municipality of York, under the "Natural Heritage Lands Protection and Acquisition Project 2001-2005" Flood Plain and Conservation Component, Humber River watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 14.0 hectares (34.6 acres), more or less, of vacant land be purchased from The Corporation of the City of Vaughan, being Part of Lots 25 and 26, Concession 8 and designated as Block 110 on Registered Plan 65M-3466, City of Vaughan, Regional Municipality of York, located on the east side of Islington Avenue and Highway No. 27, north of Treelawn Boulevard in the Village of Kleinburg;

THAT the purchase price be \$2.00;

THAT The Toronto and Region Conservation Authority (TRCA) receive conveyance of the land free from encumbrance, subject to existing service easements;

THAT a stewardship agreement be developed by the City of Vaughan, Kleinburg and Area Residents Association (KARA), and TRCA for the management of the subject lands;

THAT Gardiner Roberts LLP, Barristers and Solicitors, be instructed to complete the transaction at the earliest possible date. All reasonable expenses incurred incidental to the closing for land transfer tax, legal costs, and disbursements are to be paid;

AND FURTHER THAT the appropriate TRCA officials be authorized and directed to execute all necessary documentation required.

BACKGROUND

Resolution #A231/00, at Authority Meeting #9/00, held on October 27, 2000, approved the Natural Heritage Lands Protection and Acquisition Project.

Negotiations have been conducted with Paul Gardner, Manager of Parks Development, City of Vaughan. At the City of Vaughan Council Meeting of February 25, 2002, a resolution was adopted, directing city staff to prepare a report regarding a request from KARA that the City of Vaughan convey approximately 14 hectares of Open Space lands adjacent to Islington Avenue in the Millview (Kleinburg North) Subdivision to the TRCA. It is proposed that the subject lands would be placed under TRCA stewardship in a similar manner that Foster Woods was conveyed to the TRCA in 1992. On March 29, 2004, Vaughan Council approved the conveyance of this Open Space land in north Kleinburg to the TRCA for regeneration purposes, in partnership with the City of Vaughan and KARA.

The Millview subdivision Open Space is a large tract of land, devoid of trees, and is located immediately adjacent to Highway No. 27 / Islington Avenue in north Kleinburg. KARA requests that this vacant parcel of land be regenerated into a forested area. City of Vaughan Parks and Recreation staff feel that there is sufficient land to accommodate KARA's wishes. TRCA staff concur with this approach and will provide assistance in the reforestation of this area, as well as the development of a trail head linking the East Humber River valley corridor to the east.

The Acting Director of the Watershed Management Division has reviewed the proposal and is in concurrence with the purchase of this property.

Attached is a plan showing the location of the subject lands.

Plantings:

The land to be conveyed to the TRCA will be extensively planted with native tree, shrub and herbaceous species.

RATIONALE

With its linkage to the East Humber River valley corridor, the subject property falls within the TRCA's approved master plan for acquisition for the Humber River watershed.

TAXES AND MAINTENANCE

It is proposed to place the subject parcel under management with the City of Vaughan.

FINANCIAL DETAILS

Funds for the costs related to this purchase are available in the TRCA land acquisition capital account.

Report prepared by: George Leja, extension 5342

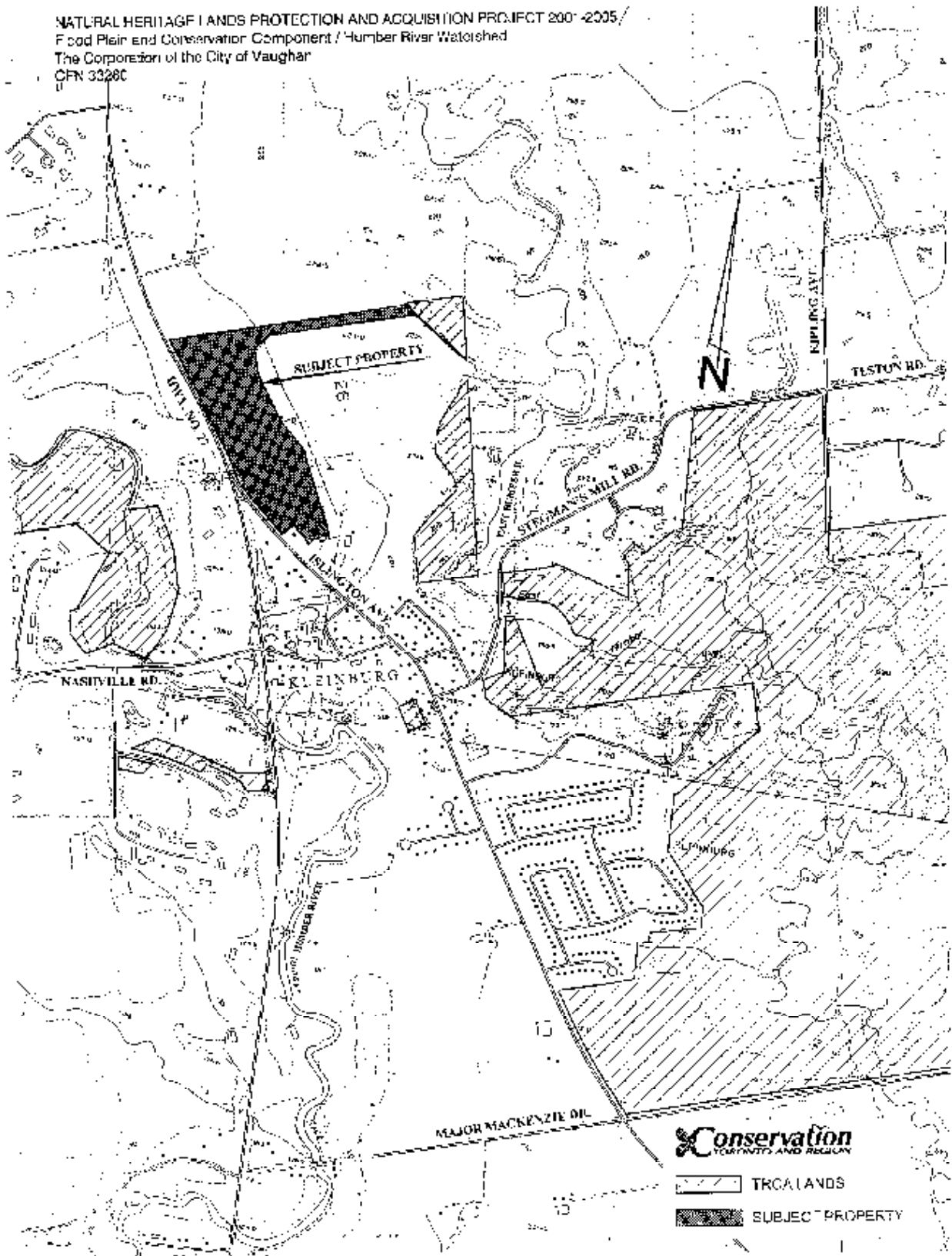
For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245

Date: April 19, 2004

Attachments: 1

Attachment 1

NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005 /
Food Plain and Conservation Component / Humber River Watershed
The Corporation of the City of Vaughan
CFN 33280



TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

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

RE: **THE CITY OF TORONTO**
Request for Permanent Easement for a 400 mm Diameter Watermain
Don River Watershed, City of Toronto
CFN 35333

KEY ISSUE

Receipt of a request from the City of Toronto to provide a permanent easement for a 400 mm diameter watermain, west of Dawes Road in Taylor Creek Park, Don River watershed, City of Toronto.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS The Toronto and Region Conservation Authority (TRCA) is in receipt of a request from the City of Toronto to provide a permanent easement for a 400 mm diameter watermain, west of Dawes Road in Taylor Creek Park, Don River watershed, City of Toronto;

WHEREAS it is in the best interest of the TRCA in furthering its objectives as set out in Section 20 of the Conservation Authorities Act to cooperate with the City of Toronto in this instance;

THEREFORE LET IT BE RESOLVED THAT a permanent easement containing a total of 0.48 hectares (1.19 acres), more or less, be granted to the City of Toronto for a 400 mm diameter watermain, said land being west of Dawes Road in Taylor Creek Park, as shown on an easement plan prepared by Johnson Sustronk Weinstein + Associates, Job No. 03-23, dated March 1, 2004;

THAT consideration be the nominal sum of \$2.00, plus all legal, survey, and other costs;

THAT the City of Toronto is to fully indemnify the TRCA from any and all claims from injuries, damages or costs of any nature resulting in any way, either directly or indirectly, from the granting of this easement or the carrying out of construction;

THAT an archaeological investigation be completed, with any mitigative measures being carried out to the satisfaction of TRCA staff, at the expense of the City of Toronto;

THAT all TRCA lands disturbed by the proposed works be revegetated / stabilized following construction and, where deemed appropriate by TRCA staff, a landscape plan be prepared for TRCA staff review and approval in accordance with existing TRCA landscaping guidelines;

THAT a permit pursuant to Ontario Regulation 158 be obtained prior to commencement of construction;

THAT the granting of this easement is subject to receipt of written approval from the City of Toronto Economic Development, Culture & Tourism Department who manage these lands on behalf of the TRCA;

THAT said easement be subject to approval of the Minister of Natural Resources in accordance with Section 21(2) of the Conservation Authorities Act, R.S.O. 1990, Chapter C.27, as amended;

AND FURTHER THAT the appropriate TRCA officials be authorized and directed to take whatever action may be required to give effect hereto, including the obtaining of necessary approvals and the execution of any documents.

BACKGROUND

The City of Toronto has formally requested a permanent easement for a new 400 mm diameter watermain, west of Dawes Road in Taylor Creek Park. The proposed watermain is required to replace an existing watermain that runs through Taylor Creek Park. The existing watermain has deteriorated and is inaccessible for maintenance. The deteriorated watermain will be abandoned after the new watermain has been commissioned and the existing easement will then be de-registered.

The watermain is situated within the Regional Storm Flood Plain and Fill Regulated Area of the Taylor / Massey Creek. A permit pursuant to Ontario Regulation 158 for construction of the proposed works has been submitted and will be considered by the Executive Committee at a future meeting.

The lands subject to the permanent easement are owned by TRCA and are managed by the City of Toronto Economic Development, Culture & Tourism Department. In addition to the permanent easement, a temporary working easement will also be required. The submitted engineering drawings show the locations of both easements.

The subject TRCA-owned lands were acquired from the Township of East York on November 24, 1961 under the Don River Flood Plain Lands Acquisition Project.

Plantings:

All lands disturbed by construction will be stabilized and, where deemed appropriate by TRCA staff, revegetated with native woody and herbaceous plant material in accordance with existing TRCA landscaping guidelines. A landscape plan will be prepared as part of the permit application submission under Ontario Regulation 158.

A plan illustrating the permanent and temporary easement locations is attached.

FINANCIAL IMPLICATIONS

The City of Toronto has agreed to assume all legal, survey, and other costs involved in completing this transaction.

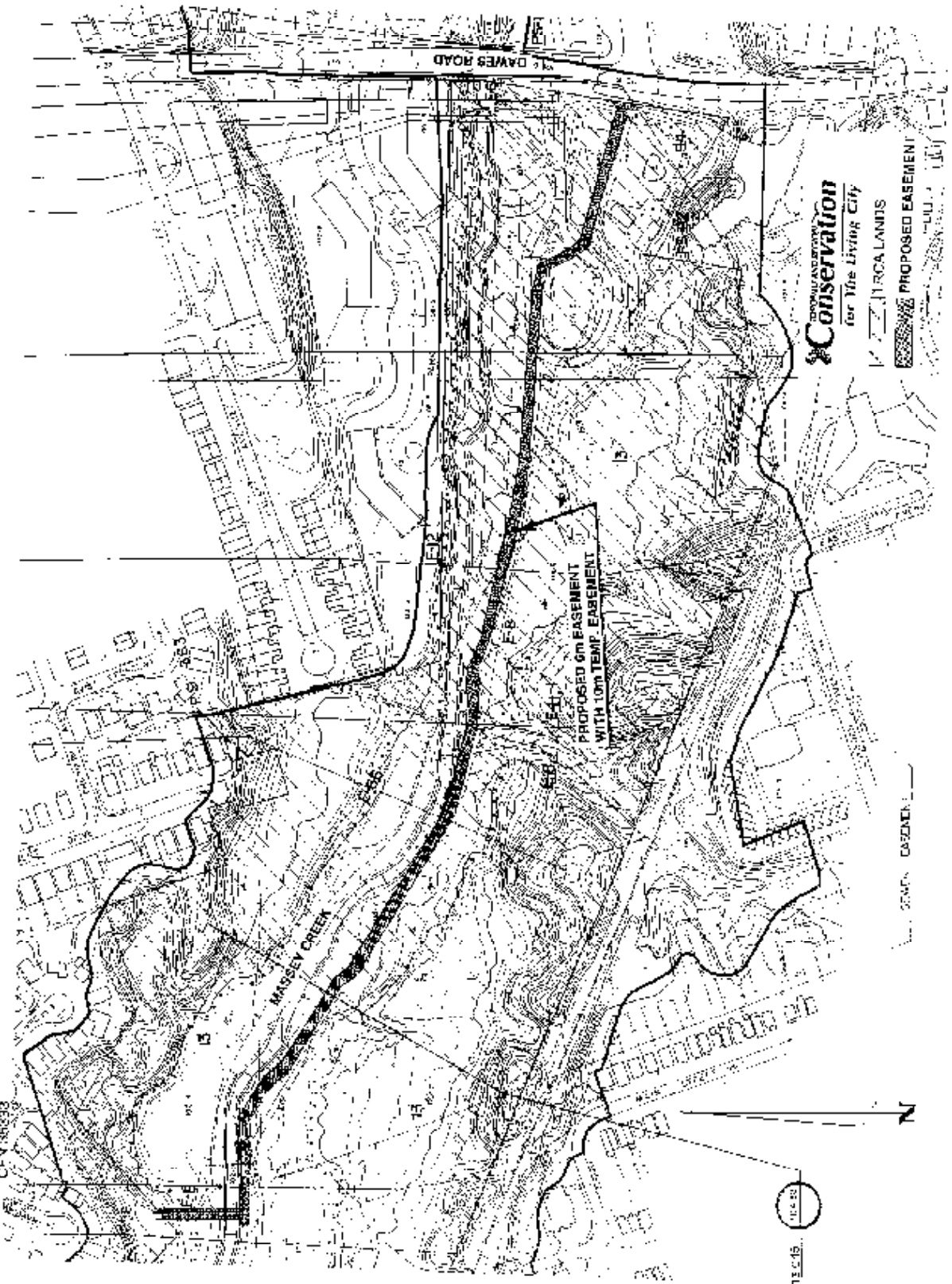
Report prepared by: George Leja, extension 5342

For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245

Date: April 21, 2004

Attachments: 1

THE CITY OF TORONTO
Request for Permanent Easement for a 400 mm Diameter Watermain
Don Mivc - Watershed, City of Toronto
CEV-35233



TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

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

RE: **TEE IT UP PROPOSAL - CLAIREVILLE CONSERVATION AREA
CFN 34757**

KEY ISSUE

Proposal to lease approximately 9.8 hectares (24.2 acres) of land for up to twenty years at the Claireville Conservation Area to develop a year-round practice golf facility.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS the Toronto and Region Conservation Authority (TRCA) has been requested by Tee It Up to enter into a long-term lease arrangement for lands situated within the Claireville Conservation Area;

WHEREAS it is in the opinion of TRCA that it is in the best interests of TRCA in furthering its objectives, as set out in Section 20 of the Conservation Authorities Act, to cooperate with Tee It Up in this instance;

THEREFORE LET IT BE RESOLVED THAT TRCA enter into a long-term lease of approximately 9.8 hectares (24.2 acres), more or less, with Tee it Up for the development of a year-round practice golf facility, said land being Part of Lot 15, Concession 9, East of Hurontario Street, designated as Parts 1, 3, 4, 7, 8, 9 and 10 on Plan 43R-22686, together with a shared access road with Wild Water Kingdom over Parts 2 and 26 on Plan 43R-22686, subject to TRCA retaining a right-of-way over Parts 2, 6, 7, 8, and 26 on Plan 43R-22686 or equivalent access to the reservoir for management purposes, in the City of Brampton, Regional Municipality of Peel;

THAT the lease with Tee It Up be premised on the following:

- (a) the initial term of the lease will be for fifteen years with a renewal option for an additional five years;
- (b) the lease rate is to be as follows:
 - (i) Base rent of \$30,000 per year to be increased by the Consumer Price Index yearly ;
 - (ii) Percentage rent of 3% of gross revenue for years one through five inclusive;
 - (iii) Percentage rent of 5% of gross revenue for the remainder of the term.
- (c) Tee It Up will be solely responsible for all costs associated with the construction of the driving range;
- (d) any other terms and conditions deemed appropriate by the TRCA's solicitor.

THAT an archaeological review is to be completed at the expense of Tee It Up with any mitigative measures being carried out to the satisfaction of the TRCA;

THAT the granting of this lease be subject to the approval of the Minister of Natural Resources in accordance with Section 21(2) of the Conservation Authorities Act, R.S.O. 1990, Chapter C.27 as amended;

AND FURTHER THAT the appropriate TRCA officials be authorized and directed to take whatever action may be required to give effect thereto, including the obtaining of necessary approvals and the execution of any documents.

BACKGROUND

The Claireville Conservation Area Management Plan, approved by the TRCA on February 28, 1997, identified parcels of land within Claireville Conservation Area, where opportunities may exist for the TRCA to enter into long-term lease development arrangements with the private sector or others. The subject parcel is one of three areas within Claireville that was identified for intensive use. A Claireville Committee was established to advise on the implementation of the Plan and will be advised of the Tee It Up proposal.

The potential development site is at the southeast corner of Steeles and Finch Avenues, and directly north of Wild Water Kingdom as shown on the attached sketch. The total area is approximately 9.795 hectares (24.2 acres) in size. Access to the site is through a shared roadway at the Wild Water Kingdom entrance on Finch Avenue. A right-of-way currently exists through the site that allows the TRCA to access the reservoir and other lands for management purposes. This right-of-way or equivalent access will continue to be part of the proposed development.

A Request for Proposal for lease and development of the subject lands was circulated in 1998. Through this process several proposals were considered, including a hotel and short hole golf course developments, however, after protracted negotiations the proponents withdrew.

Tee It Up approached the TRCA earlier this year regarding the development of the subject property for a year-round practice facility designed to appeal to the avid golfer who is concerned with improving his/her game on a practice range that will simulate the conditions and experiences of a real golf course. The facility will feature state-of-the-art automated tee equipment, fully heated tee boxes, simulated sand and water hazards, chipping and putting greens built to PGA standards, professional instructors and a full service pro shop.

RATIONALE

Tee It Up has presented a sound business plan, and the proposed use conforms to the Claireville Conservation Area Management Plan and is complementary to Wild Water Kingdom. The development will produce a long-term revenue stream to the TRCA and provide a unique golfing experience to the community.

FINANCIAL DETAILS

All planning and construction costs for the development is the responsibility of Tee It Up.

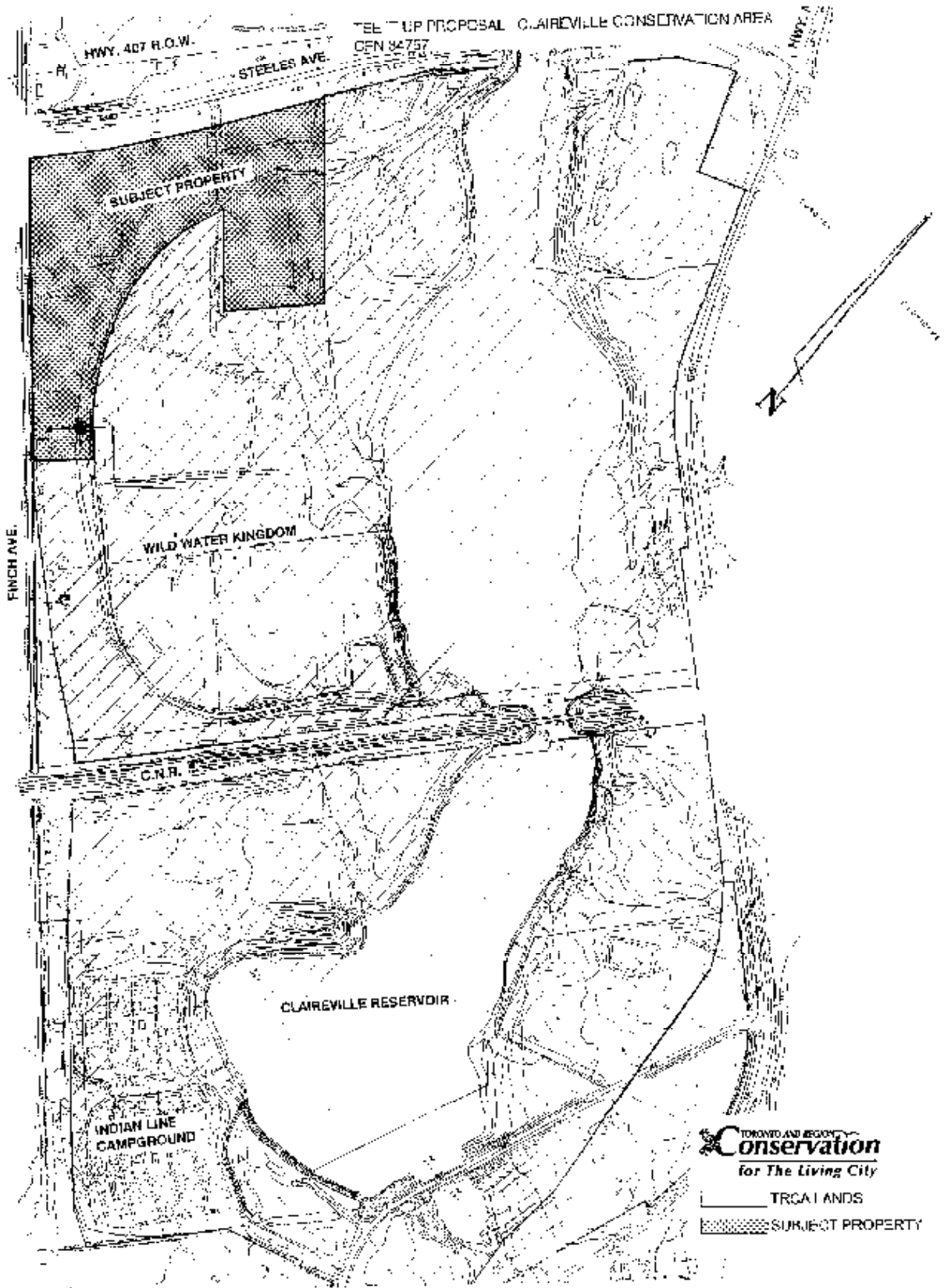
Report prepared by: Mike Fenning, extension 5223

For Information contact: Ron Dewell, extension 5245, Mike Fenning, extension 5223

Date: April 02, 2004

Attachments: 1

Attachment 1



TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: YORK PEEL DURHAM TORONTO/ CONSERVATION AUTHORITIES
MORAINÉ COALITION GROUNDWATER STUDY – STATUS UPDATE AND
2004 PROGRAM

KEY ISSUE

Update on the status of the York Peel Durham Toronto and Conservation Authorities Moraine Coalition (CAMC) groundwater initiatives and approval of initial YPDT 2004 budget components.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT Earthfx Incorporated be awarded the contract to continue to provide ongoing database and website management services to the partner agencies at a cost not to exceed \$50,000 excluding GST;

THAT Earthfx Incorporated be awarded the contract to continue to provide ongoing numerical groundwater modelling services to the partner agencies at a cost not to exceed \$100,000 excluding GST;

THAT an agreement with Geological Survey of Canada (GSC) be negotiated to provide ongoing geoscience services in 2004 at a cost not to exceed \$50,000;

AND FURTHER THAT the appropriate officials be authorized and directed to execute all necessary documentation required.

BACKGROUND

At Watershed Management Advisory Board Meeting #2/04, held on April 16, 2004, Resolution #D25/04 was recommended to the Authority for consideration at Authority Meeting #4/04, to be held on April 30, 2004, as follows:

THE BOARD RECOMMENDS TO THE AUTHORITY THAT Conservation Authorities Moraine Coalition (CAMC) staff be directed to implement the components of the 2004 work plan of the York-Peel-Durham-Toronto (YPDT) Groundwater Management Strategy Study;

THAT an agreement be established with the Geological Survey of Canada (GSC) to provide ongoing geoscience services in 2004;

THAT an agreement be established with Earthfx Incorporated to continue to provide ongoing modeling, database and website management services to the partner agencies;

AND FURTHER THAT staff extend an offer to the Planning and Public Works Committees at the Regions of York, Peel, Durham and the City of Toronto, as well as the boards of the partner conservation authorities, to make a formal presentation of the study progress.

RATIONALE

Over the past few months the YPDT/CAMC Team has been assessing the progress of both the modeling study and the database project, both being undertaken by Earthfx Inc. Both the database management and numerical groundwater modeling projects are very specialized in nature with only a few firms in southern Ontario having the capability to provide the required services.

Over 2003, the modeling project has received accolades from a number of key internationally known groundwater researchers including Dr. Frank Schwartz from the University of Ohio and Dr. Alfonso Rivera from the Geological Survey of Canada. Staff continue to be tremendously pleased with the quality and the cost effectiveness of the modeling services received from Earthfx. The model is of a world class status and will go a long way to assisting staff in making key water management decisions into the future.

The database project has also proven to be a solid model for storing water related data for the project partners. The model is recognized by the Ministry of the Environment, the Ministry of Northern Development and Mines and the Ministry of Natural Resources as a provincially solid model. Peel and York Regions, as well as the Lake Simcoe Region Conservation Authority in particular, continue to make extensive use of the database, utilizing Earthfx staff to build on the database and the associated utilities that have been assembled. As an example, during 2003 staff from Lake Simcoe Region Conservation Authority worked with Earthfx staff to add surface water data management tools to the database, thus increasing its overall effectiveness as a water management tool. Key aspects of the database project that will be undertaken in the 2004 work plan include:

- Migration of the YPDT website from Earthfx to a YPDT site;
- Generation of a quality control table for querying out higher quality data (e.g. all wells with higher quality water levels; all wells that have a detailed geological description, etc.);
- Incorporating an extensive borehole database from the Ontario Geological Survey;
- Incorporating all of the data from the Geological Survey of Canada database;
- Further enhancement to the surface water management graphing tools.

Staff continue to be pleased with the deliverables and the cost effectiveness of Earthfx in assisting the partnership with moving forward. Given the successes that the partner agencies are having with both projects, staff are recommending that the modeling and the linked database project both be funded through 2004 to build on the successes that have been achieved to date. It is important that Earthfx continue to be the consultant to undertake the work since key aspects of the 2004 work program are tied to, and build on work that has already been undertaken by Earthfx. The successful completion of the 2004 work plan will depend on the cost efficiencies that will be achieved by continuing the projects using Earthfx.

From 2001 through 2003 the YPDT/CAMC team has fostered and established a close working partnership with the GSC. The GSC is nearing completion of their work on the Oak Ridges Moraine, however Dr. Dave Sharpe and his colleagues from the GSC continue to meet with the YPDT/CAMC team to provide their expertise pertaining to the geological and hydrogeological setting in the Oak Ridges Moraine area. There continues to be internal pressure within the GSC for having their staff focus on other areas across Canada, however in 2004 GSC remains willing to make some of Dr. Sharpe's time available to the YPDT/CAMC team provided there is some level of financial support. The YPDT steering committee has recommended that this be a priority for the study during 2004 and that \$50,000 be reserved and directed to the GSC once an agreement is reached. In 2004, GSC staff will specifically provide expertise related to geophysical data in the YPDT area.

FINANCIAL DETAILS

Funds are available in the 2004 budget for the YPDT study, account #115-90.

Report prepared by: Steve Holysh, 905-847-7430, extension 246

For Information contact: Don Ford, extension 5369

Date: April 27, 2004

TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: **TENDER OPENING SUB-COMMITTEE TENDERS ES04-08**
Tender for the supply and delivery of armour stone for Fishleigh Drive Project,
City of Toronto.

KEY ISSUE

The award of contract ES04-08 for the supply and delivery of 2,500 tonnes of armour stone.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT Tender ES04-08 for the supply and delivery of armour stone be awarded to J.C. Rock Ltd. at a total cost not to exceed \$100,200 excluding GST.

BACKGROUND

This tender was an open public tender and was advertised in the Daily Commercial News. Five stone suppliers submitted sealed bids, which were reviewed by staff as follows:

SUMMARY OF UNIT PRICES (EXCLUDING G.S.T.) FOR THE SUPPLY AND DELIVERY OF APPROXIMATELY 2,500 TONNES OF 4-6 TONNES ARMOUR STONE

BIDDERS	ES04-08: ARMOUR STONE (4-6 Tonne)
Dufferin Aggregate	\$41.60
J.C. Rock Ltd.	\$40.08
Lafarge Construction Materials	\$49.00
Nelson Aggregate Co.	\$65.16
Dig-Con International	\$50.00

RATIONALE

Sealed bids were received from 5 stone suppliers, which were opened Friday, April 16, 2004 at the Tender Opening Sub-Committee. Staff have reviewed the tender and recommend that the lowest quotation received from J.C. Rock Ltd. be accepted for the supply and delivery of armour stone at a unit cost of \$40.08 per tonne, excluding GST.

FINANCIAL DETAILS

Funds are budgeted in the "Fishleigh Drive Project, City of Toronto" account, number 138-03.

Report prepared by: Joe Delle Fave, 416-392-9724
For Information contact: Joe Delle Fave, 416-392-9724
Date: April 22, 2004

TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: **TENDER OPENING SUB COMMITTEE TENDERS ES04-05 AND ES04-06**
Tenders for the supply and delivery of 300-600mm rip rap stone and 4-6 tonne armour stone for the Port Union Waterfront Improvement Project, City of Toronto.

KEY ISSUE

The award of contracts ES04-05 for the supply and delivery of rip rap stone and ES04-06 for the supply and delivery of armour stone.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT Tender ES04-05 for the supply and delivery of rip rap stone be awarded to J.C. Rock Ltd. at a total cost not to exceed \$128,760 excluding GST;

AND FURTHER THAT Tender ES04-06 for the supply and delivery of armour stone also be awarded to J.C. Rock Ltd. at a total cost not to exceed \$400,800 excluding GST.

BACKGROUND

These tenders were open to the public and were advertised in the Daily Commercial News.

Five suppliers provided sealed bids, which were reviewed by staff as follows:

**SUMMARY OF UNIT PRICES (EXCLUDING G.S.T.) FOR THE SUPPLY AND DELIVERY OF APPROXIMATELY
6,000 TONNES OF 300mm to 600mm RIP RAP STONE
10,000 TONNES OF 4 TO 6 TONNE ARMOUR STONE**

BIDDERS	ES04-05: RIP RAP (300-600 mm)	ES04-06: ARMOUR STONE (4-6 Tonne)
Dufferin Aggregates	\$27.96	\$41.60
J.C. Rock Ltd.	\$21.46	\$40.08
Lafarge Construction Materials	\$28.20	\$49.00
Nelson Aggregates	\$24.27	\$65.16
Dig-Con International	\$46.00	\$50.00

RATIONALE

Sealed bids were received from 5 quarry stone suppliers, which were opened Friday, April 16, 2004 at the Tender Opening Sub-Committee. Staff have reviewed the Tenders and recommend that the lowest quotation received from J.C. Rock Ltd. be accepted for the supply and delivery of rip rap stone at a unit cost of \$21.46 per tonne (excluding G.S.T.), and the lowest quotation received from J.C. Rock Ltd. be accepted for the supply and delivery of armour stone at a unit cost of \$40.08 per tonne (excluding G.S.T.).

FINANCIAL DETAILS

Funds are identified in the "Port Union Waterfront Improvement Project, City of Toronto" account, however funding is subject to confirmation of funding being available from the Toronto Waterfront Revitalization Corporation.

Report prepared by: Joe Delle Fave, 416-392-9724

For Information contact: Joe Delle Fave, 416-392-9724

Date: April 21, 2004

TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: **HUMBER RIVER WATERSHED HSPF MODEL: WATER QUALITY AND
STORMWATER MANAGEMENT COMPONENTS**

KEY ISSUE

Agreement with HCCL to develop and calibrate the Humber River Watershed HSPF model for water quality and hydrology under existing conditions and three future land use management scenarios.

RECOMMENDATION

THAT the team HCCL be retained to develop and calibrate the HSPF model for the Humber River watershed at a total cost not to exceed an approved budget of \$135,000 plus GST.

BACKGROUND

The Toronto and Region Conservation Authority (TRCA), in partnership with its member municipalities and other stakeholders, is in the early stages of developing an integrated watershed plan for the Humber River watershed. Building upon the 1997 "Strategy for a Healthy Humber", the plan will provide a technical basis for managing land and water resources in support of the overall goal of preserving and regenerating the cultural and natural heritage of the watershed. Existing and future scenarios will be evaluated in an integrated manner for a wide range of environmental, social and economic issues.

Development of a watershed model that simulates water quality, hydrology and stormwater management under alternative land cover scenarios will help guide land and water use decisions in the Humber River watershed. The HSPF model, selected for this project, was initially developed by the City of Toronto in its Wet Weather Flow Management Master Plan (WWFMMP) in 2003, and later revised in the '905 area' (north of Steeles) as part of TRCA's Humber River Water Budget Model. The Toronto WWFMMP HSPF model was developed for existing conditions and various stormwater management scenarios, including a preferred strategy, representing the 25-year implementation plan. A total of 103 unit response functions (URFs) were developed in the City of Toronto portion of the model to represent various combinations of land-use, soil type and internal drainage connectivity (e.g. roof areas discharging to lawns, roof areas directly connected to storm sewers, etc.). A more simplified approach was used to model the '905 area', based on Geographic Information System (GIS) mapping provided by TRCA.

The Toronto WWFMMP '905 area' submodel was reconstructed in the TRCA Water Budget Model using the Unit Response Function (URF) methodology for existing conditions and one future build-out scenario. Twenty-eight URFs were selected for use in the '905 area' water budget submodel. The existing conditions model was calibrated to available flow gauge data. Water quality was not simulated and the revised water budget model contains only a small number of stormwater management ponds currently in the watershed. This model and the Toronto WWFMMP '416 submodel' form the basis for modelling work proposed in this project.

The overall objective of this project is to model stream flow and water quality as a basis for assessing improvements under various alternative land cover and stormwater management scenarios in the Humber River watershed

Model scenarios for the Humber watershed plan will include existing conditions and the following three future scenarios:

1. The Toronto WWFMMP 25-year implementation plan, plus full buildout of approved Regional and Local Municipal Official Plans (OPs) in '905 area', with full implementation of the 'current management approach'. The 'current management approach' includes conformance with land use constraints, implementation of TRCA's Valley and Stream Corridor Management Program, and implementation of current stormwater best management practices (new ponds etc.).
2. The previous scenario, with full implementation of TRCA's stormwater pond retrofit strategy.
3. The Toronto WWFMMP 100-year implementation plan, with additional buildout in the '905 area', and an 'enhanced management approach.' This enhanced approach includes everything in the current approach plus implementation of: (i) TRCA's Terrestrial Natural Heritage Strategy target (increase in natural cover from 22 to 38%), (ii) the Oak Ridges Moraine Conservation Plan (including buildout in settlement areas), (iii) selected on-farm best management practices (e.g. riparian buffers), and (iv) additional lot level, conveyance and end-of-pipe stormwater management approaches in urban areas (e.g. backyard soak away pits, greenroofs in commercial/industrial areas, infiltration systems), in addition to TRCA's pond retrofit strategy.

RATIONALE

Four consulting firms were invited to bid on the Humber River watershed HSPF modelling project: XCG Consulting limited, Marshall Macklin Monaghan, HCCL, and EBNFLO Environmental. An upset limit of \$135,000 + GST was set for the project.

Marshall Macklin Monaghan declined our invitation to submit a proposal. The remaining three teams submitted proposals, as follows:

1. XCG \$98,950
2. HCCL \$90,800
3. EBNFLO \$113,900

The TRCA selection committee reviewed the proposals, based on the following evaluation criteria:

- understanding of assignment and relevant experience of team;
- demonstrated previous work in HSPF modelling;
- proposed approach;
- quality of proposal;
- ability to meet timelines;
- cost.

The selection committee recommended HCCL as the consultant that best met the evaluation criteria. The basis for selection of HCCL included:

- demonstrated experience with development and calibration of the HSPF model;
- strong prior knowledge of HSPF modelling in the Humber River watershed;
- comprehensive proposal with clear identification of potential problems and a detailed cost breakdown by task;
- lower overall cost.

DETAILS OF WORK TO BE DONE

A detailed terms of reference has been prepared to guide this work. The allocated budget (\$135,000) allows for expansion of the scope of work if model results reveal that re-calibration of the existing 416 and 905 submodels is required.

The final products will consist of:

1. four copies of the final report, containing full documentation of model set-up and calibration procedures, and presentation/interpretation of results;
2. electronic copy of the HSPF model;
3. electronic copy of large colour graphics for use by the printer (.eps or JPEG format, minimum 125 dpi resolution);
4. electronic copy of all report documents and supporting files on CD-ROM.

FINANCIAL DETAILS

Funding support for this project is provided from the York, Peel and Toronto capital budgets.

Report prepared by: Tim Van Seters, extension 5337
For Information contact: Tim Van Seters, extension 5337
Date: April 23, 2004

TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

FROM: Carolyn Woodland, Manager, Development Services Section

RE: **APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 158**
Fill, Construction & Alteration to Waterway.

KEY ISSUE

Pursuant to Ontario Regulation 158 written permission from the Authority is required to:

- (a) construct any building or structure or permit any building or structure to be constructed in or on a pond or swamp or in any area susceptible to flooding during a Regional Storm;
- (b) place or dump fill or permit fill to be placed or dumped in the areas described in the schedules whether such fill is already located in or upon such area, or brought to or on such area from some other place or places;
- (c) straighten, change, divert or interfere in any way with the existing channel of a river, creek, stream, or watercourse.

A permit may be refused through a Hearing Process, if in the opinion of the Authority, the conservation of land, control of flooding or pollution is affected.

RECOMMENDATION

THAT permits be granted in accordance with Ontario Regulation 158 for the applications which are listed below:

CITY OF PICKERING

9.1.1 FAIRPORT FRENCHMANS BAY LIMITED

To construct in a flood plain on Part Lot 23, 24, Concession RANGE 3 BFC, (1295 Wharf Street), in the Pickering Town Of, Frenchman's Bay Watershed as located on the property owned by Fairport Frenchmans Bay Limited.

The purpose is to construct in the Regional Storm Flood Plain of Frenchman's Bay and regrade within a Fill Regulated Area in order to facilitate the replacement of an existing dock facility and the construction of a new floating dock within Frenchman's Bay.

LOCATION MAP: 1295 Wharf Street



The permit will be issued for the period of May 7, 2004 to May 6, 2009 in accordance with the following documents and plans which form part of this permit:

- Dock 'A' Replacement Site Plan, Sheet No. 1, prepared by Shoreplan Engineering Limited, revised April 6, 2004, received April 27, 2004.
- Layout, Sheet No. S-1, prepared by Poralu Marine, revised January 14, 2004, received February 26, 2004.

RATIONALE

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

Proposal:

The proposal is to construct in the Regional Storm Flood Plain of Frenchman's Bay and regrade within a Fill Regulated Area to facilitate the replacement of an existing dock facility and the construction of a new floating dock. The subject lands are located south of Wharf Street, at the end of Liverpool Road. The new floating dock facility will service the adjacent condominium townhouse development which is currently being developed (O.Reg. 158 Permit No. C-03063).

The existing dock is approximately 146 metres (480 feet) long. The new dock facility will extend 156 metres (512 feet) into Frenchman's Bay and accommodate up to 58 dock slips. These slips will be created as condominium units in the adjacent townhouse development are sold. A series of ten (10) piles will be driven from a barge in order to construct the new dock.

Control of Flooding:

Although the proposed new dock is located within the Regional Storm Flood Plain, it is a replacement of an older existing wooden dock that is in a current state of disrepair. As the new dock consists of floating polyethylene buoys, it will not impact the limits of the Regional Storm Flood Plain. Technical staff has reviewed the proposed dock facility and notes that it will not adversely affect the storage or conveyance of flood waters.

Pollution:

Silt fencing will be maintained for the duration of construction to prevent sediment from the entering Frenchman's Bay.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. Ecological staff has determined that the proposed dock facility does not constitute a Harmful Alteration, Disruption or Destruction (HADD) to fish habitat, and as such, a Letter of Advice will be issued on behalf of Fisheries and Oceans (DFO). No other significant natural resources will be affected by the proposed dock.

Plantings

As no vegetation will be removed, no plantings are required as part of this application.

Policy Guidelines:

This proposal complies with Section 4.2.2(E) - Property Improvements and Ancillary Structures, of the Authority's Valley and Stream Corridor Management Program.

CFN: 35223

Application #: 079/04/PICK

Report Prepared by: Kevin Huang, extension 5307

For information contact: Kevin Huang, extension 5307

Date: April 29, 2004

9.1.2 TRANS-NORTHERN PIPELINES INCORPORATED

To place fill within a regulated area on Lot 19, Concession 4, (Taunton Road and Brock Road), in the City of Pickering, Duffins Creek Watershed as located on the property owned by Trans-Northern Pipelines Incorporated.

The purpose is to excavate and place fill within a Fill Regulated Area of Duffins Creek to facilitate in the replacement of a section of a pipeline owned by Trans-Northern Pipelines.

LOCATION MAP: Taunton Road and Brock Road



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- Drawing No. A-1, Conceptual Sediment and Erosion Control: Site 176, prepared by Marshall Macklin Monaghan, dated April 2004, received April 16, 2004.
- Drawing No. A-2, Typical Siltation Fencing Detail, prepared by Marshall Macklin Monaghan, dated April 2004, received April 16, 2004.
- Drawing No. A-3, Typical Pipeline Construction in Old Field Meadow Habitat, prepared by Marshall Macklin Monaghan, dated April 2004, received April 16, 2004.

RATIONALE

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

Proposal:

The purpose is to excavate and place fill within a Fill Regulated Area of Duffins Creek to facilitate the replacement of a 30 metre section of pipeline owned by Trans-Northern Pipeline Incorporated (TNPI). The location of the proposed works is west of Brock Road on the north side of Taunton Road. TNPI has proposed the replacement works as part of a regular maintenance schedule for its network of pipelines. The pipeline replacement will involve the excavation of a 3 metre wide trench to expose the pipeline to a depth of 60 centimetres for a length of approximately 30 metres. Pipeline maintenance will take place within the TNPI right-of-way which is currently sodded. Approximately 5 metres of the excavation are proposed

within the Fill Regulated Area, with the remaining 25 metres of excavation proposed outside of the Fill Regulated Area. The proposed excavation site is located approximately 50 metres from the watercourse and outside the Regional Storm Flood Plain.

Access to the excavation site will be from an existing quarry access road to the north of the site or directly from Taunton Road. TRCA staff has determined that the proposed work is sufficiently set back from the top of bank and that there are no geotechnical/slope stability concerns associated with the proposed works. The grading and vegetation of the site will be restored to its existing condition following the completion of the proposed works.

Control of Flooding:

The proposed works are not located within the Regional Storm Flood Plain and therefore will not affect the storage or conveyance of flood waters.

Pollution:

Sediment and erosion control measures will be installed and appropriately maintained throughout construction between the perimeter of the work site and the watercourse to prevent construction-generated sediment from entering the watercourse. Additional silt fencing will be installed along the west and south limits of the maintenance site for a distance of 20m.

Conservation of Land:

TRCA staff has reviewed the application and is satisfied that there are no geotechnical/slope stability issues associated with the proposed works. There will be no in-stream works associated with this project and therefore no concerns related to fish habitat loss. No significant vegetation will be disrupted from the proposed works.

Plantings

No significant vegetation is to be removed through this project. All disturbed areas affected by the excavation of the pipeline will be restored to better than existing conditions following construction, 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.

CFN: 35338

Report Prepared by: Lorenzo Nicolet, extension 5314

For information contact: Kirsten Kontor, extension 5370

Date: April 16, 2004

Application #: 123/04/PICK

CITY OF TORONTO (TORONTO EAST COMMUNITY COUNCIL)

9.1.3 CITY OF TORONTO

To place fill within a regulated area on (Meadowcliffe Drive), in the Toronto East Community Council, Waterfront Watershed as located on the property owned by City of Toronto.

The purpose is to excavate and place fill in a fill regulated area to facilitate the construction of a storm sewer and ditch improvements.

LOCATION MAP: Meadowcliffe Drive



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Drawing P1, Plan and Profile; Drawing S-1, Erosion and Sediment Control Plan During Construction; and Drawing L-1, Tree Inventory and Landscape Restoration Planting Plan, all prepared by R. J. Burnside and Associates Limited, dated February 2004 and received on April 8, 2004**

RATIONALE

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

Proposal:

The proposal is to excavate and place fill in a Fill Regulated Area (Regulatory Shoreline) to facilitate the installation of a 900 mm concrete sewer pipe within the Meadowcliffe Drive right-of-way adjacent to Cudia Park. The sewer pipe is part of a larger stormwater management system for the Meadowcliffe Drive area. This stormwater management system was reviewed by TRCA staff during review of a Class Environmental Assessment. Most of the proposed system is outside of TRCA's Fill Regulated Area. The proposal includes a temporary access easement over TRCA property, approved at the March 5, 2004 Executive Committee meeting. The permit will not be released until all conditions of easement approval are satisfied.

Control of Flooding:

The proposed works are not located within the Regional Storm Floodplain and therefore will not impact the storage or conveyance of flood waters.

Pollution:

The proposed works are located approximately 280 metres from Lake Ontario. A temporary erosion and sediment control fence will be installed between the works and the adjacent natural area of Cudia Park.

Conservation of Land:

The works will be carried out in the existing road right-of-way and adjacent parking lot. All disturbed areas will be restored to existing conditions.

Plantings

Additional native plantings will be provided in an adjacent proposed stormwater facility (ditch improvements) associated with the stormwater system but not located within the Regulatory Shoreline.

Policy Guidelines:

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

CFN: 35332

Application #: 119/04/TOR

Report Prepared by: Steve Heuchert, extension 5311

For information contact: Steve Heuchert, extension 5311

Date: April 13, 2004

CITY OF TORONTO (TORONTO NORTH COMMUNITY COUNCIL)

9.1.4 JASON JENKINS

To place fill within a regulated area on (118 Three Valley Drive), in the Toronto North Community Council, Don River Watershed as located on the property owned by Jason Jenkins.

The purpose is to excavate and place fill within a Fill Regulated Area to facilitate the construction of a side addition to the existing dwelling.

LOCATION MAP: 118 Three Valley Drive



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 1; Survey, Drawing No. 2; Foundation and Ground Floor Plan, Drawing 3; Roof Framing and Roof Plan; Drawing 4; Section 1-2 and Section A-A, Drawing 5; North Side Elevation, Drawing No. 6; West Side Elevation, Drawing No. 7; South Side Elevation, Drawing 8; Typical Details, prepared by Branko Mladenov Architect, dated April 22, 2004, received April 22, 2004.**

RATIONALE

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

Proposal:

The proposal is to excavate and place fill within a Fill Regulated Area of the Don River to facilitate the construction of a side addition to the existing dwelling. The subject property is located west of Don Valley Parkway and North of Lawrence Avenue West. All works are sufficiently setback from the top of bank.

Control of Flooding:

The proposed works are not located within the Regional Storm Flood plain, and therefore will not affect the storage or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during the construction to prevent sediment from entering the adjacent valley system.

Conservation of Land:

There are no geo-technical/slope instability issues associated with this project. There will be no impact on fisheries, significant natural resources or riparian vegetation.

Plantings

The proposed works will not affect any existing natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

The project is consistent with Section 4.2.2. (E) - Property Improvements and Ancillary Structures, of the Authority's Valley and Stream Corridor Management Program.

CFN: 35364

Application #: 138/04/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: April 22, 2004

9.1.5

SILVANA PALOMBO

To place fill within a regulated area on Part Lot 42, 43, Plan 602, (26 Arjay Crescent), in the Toronto North Community Council, Don River Watershed as located on the property owned by Silvana Palombo.

The purpose is to excavate and place fill within a Fill Regulated Area of the Don River to facilitate the construction of a new two-storey dwelling and patio. The existing dwelling will be demolished. The existing pool on the property will be filled in, the existing pool house will be removed and the existing deck will be replaced.

LOCATION MAP: 26 Arjay Crescent



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 0214; Site Plan, prepared by Queensgate Homes Inc., dated April 10, 2004, received April 23, 2004.**

RATIONALE

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

Proposal:

The proposal is to excavate and place fill within a Fill Regulated Area of the Don River to facilitate the construction of a new two storey dwelling. The existing dwelling will be demolished. The existing pool on the property will be filled in, the pool house will be removed and the existing deck will be replaced.

Control of Flooding:

The proposed works are not located within the Regional Storm Flood plain, and therefore will not affect the storage or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during construction to prevent sediment from entering the adjacent valley system.

Conservation of Land:

There are no geo-technical/slope instability issues associated with this project. There will be no impact on fisheries, significant natural features or riparian vegetation.

Plantings

The applicant proposes new plantings as part of the overall site development.

Policy Guidelines:

The project is consistent with Section 4.2.2. (E) - Property Improvements and Ancillary Structures, of the Authority's Valley and Stream Management Program.

CFN: 35296

Application #: 106/04/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: March 30, 2004

9.1.6 VICKO VON STEDINGK

To place fill within a regulated area on Lot 68, Plan 2343, (26 Donino Drive), in the Toronto North Community Council, Don River Watershed as located on the property owned by Vicko Von Stedingk.

The purpose is to excavate and place fill within the Fill Regulated Area of the Don River in order to facilitate the construction of a one storey addition and deck onto the rear of the existing dwelling.

LOCATION MAP: 26 Donino Drive



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Site Plan; Main Floor Plan; Basement Floor Plan; Second Floor Plan; Roof Plan; Front East Elevation; Rear West Elevation; Side South Elevation; and Side North Elevation, prepared by DC Designers Collaborative, received March 23, 2004.**

RATIONALE

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

Proposal:

The proposal involves the excavation and placement of fill within the Fill Regulated Area of the Don River in order to facilitate the construction of a one storey addition and deck onto the rear of the existing dwelling. The property is located in a relatively flat area of Hoggs Hollow with no top-of-bank or toe-of-bank present. The one storey addition would have a total floor area of approximately 215 sq.ft. and is considered to be minor works.

Control of Flooding:

The property is located outside of the Regional Storm flood plain and the Hogg's Hollow SPA.

Pollution:

Silt fencing will be installed and maintained during construction to prevent sediment from entering the watercourse.

Conservation of Land:

There are no significant resource features on the site and no slope issues.

Plantings

No new plantings are proposed.

Policy Guidelines:

The works are in compliance with the Authority's Valley and Stream Corridor Management Program as it relates to Section 4.2.2 (C) - Minor Additions.

CFN: 35305

Application #: 109/04/TOR

Report Prepared by: Mark Rapus, extension 5259

For information contact: Steve Heuchert, extension 5311

Date: April 26, 2004

CITY OF TORONTO (TORONTO SOUTH COMMUNITY COUNCIL)

9.1.7 JOHN CALHOUN

To place fill within a regulated area on Lot 13, Plan 66M-2374, (24 True Davidson Drive), in the Toronto South Community Council, Don River Watershed as located on the property owned by John Calhoun.

The purpose is to place fill in a fill regulated area to facilitate the construction of a rear deck.

LOCATION MAP: 24 True Davidson Drive



The permit will be issued for the period of May 7, 2004 to July 4, 2006 in accordance with the following documents and plans which form part of this permit:

- **Sketch, Model Type Rosedale, received April 22, 2004**

RATIONALE

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

Proposal:

The minor works proposal is to construct a 28 foot x 13 foot rear deck attached to the rear of the existing house at 24 True Davidson Drive, located in the Governor's Bridge subdivision west of Bayview Avenue and south of Moore Avenue.

Control of Flooding:

The subject property is not located in the Regional Storm Floodplain.

Pollution:

A temporary sediment control fence will be installed to prevent construction sediment from entering the valley. The proposed deck is sufficiently set back from the top of bank.

Conservation of Land:

No environmental resources will be affected by the proposal.

Plantings

No plantings are required or included as part of the proposal.

Policy Guidelines:

The proposal complies with Section 4.2.2 (E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

CFN: 35374

Application #: 140/04/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: April 26, 2004

9.1.8 ADAM VASSOS

To place fill within a regulated area on Part Lot 10, Concession 2 Block A, Plan 2991, (12 Barbara Crescent), in the Toronto South Community Council, Don River Watershed as located on the property owned by Adam Vassos.

The purpose is to place and excavate fill within a Fill Regulated Area of the Don River to facilitate the construction of a concrete patio at the rear of the existing dwelling.

LOCATION MAP: 12 Barbara Crescent



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Site Plan - Ravine Permit Approval, Drawing No. 1, prepared by C.E. Dotterhill, dated March 24, 2004, received March 29, 2004.**

RATIONALE

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

Proposal:

The proposal is to place and excavate fill within a Fill Regulated Area of the Don River. The proposed works involve the construction of a french drain and a concrete patio at the rear manicured yard of the existing dwelling. All works are sufficiently setback from the top of bank.

Control of Flooding:

The proposed works are not located within the Regional Storm Flood plain and therefore will not affect the storage or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during construction to prevent sediment from entering the adjacent valley system.

Conservation of Land:

There are no slope instability/geo-technical issues associated with this project. There will be no impact on significant natural features, fisheries or riparian vegetation.

Plantings

The applicant is planting native shrubs and trees as part of the overall site development.

Policy Guidelines:

The proposal complies with Section 4.2.2 (E) Property Improvements and Ancillary Structures, of the Authority's Valley and Stream Corridor Management Plan.

CFN: 34944

Application #: 472/03/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: April 14, 2004

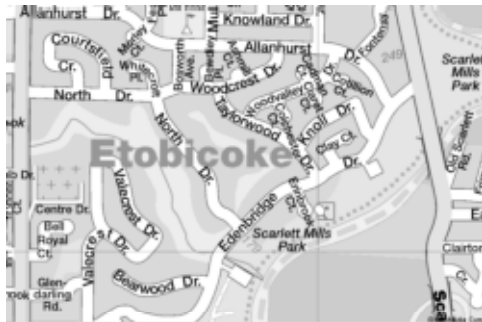
CITY OF TORONTO (TORONTO WEST COMMUNITY COUNCIL)

9.1.9 ROSA DEPASQUALE

To place fill within a regulated area on Lot 8, Plan 3955, (39 Valecrest Drive), in the Toronto West Community Council, Etobicoke Creek Watershed as located on the property owned by Rosa DePasquale.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the demolition of the existing home and construct a new two-storey dwelling..

LOCATION MAP: 39 Valecrest Drive



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- Site Plan, Drawing No. A-1, Lower Level Floor Plan, Drawing No. A-2, First Level Floor Plan, Drawing No. A-3, Second Level Floor Plan, Drawing No. A-4, Roof Plan, Drawing No. A-5, Front Elevation, Drawing No. A-6, Rear Elevation, Drawing No. A-7, East Elevation, Drawing No. A-8, West Elevation, Drawing No. A-9, prepared by Peter Higgins Architect, dated January 19, 2004, received March 12, 2004.

RATIONALE

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

Proposal:

The proposal involves the excavation and placement of fill to facilitate the construction of a two storey dwelling within a Fill Regulated Area of the Humber River. The existing dwelling will be demolished. The subject property is located east of Royal York Road and south of Eglinton Avenue West. All works are sufficiently setback from the top of the bank.

Control of Flooding:

The proposed works are not located within the Regional Storm Flood plain, and therefore will not affect the storage or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during construction to prevent sediment from entering the adjacent valley system.

Proposal:

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River in order to facilitate the construction of a one storey addition without basement onto the rear of the existing dwelling. The addition will extend 6m (20') beyond the rear wall of the dwelling and will be setback 9.5m (31') from the adjacent valley.

Control of Flooding:

The proposed works are not located within the Regional Storm Floodplain and therefore will not affect the storage or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during construction to prevent sediment from entering the watercourse.

Conservation of Land:

A slope stability assessment has been submitted by the applicant in support of the proposed works. This assessment has been reviewed and approved by TRCA technical staff. The proposed addition will maintain a setback of 9.5m (31') from the top-of-bank. The proposed works are consistent with existing development in the corridor reach and are not expected to impact any significant resource features.

Plantings

Several new tree plantings are proposed on the property in order to compensate for the removal of one existing tree.

Policy Guidelines:

The proposal complies with Section 4.2.2 (E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

CFN: 35354

Application #: 135/04/TOR

Report Prepared by: Mark Rapus, extension 5259

For information contact: Steve Heuchert, extension 5311

Date: April 23, 2004

CITY OF VAUGHAN

9.1.11 MCMICHAEL CANADIAN ART COLLECTION

To place fill within a regulated area on Lot 22, 23, Concession 8, (10365 Islington Avenue), in the City of Vaughan, Humber River Watershed as located on the property owned by McMichael Canadian Art Collection.

The purpose is to excavate and place fill in a Fill Regulated Area of the Humber River to facilitate the construction of a wooden picnic structure at the rear of an existing building.

LOCATION MAP: 10365 Islington Avenue



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- Drawing A2, Picnic Shelter Plans, prepared by S. Lee, dated March 2004, received by the TRCA April 8, 2004.
- Drawing A1, Picnic Shelter Plans, prepared by S. Lee, dated March 2004, received by the TRCA April 8, 2004.
- Site Plan, prepared by the applicant, received by the TRCA April 8, 2004, redline revised to indicate installation of sediment control fencing.

RATIONALE

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

Proposal:

The subject property is partially located within a Fill Regulated Area of the Humber River. The proposal involves the excavation and placement of fill to facilitate the construction of a wooden picnic structure. The picnic structure will be built on an existing crushed gravel base and will be sufficiently set back from the adjacent top of bank.

Control of Flooding:

The proposed works are not located within the Regional Storm Flood Plain. There will be no impact on the storage or conveyance of flood waters.

Pollution:

Sediment control fencing will be installed and maintained during construction to prevent sediment from entering the adjacent valley system.

Conservation of Land:

There are no geotechnical/slope stability issues associated with this project. There will be no impact on significant natural features, fisheries, or riparian vegetation.

Plantings

The proposed works will not affect any significant natural features. All disturbed areas will be restored to existing conditions upon completion of the project.

Policy Guidelines:

The proposal is in conformity with Section 4.2.2 (E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

CFN: 35337

Application #: 122/04/VAUG

Report Prepared by: Robyn McMullen, extension 5687

For information contact: Mary-Ann Burns, extension 5267

Date: April 16, 2004

9.1.12 BEN PANICCIA

To construct in a flood plain, place fill within a regulated area on Lot 14, Plan 4005, (35 Broda Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Ben Paniccia.

The purpose is to place fill within a Fill Regulated Area of the Humber River to facilitate the construction of garage and loft additions onto an existing single detached residential dwelling within the Regional Storm Flood Plain.

LOCATION MAP: 5 Broda Drive



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Basement Plan, prepared by Ark Design Concepts, dated June 13, 2003, received by the TRCA on July 10, 2003.**
- **Ground Floor Plan, prepared by Ark Design Concepts, dated June 13, 2003, received by the TRCA on July 10, 2003, redline revised to indicate sediment control fencing, the removal of excess fill material and that the porch is to remain open.**
- **Second Floor Plan, prepared by Ark Design Concepts, dated June 13, 2003, received by the TRCA on July 10, 2003.**

RATIONALE

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

Proposal:

The subject property is located within a Fill Regulated Area and the Regional Storm Flood Plain. The proposal is to construct the addition of a garage and a second storey loft onto an existing single detached residential dwelling. The applicant has submitted documentation from a professional engineer stating that the proposal can withstand the depths and velocities expected under a Regional Storm Event. The Valley and Stream Corridor Management Program policies permit an addition to an existing building within the Regional Storm Flood Plain that is up to 50 percent of the total area of the building based on existing conditions as of January 1, 1987. The current proposal does not exceed 50 percent of the total area of the residence as of the stipulated date. In May 2003, TRCA staff reviewed and supported the proposal through an application under the Planning Act (City of Vaughan Committee of Adjustment Application A138/03).

Control of Flooding:

The proposed works will be located within the Regional Storm Flood Plain. However, TRCA Water Management staff have determined that the proposed works will have no significant impacts on the storage or conveyance of flood waters. There will be no change to existing grades and all excess fill will be removed from the site.

Pollution:

Sediment control fencing will be installed and maintained during construction to prevent sediment from entering the valley system.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed development. As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features on or adjacent to the site that may be negatively impacted by the project.

Plantings

The project will not affect any significant natural features. All disturbed areas will be restored to existing conditions upon completion of the project.

Policy Guidelines:

The proposal is consistent with Section 4.2.2 C) - Minor Additions - of the Authority's Valley and Stream Corridor Management Program.

CFN: 31524

Application #: 242/00/VAUG

Report Prepared by: Coreena Smith, extension 5269

For information contact: Mary-Ann Burns, extension 5267

Date: April 27, 2004

TOWN OF MARKHAM

9.1.13 IRIS TAL

To place fill within a regulated area on Lot 11, Plan 65M-2090, (22 Alexis Road), in the Town of Markham, Don River Watershed as located on the property owned by Iris Tal.

The purpose is to excavate and place fill within a Fill Regulated Area to facilitate the installation of a swimming pool at the rear of an existing dwelling.

LOCATION MAP: 22 Alexis Road



The permit will be issued for the period of May 7, 2004 to May 6, 2006 in accordance with the following documents and plans which form part of this permit:

- **Redline revised Drawing No. 04-024, prepared by Solda Pools, dated March 23, 2004, received March 25, 2004.**

RATIONALE

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

Proposal:

The proposal is to excavate and place within a Fill Regulated Area to facilitate the installation of an in-ground swimming pool and equipment shed at the rear of an existing dwelling. The subject property is located west of Leslie Avenue and south of Highway 407. The property is west of a gently sloping valley feature of which the top of bank forms the rear property line. The pool will be located a minimum of 6 metres from top of bank in a back yard that is currently sodded. TRCA geotechnical staff is satisfied that the proposed pool is sufficiently set back from the top of bank.

Control of Flooding:

The proposed swimming pool is not located within the Regional Storm Flood Plain and therefore will not affect the storage or conveyance of flood waters.

Pollution:

Sediment and erosion control measures will be erected around the work site and will be appropriately maintained throughout the construction period to prevent construction-generated sediment from entering the valley.

Conservation of Land:

A site visit to the subject property confirmed that there are no geotechnical/slope stability concerns associated with this project, as the location of the proposed pool is a minimum of 6 metres from the stable top of bank. As the watercourse will not be impacted by this proposal, no fisheries concerns will result. There are no other significant natural features on or adjacent to the site that may be negatively impacted by the project.

Plantings

The existing trees along the top of bank will be protected. Following construction, the area surrounding the pool will be restored to previous conditions and extensive planting of native, non-invasive woody vegetation along the top of bank will be undertaken.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 E) - Property Improvements and Ancillary Structures - of the Authority's Stream and Valley Corridor Management Program

CFN: 35226

Application #: 080/04/MARK

Report Prepared by: Lorenzo Nicolet, extension 5314

For information contact: Kirsten Kontor, extension 5370

Date: March 11, 2004

9.1.14 TRAKS COMMUNICATIONS LTD.

To construct in a flood plain, place fill within a regulated area on Lot 1, Plan 2196, (8220 Kennedy Road), in the Town of Markham, Rouge River Watershed as located on the property owned by Traks Communications Ltd.

The purpose is to construct in a Fill Regulated Area and the Regional Storm Flood Plain of the Rouge River, in order to facilitate the construction of a permanent pedestrian bridge.

LOCATION MAP: 8220 Kennedy Road



The permit will be issued for the period of May 7, 2004 to May 6, 2009 in accordance with the following documents and plans which form part of this permit:

- Drawing No. L1, Layout Plan, prepared by Quinn Design Associates Inc., dated January 2003, received April 8, 2003.

RATIONALE

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

Proposal:

The applicant proposes to construct a permanent pedestrian bridge within the Regional Storm Flood Plain and Fill Regulated Area of the Rouge River. The subject property is located north of Highway 407 and west of Kennedy Road. The bridge will span a channelized portion of the Rouge River within an existing automobile dealership. This tributary of the Rouge River was channelized and realigned, as part of a previous permit application on the subject property. The prefabricated wood and steel bridge will be placed over the watercourse with no interference to the low flow channel.

Control of Flooding:

TRCA engineering staff has reviewed the proposal and is satisfied that there will be no impacts on the storage or conveyance of flood waters.

Pollution:

The bridge will be constructed off-site and placed over the channelized watercourse with a crane. Access will be from the existing parking area, hence there will be no impacts on the control of pollution. As such, silt fencing is will not be required for the purpose of this project.

Conservation of Land:

TRCA engineering staff is satisfied that there are no geotechnical concerns related to the project. There are no significant natural heritage features that will be negatively impacted by the proposed works and there will be no impacts on fisheries.

Plantings

The proposed works will not affect any existing natural features; therefore no plantings are required as part of this application.

Policy Guidelines:

This proposal is consistent with Section 4.2.2 E) - Property Improvements and Ancillary Structures - of the Authority's Stream and Valley Corridor Management Program

CFN: 35339

Application #: 124/04/MARK

Report Prepared by: Lorenzo Nicolet, extension 5314

For information contact: Kirsten Kontor, extension 5370

Date: April 16, 2004

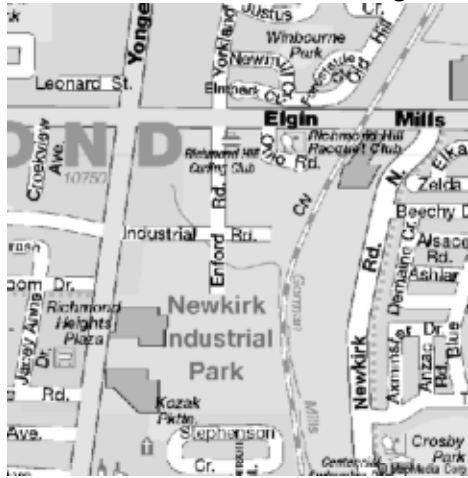
TOWN OF RICHMOND HILL

9.1.15 IMPERIAL OIL LIMITED

To construct in a flood plain, place fill within a regulated area on Part Lot 55, Block K, Plan 65R-23337, (10579 Yonge Street), in the Town of Richmond Hill, Don River Watershed as located on the property owned by Imperial Oil Limited.

The purpose is to excavate and place fill within a Fill Regulated Area and construct in the Regional Storm Flood Plain of the Don River in order to facilitate the redevelopment of an existing gas bar and commercial facility.

LOCATION MAP: 10579 Yonge Street



The permit will be issued for the period of May 7, 2004 to May 6, 2009 in accordance with the following documents and plans which form part of this permit:

- Proposed Site Plan, Sheet No. 1, prepared by Imperial Oil, revised March 1, 2004, received March 25, 2004.
- Proposed Grading Plan, Sheet No. 2, prepared by Imperial Oil, revised March 1, 2004, received March 25, 2004.
- Proposed Servicing Plan, Sheet No. 1, prepared by Imperial Oil, revised March 1, 2004, received March 25, 2004.
- Proposed Erosion and Sedimentation Plan, Sheet No. 3, prepared by Imperial Oil, dated April 16, 2004, received April 20, 2004.
- Proposed Landscape Plan, Sheet No. 1, prepared by Imperial Oil, revised April 14, 2004, received April 20, 2004.

RATIONALE

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

Proposal:

The proposal is to regrade within a Fill Regulated Area and construct within the Regional Storm Flood Plain of German Mills Creek, a tributary of the Don River to facilitate the redevelopment of an existing gas bar and service station. The subject property is located on the east side of Yonge Street, south of Industrial Road.

The existing service station consists of a retail kiosk approximately 20 square metres in size, gas pumps and canopy. The proposed redevelopment of the subject lands includes the construction of an enlarged convenience store measuring approximately 173 square metres (1861 square feet) and would also include auxiliary landscaping and decorative features. The expanded convenience store will also include a drive-thru use on the subject property.

In addition to the enlargement of the retail kiosk on the site, the applicant proposes to replace existing aging single-walled storage tanks with double-walled, fibre glass tanks which are electronically monitored for possible leaks. This represents a significant upgrade and improvement on the existing tanks which have no system to monitor leaks. Furthermore, new filling valves, where the fuel is transferred from the tank truck to the storage tanks, will be equipped with security shut-off valves which provide control to the uploading process. The new shut-off valves will reduce the risks associated with spillage resulting from over-filling of the storage tanks.

Control of Flooding:

Although the subject property is not located within a formally recognized Special Policy Area, it has been acknowledged by Authority staff that historical development in the area surrounding the subject lands has formed an integral part of the existing community. TRCA staff has worked in concert with Town of Richmond Hill staff to develop and implement a set of interim procedures to allow development to occur within the general area of this flood prone community in Richmond Hill. These guidelines would permit development to occur subject to technical criteria (*i.e.*, flood proofing) and regulations of the TRCA being satisfactorily addressed.

TRCA staff recognizes that there is an existing hazardous use on the subject lands and as such, allowances for the modification of this use can be considered subject to the extent of changes and potential improvements that would be made as a result of the proposed redevelopment. It is noted that the replacement of the aging storage tanks will result in a marked improvement in the safety and reliability of uploading of fuel and fuel containment. Water Management Group staff has also reviewed the proposal and notes that the expanded gas bar will be dry flood proofed to the Regional Storm Flood Plain.

Pollution:

A sediment and erosion control plan, reviewed and approved by technical staff, will be implemented for the proposed works. Silt fencing will be maintained for the duration of construction to prevent sediment from entering the watercourse.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. Furthermore, there will be no impacts to fish habitat or any other natural resource features on the subject lands. No vegetation will be removed to accommodate the proposed expansion.

Plantings

A landscape plan has been submitted which includes decorative landscaping features throughout the site. These proposed plantings have been reviewed by technical staff to ensure that only native, non-invasive species are utilized.

Policy Guidelines:

This proposal complies with Section 4.2.1 - Development and Redevelopment/Intensification Within Established Communities/Highly Urbanized Areas, of the Authority's Valley and Stream Corridor Management Program.

CFN: 35300

Application #: 107/04/RH

Report Prepared by: Kevin Huang, extension 5307

For information contact: Kevin Huang, extension 5307

Date: April 28, 2004

THE FOLLOWING PERMIT APPLICATIONS ARE ERRATA ITEMS:

Staff's recommendation for approval is based upon the review and acceptance of additional information from the applicant. The applicant has been informed that the information outstanding must be reviewed and accepted by staff prior to the Executive Committee Meeting. Staff will advise that this application be withdrawn from the Executive Committee Agenda should this information remain outstanding.

CITY OF BRAMPTON

9.1.16 A. MANTELLA & SONS LTD.

To construct in a flood plain, place fill within a regulated area on Part Block 10, Plan 43M-643, (8 Van Der Graff Court), in the City of Brampton, Mimico Creek Watershed as located on the property owned by A. Mantella & Sons Ltd.

The purpose is to place fill within a Fill Regulated Area of the Mimico Creek to facilitate the construction of a one storey industrial building; and excavate and place fill within the Regulatory Floodplain of the Mimico Creek for a sanitary sewer connection.

LOCATION MAP: 8 Van Der Graff Court



The permit will be issued for the period of May 7, 2004 to May 6, 2009.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to place fill material within a Fill Regulated Area of the Mimico Creek to accommodate the construction of a one storey industrial warehouse building, and supporting infrastructure. In addition, the proposal requires the excavation and placement of fill material within the Regional Floodplain of the Mimico Creek to connect to the existing sanitary sewer main. All grades within the Regulatory Floodplain will be maintained. The subject property is located in the former Bramalea 8 Industrial Park, at 8 Van Der Graaf Court, in the City of Brampton.

Control of Flooding:

A portion of proposed works are located within the Regulatory Floodplain of the Mimico Creek, but are located outside of the hydraulic floodway. In addition, no modifications to the Floodplain are proposed with this application. This development is not expected to negatively impact the storage or conveyance of floodwaters.

Pollution:

Appropriate sediment and erosion control measures will be installed and maintained during all phases of construction.

Conservation of Land:

The proposed works do not involve the removal of any significant vegetation. In addition, there are no geotechnical or fisheries related concerns with this proposal.

Plantings

The applicant will plant a vegetated buffer on the subject property adjacent to the Mimico Creek valley corridor (currently sparsely vegetated) with only native and non-invasive species. In addition, all disturbed areas requiring revegetation and plantings needed to meet landscaping requirements will contain only native and non-invasive species.

Policy Guidelines:

This project is consistent with Policy 4.1.1 (New Urban Development) and 4.3 (Infrastructure and Servicing) of the Authority's Valley and Stream Corridor Management Program.

CFN: 35311

Application #: 111/04/BRAM

Report Prepared by: Joshua Campbell, extension 5386

For information contact: Joshua Campbell, extension 5386

Date: April 6, 2004

9.1.17 CASA-NORTH INVESTMENTS INC.

To construct in a flood plain, place fill within a regulated area on Part Lot 14, 15, Concession 6 EHS, in the City of Brampton, Humber River Watershed as located on the property owned by Casa-North Investments Inc.

The purpose is to place fill within a Fill Regulated Area to facilitate the construction of a stormwater management pond, and to construct within a Fill Regulated area, and the Regulatory Floodplain of the Humber River, to facilitate the construction of a stormwater management outfall to service a residential plan of subdivision.

LOCATION MAP: not available

The permit will be issued for the period of May 7, 2004 to May 6, 2009.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

This permit is to permit the construction of an off-line stormwater management pond and associated outfall on the subject lands, adjacent to the H4 tributary of the Humber River. This project is located on the west-side of Airport Road, south of Countryside Drive in the City of Brampton. The subject pond and outfall are one component of the proposed stormwater management servicing for the adjacent subdivisions. The pond will service phase one of the adjacent subdivision, while an additional permit application will be made for a second pond (on an adjacent tributary of the Humber River) which will service the remainder of the development.

Control of Flooding:

The proposed works within the Regional Storm Floodplain will be limited to the construction phase only. As such, no significant permanent 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.

No in-water works are proposed with this application.

Conservation of Land:

No significant vegetation or geotechnical concerns exist with respect to this application.

Plantings

No significant vegetation is to be removed through this project. Affected lands will be restored to pre-construction condition in accordance with TRCA's Planting Guidelines with a native, non-invasive seed mix.

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: 35180

Application #: 062/04/BRAM

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: April 29, 2004

9.1.18 DUFFERIN CONSTRUCTION CO.

To alter a waterway, construct in a flood plain, place fill within a regulated area on (Crossing C19F in the South East corner of Castlemore Road and Airport Road, at the location of the Future Humberwest Parkway), in the City of Brampton, Humber River Watershed as located on the property owned by Regional Municipality of Peel.

The purpose is to excavate and place fill for 1800mm feedermain installation in a Fill Regulated Area; construct a drainage chamber within a Regional Storm Floodplain; temporarily alter a tributary of the Humber West River during the coldwater timing window, July 1 to September 15, through a dam and pump around method in order to work in the dry for the open cut crossing.

LOCATION MAP: not available

The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

This proposal is to install an 1800mm diameter feedermain. The crossing of the watercourse will be conducted via open cut with a dam and pump method in order to work in the dry. The watercourse has an upstream drainage area greater than 125 hectares, therefore a Regional Storm Floodplain is associated with this tributary of the Humber West. The site is located with a Fill Regulated Area. The York Peel Feedermain project was reviewed by TRCA staff during the Environmental Assessment process.

The proposed York Peel Feedermain, an 1800mm watermain, will supply water from the future Airport Reservoir and Pumping Station which will be located on Airport Road south of Castlemore Road in Peel Region, to the Maple Reservoir near Keele Street and Teston Road in York Region. In total there will be 19 permits associated with the feedermain installation and road reconstruction along the Airport Road, Castlemore Road, Rutherford Road, Weston Road and Teston Road route. Of the five remaining applications to take forward to the Executive Committee, two will be taken forward in May and it is anticipated that the remaining three will be taken forward in June.

Control of Flooding:

Fill placement over the proposed watermain in the Regional Storm Flood Plain will be minimized, therefore, there will be no impacts related to loss of storage or conveyance.

Pollution:

Standard erosion control measures of silt fence, coffer dam, pump, and filter bags will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

Conservation of Land:

There will be in stream works associated with this project. The watercourse will be crossed via an open cut method. With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). The proposed works will impact no significant terrestrial resource features.

Plantings

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

Policy Guidelines:

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

CFN: 34722

Application #: 370/03/BRAM

Report Prepared by: June Murphy, extension 5304

For information contact: June Murphy, extension 5304

Date: April 28, 2004

MINOR WORKS PERMIT

9.1.19 MEDALLION DEVELOPMENTS INC.

To construct in a flood plain, place fill within a regulated area on Lot 91, 94, 96, Block B, Plan, Part Lot 95, Block 19, Plan BR-4, (173 Main Street North), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Medallion Developments Inc.

The purpose is to construct in a floodplain, place fill within a Fill Regulated Area at 173 Main Street North, in the City of Brampton, Etobicoke Creek watershed in order to facilitate the construction of a 12 storey commercial/residential building.

LOCATION MAP: 173 Main Street North



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to construct and place fill material within the Regional Storm Floodplain of a tributary to the Etobicoke Creek which is partially located within a Fill Regulated Area. The proposed works are necessary to accommodate the construction of a 12 storey commercial/residential building which has been supported by the TRCA in previous planning applications for the subject property. The subject property is partially located within the Brampton Special Policy Area (SPA) which allows for development within the floodplain provided the proposal meets the development guidelines for SPAs. The proposed works meets all applicable SPA criteria.

Control of Flooding:

The proposed works are partially located within the Regulatory Floodplain but are located outside of the hydraulic floodway. The proposed development is adequately floodproofed and can withstand regional velocities. This development is not expected to negatively impact the storage or conveyance of floodwaters.

Pollution:

Appropriate sediment and erosion control measures will be installed and maintained during all phases of the proposed works.

Conservation of Land:

The proposed works do not involve the removal of any significant vegetation. In addition, there are no geotechnical or fisheries related concerns with this proposal.

Plantings

The proposal involves the planting of only native and non-invasive vegetation.

Policy Guidelines:

The proposal is consistent with 4.2.1 (B) - Development and Redevelopment/Intensification with Established Communities/Highly Urbanized Areas - of the TRCA's Valley and Stream Corridor Management Program.

CFN: 35041

Application #: 018/04/BRAM

Report Prepared by: Joshua Campbell, extension 5386

For information contact: Joshua Campbell, extension 5386

Date: January 13, 2004

9.1.20 MENKES INDUSTRIAL HOLDINGS INC.

To construct in a flood plain, place fill within a regulated area on Lot 14, 15, Concession 7, 8, in the City of Brampton, Mimico Creek Watershed as located on the property owned by Menkes Industrial Holdings Inc.

The purpose is to construct and place fill within a Fill Regulated area, and the Regional Storm Floodplain, to facilitate the construction of an industrial building, and associated stormwater management pond on lands adjacent to Mimico Creek.

LOCATION MAP: Lot 14, 15, Concession 7, 8



The permit will be issued for the period of May 7, 2004 to May 6, 2009.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

This proposal involves two components - the first relating to the proposed industrial building, and the second to stormwater management. The first component (building) relates to the placement of fill within a Fill Regulated area, and the Regional Storm Floodplain, using a cut and fill balance, to provide for a viable developable area on the subject property. The subject property is located south of Steeles Avenue, west of Goreway Road in the City of Brampton.

A number of previous human modifications which have been made to the floodplain in close proximity to this site which have altered the floodlines within this reach of Mimico Creek, and have significantly constrained development on the subject property. These include modifications made to the floodplain by an adjacent CN rail line, and an on-line stormwater management pond which was created on a portion of the property within the valley of Mimico Creek, directly adjacent to the area in which development is being proposed. As a result of these constraints, only a very small portion of the subject property which is currently outside of the Regulatory Floodplain could be developed. However, these lands are identified in the City of Brampton Official Plan for much needed Industrial uses.

TRCA staff have worked extensively with the applicant to work towards a solution which will allow a viable industrial development to be completed on the property, while taking the opportunity to restore and enhance the condition of this reach of Mimico Creek.

This application proposes a cut and fill balance, which will permit the filling of the low areas in the centre of the property (the majority of which is outside of the main channel of Mimico Creek). In exchange for filling within these areas, (which have been cleared for agricultural uses) restoration of the valleylands is to be completed with this proposal and a financial compensation plan is in place, which is intended to be used for valleyland restoration within this or other reaches of Mimico Creek that have been identified by the Authority for restoration. The applicant has similarly committed to utilizing a green building design, which will provide for enhanced energy efficiency, and be respectful of the natural features to which it is adjacent. Through these significant commitments, it is anticipated that this project will provide a significant net environmental benefit for this site, and those adjacent within the Mimico Creek Watershed.

The second component relates to the creation of a stormwater management pond and associated outfall, which will service the subject lands, and those directly to the north of this site. As with the first component of this project, TRCA staff have worked extensively with the applicant to develop a stormwater management strategy which considers the subject lands and those adjacent collectively, to reduce the number of outfalls into Mimico Creek. The proposed pond and outfall are to be located directly to the south of the proposed building.

Control of Flooding:

While modifications will be made to the Regional Storm Floodplain as a result of this development, the cut and fill proposal is as close as possible to being balanced, and no significant modifications to the storage and conveyance of stream and storm flows are anticipated through either component of this proposal.

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.

Conservation of Land:

No significant geotechnical concerns exist with respect to this application. Although no significant vegetation is to be removed through this project, a comprehensive restoration plan has been created.

Plantings

As a component of this project, a landscape restoration plan has been submitted and will form part of this permit.

Policy Guidelines:

The proposed works are consistent with Section 4 - New Development, of the Authority's Valley and Stream Corridor Management Program.

CFN: 35158

Application #: 052/04/BRAM

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: April 29, 2004

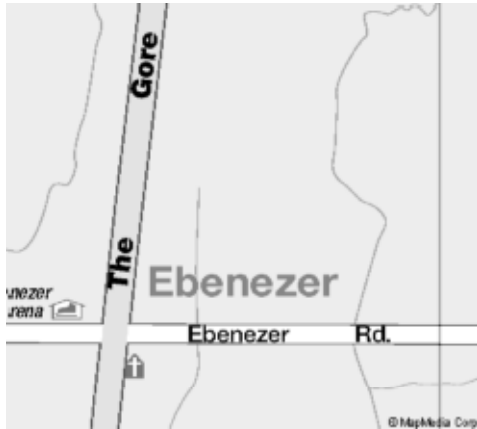
9.1.21

SAJED RAHAMAN

To place fill within a regulated area at 26 Martineau Road, in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Sajed Rahaman.

The purpose is to place and excavate fill material within a Fill Regulated Area associated with Etobicoke Creek on an existing residential lot at 26 Martineau Road, in the City of Brampton. The purpose of the application is to recognize the construction of an existing inground swimming pool and associated landscape features.

LOCATION MAP: 26 Martineau Road



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to recognize the construction of an existing inground swimming pool and associated landscape plantings at 26 Martineau Road, in the City of Brampton. The portion of the subject property to which this application applies is located within TRCA's Fill Regulated Area, but is located outside of the Regulatory Floodplain. As the works commenced prior to issuance of the necessary permit, this application is subject to an additional fee for the minor violation (Residential Property, 1st Offense + 50 %).

Control of Flooding:

The proposed works are located outside of the Regulatory Floodplain. As such, the storage and conveyance of floodwaters will not be affected by the existing development.

Pollution:

The subject property is adequately buffered from the tributary watercourse corridor. As such, sedimentation of the watercourse did not occur as a result of this construction.

Conservation of Land:

The property is located within an existing residential subdivision in the City of Brampton. The completed inground swimming pool does not impact an significant vegetation on the subject property. There are no geotechnical or fisheries related concerns associated with the completed works.

Plantings

Native and non-invasive shrubs have been planted along the southern most and eastern most portions of the site.

Policy Guidelines:

The completed works are in conformity with Section 4.2.2. (E) - Property Improvements and Ancillary Structures of the Authority's Valley and Stream Corridor Management Program.

CFN: 35289

Application #: 105/04/BRAM

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: April 28, 2004

9.1.22 TERRY CATTANI

To place fill within a regulated area on Lot 21, Plan 43M-1465, (8 Pali Drive), in the City of Brampton, Humber River Watershed as located on the property owned by Terry Cattani.

The purpose is to place and excavate fill material within a Fill Regulated Area associated with the Humber River on an existing lot at 8 Pali Drive, in the City of Brampton, in order to facilitate the construction of an inground swimming pool.

LOCATION MAP:



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal involves the placement and excavation of fill material in a Fill Regulated Area in order to facilitate the construction of an inground swimming pool at 8 Pali Drive, Brampton. The portion of the subject property to which this application applies is located within a TRCA Fill Regulated Area, but located outside of the Regulatory Floodplain.

Control of Flooding:

The proposed works are located outside of the Regulatory Floodplain. As such, the storage and conveyance of floodwaters will not be affected by this proposal.

Pollution:

The subject property is located sufficiently away from the tributary associated with the Humber River. As such, sedimentation of the watercourse will not occur as a result of construction.

Conservation of Land:

The property is located within an existing residential subdivision and will not impact any significant vegetation. A vegetative buffer incorporating native and non-invasive plant species will be planted along the top of the bank feature to further stabilize the slope. There are no fisheries related concerns associated with this proposal.

Plantings

Only native and non-invasive plant species will be planted.

Policy Guidelines:

The proposal is in conformity with Section 4.2.2. (E) - Property Improvements and Ancillary Structures of this Authority's Valley and Stream Corridor Management Program.

CFN: 35369

Application #: 139/04/BRAM

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: April 28, 2004

CITY OF MISSISSAUGA

9.1.23 CARTERM INTERMODAL LOGISTICS INC.

To construct in a flood plain, place fill within a regulated area on Part Lot 12, Concession 6 EHS Block F, G, Plan 875, (2700 Drew Road), in the City of Mississauga, Mimico Creek Watershed as located on the property owned by Carterm Intermodal Logistics Inc.

The purpose is to construct and place fill within a Fill Regulated Area and within the Regional Storm Floodplain of Mimico Creek, to facilitate the construction of a stormwater outfall, and paved container storage area on the subject property.

LOCATION MAP: 2700 Drew Road



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

This proposal involves grading and site alterations to reduce potential flood risk on the subject property and facilitate development on less flood-prone areas of the property. Construction of a stormwater outfall will also be required to convey stormwater from the site (which is approximately 2 hectares in size) into Mimico Creek.

This property is one of the last remaining undeveloped properties within an existing industrial area. The property may be subject to flood risk in a Regional Storm event as a result of an undersized rail crossing directly downstream. TRCA Engineering staff have worked with the applicant to find a mutually agreeable solution which will remove a portion of the development from the Regional Storm Floodplain (through grading on the subject property), without exacerbating flood concerns on adjacent flood prone properties, or significantly altering the direction or conveyance of Regional Storm flows. The works proposed on this property may in fact, serve to reduce flood risk on a number of the adjacent properties. As a result of works to be completed on this property, Regional Storm flows will be conveyed through an area of the property at lower elevations, while development will occur on the higher, less flood-prone areas.

The concrete headwall (associated with the stormwater outfall) will be placed within the south bank of the adjacent Mimico Creek, which is currently channelized and lined with gabion baskets in this area. This portion of the valley associated with Mimico Creek is not owned by the TRCA.

Control of Flooding:

A portion of the proposed works on the property are located within the Regulatory Floodplain. The works proposed under this permit are not expected to negatively impact upon the conveyance or storage of floodwaters.

Pollution:

Sediment and erosion control measures will be put in place during construction.

Conservation of Land:

No significant vegetative, geotechnical or fisheries issues exist with respect to this project.

Plantings

The applicant is proposing to plant a 125 square metre area on the subject property adjacent to Mimico Creek (which is currently not vegetated), with native, non-invasive plant species.

Policy Guidelines:

This project is consistent with Policy 4.1.1 (New Urban Development) of the Authority's Valley and Stream Corridor Management Program.

CFN: 34879

Application #: 455/03/MISS

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: April 29, 2004

9.1.24 JAFINE DEVELOPMENT CO. LTD.

To construct in a flood plain, place fill within a regulated area on Lot A, Plan 43R-5367, (2200 Dundas Street East), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Jafine Development Co. Ltd.

The purpose is to construct a deck for an existing commercial building within a Fill Regulated Area and Regulatory Floodplain in the Dixie/Dundas Special Policy Area (SPA) at 2200 Dundas Street East, in the City of Mississauga.

LOCATION MAP: 2200 Dundas Street East



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal consists of constructing a temporary ancillary deck within the Regulatory Floodplain in the Dixie/Dundas Special Policy Area (SPA) at 2200 Dundas Street East, in the City of Mississauga. The entire property is located within the Regulatory Floodplain and within the Dixie/Dundas SPA. There is currently an existing commercial building on the subject property. The proposed deck is approximately 26.28 square metres (282.88 square feet) and is proposed to be located adjacent to the existing building outside of the hydraulic floodway. All existing grades will remain unchanged. The proposed works will be properly anchored to ensure that the structure will remain secure during the Regional Storm event.

Control of Flooding:

Due to the limited scale of this proposal, the storage and conveyance of floodwaters will not be adversely affected.

Pollution:

No sedimentation of the watercourse is expected since the proposed works are located sufficiently away, with commercial development between the property and the watercourse. The proposed works are limited in nature and are located an adequate distance from the watercourse. As such, no sedimentation of the watercourse is expected.

Conservation of Land:

The subject property is located within an existing commercial area, and is void of significant vegetation. There are no geotechnical or fisheries related concerns associated with this proposal.

Plantings

There is no significant vegetation on-site. As such, compensatory planting is not required for this proposal.

Policy Guidelines:

The proposed works are in conformity with Section 4.2.1. (B) - Development/Redevelopment within Designated Special Policy Areas and Section 4.2.2. (E) - Property Improvement and Ancillary Structures of the Authority's Valley and Stream Corridor Management Program.

CFN: 35361

Application #: 137/04/MISS

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: April 28, 2004

9.1.25 RIO CAN REAL ESTATE INVESTMENT

To construct in a flood plain on (3110 Dixie Road), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Rio Can Real Estate Investment.

The purpose is to construct in a Regional Storm floodplain (flood spillway) and Fill Regulated area of Etobicoke Creek in order to permit the construction of a temporary garden centre in the parking lot of an existing commercial centre..

LOCATION MAP: 3110 Dixie Road



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The purpose is to construct in a floodplain (flood spillway) and Fill Regulated area of Etobicoke Creek in order to permit the construction of a temporary garden centre in the parking lot of an existing commercial centre. The lands subject to this application are identified as being a flood spillway, which is an unusual situation in which the physical topography of the land does not allow for the return of flood waters to the watercourse. Although the Authority has policies for development in spillway areas in the Valley and Stream Corridor Management Plan (VSCMP), due to site specific conditions, including the location of the garden centre in the parking lot of a developed commercial centre, existing surrounding uses, and the nature of the proposed temporary structure, this project is considered as minor development in a floodplain, and is in keeping with the intent of VSCMP policies.

The proposed garden centre will be a temporary ancillary structure, located in the parking lot opposite the Price Chopper store. This project will not involve placing or removing fill, and will not involve the construction of any permanent structures.

Control of Flooding:

The proposed structure is temporary in nature, and will be constructed of tent awning material. No modifications to the existing grade are proposed with this application. Although the structure will be in the flood spillway, it is not expected that the proposed structure would not significantly impact upon the storage or conveyance of flood waters.

Pollution:

The proposed structure is located more than 500 meters away from Etobicoke Creek in an existing paved commercial complex. As no fill will be added or removed, no silt or erosion control measures will be required.

Conservation of Land:

No significant features will be removed or affected as a result of this project. No geotechnical or fisheries concerns exist with this application.

Plantings

No significant vegetation exists on the subject property. As such, compensatory planting is not required for this project.

Policy Guidelines:

The works are consistent with section 4.2, Development and Redevelopment/ Intensification Within Non-Established Communities/ Highly Urbanized Areas, of the Authority's Valley and Stream Corridor Management Program.

CFN: 34369

Application #: 183/03/MISS

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: March 25, 2004

CITY OF TORONTO (TORONTO EAST COMMUNITY COUNCIL)

9.1.26 THOMAS AND JENNIFER VAN

To construct in a flood plain, place fill within a regulated area on Lot 54, Plan 4351, (113 Sylvan Avenue), in the Toronto East Community Council, Waterfront Watershed as located on the property owned by Thomas and Jennifer Van.

The purpose is to excavate and place fill within a Fill Regulated Area of the Lake Ontario Waterfront to facilitate the replacement of an existing deck. An inground pool will also be constructed and enclosed within the existing deck.

LOCATION MAP: 113 Sylvan Avenue



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to excavate and place fill within a Fill Regulated Area of the Lake Ontario Waterfront to facilitate the replacement of the existing deck at the rear of the property. An inground pool will be constructed within the deck which will be enclosed. The lot is located along the bluff area of the waterfront in the Toronto East Community.

Control of Flooding:

The subject property is not located within the Regional Storm Flood plain, therefore, there will be no impact on the storage or conveyance of flood waters.

Pollution:

As the work does not involve any grading and only very minor excavation work, there will not be any impact to the surrounding land or lake. Sediment fencing will be installed between the work area and the edge of the bluff. All excavated material will be removed off the site.

Conservation of Land:

The entire property is located within a developed community along this portion of the lakefront and is consistent with the surrounding suburban development. There are no geo-technical/slope instability issues associated with this site.

Plantings

There are no plantings associated with this project.

Policy Guidelines:

The works are in compliance with Section 4.2 - Existing Development of the Authority's Valley and Stream Corridor Management Program and the works are in compliance with the Provincial Policy Statement for Natural Hazards on the Great Lakes Shoreline.

CFN: 35373

Application #: 141/04/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: April 26, 2004

CITY OF TORONTO (TORONTO NORTH COMMUNITY COUNCIL)

9.1.27

CITY OF TORONTO

To alter a waterway on (Leslie Street north of Eglinton Avenue), in the Toronto North Community Council, Don River Watershed as located on the property owned by City of Toronto.

The purpose is to repair an existing culvert over a tributary of Wilket Creek, under Leslie Street, south of Lawrence Avenue East, and repair and extend an existing connecting culvert.

LOCATION MAP: Leslie Street north of Eglinton Avenue



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to repair an existing 2,400 mm culvert located over a tributary of Wilket Creek, under Leslie Street, south of Lawrence Avenue East, and repair and extend an existing 600 mm connecting culvert on the east side of Leslie Street.

Control of Flooding:

The proposed works will not impact the storage or conveyance of flood waters.

Pollution:

Sediment and erosion control measures (coffer dam and sediment control fencing) will be implemented and maintained during construction to prevent sedimentation of the watercourse.

Conservation of Land:

Vegetation removed will be minimized and replaced, and landscaping will be enhanced. There will be no impacts to fish habitat. Construction will take place within the cold water fisheries timing window (no works between September 15 and July 1). A letter of advice will be issued for the proposed works.

Plantings

Woody vegetation will be planted to restore the site to better than 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: 34999

Application #: 008/04/TOR

Report Prepared by: Steve Heuchert, extension 5311

For information contact: Steve Heuchert, extension 5311

Date: March 24, 2004

9.1.28 DAVID MEYEROWITZ

To place fill within a regulated area on (3 Hedgewood Road), in the Toronto North Community Council, Don River Watershed as located on the property owned by David Meyerowitz.

The purpose is to demolish an existing house and construct a new house partially in a fill regulated area.

LOCATION MAP: 3 Hedgewood Road



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The minor works proposal is to demolish an existing house and construct a new house at 3 Hedgewood Road, located south of York Mills Road and east of Yonge Street. The proposal is sufficiently set back from the top of bank and there are no geotechnical issues. Only a small portion of the new house and minor amount of re-grading is to take place in the fill regulated area.

Control of Flooding:

The proposal is not within the Regional Storm Floodplain and therefore will have no effect on the storage or conveyance of flood waters.

Pollution:

A temporary sediment control and tree protection fence will be installed to keep construction sediment from entering the valley.

Conservation of Land:

All disturbed areas will be restored to better than existing conditions. There is no impact to significant natural resources.

Plantings

Native plantings and removal and replacement of invasive species is provided as part of the redevelopment.

Policy Guidelines:

The proposal is consistent with Section 4.2.2.A - Development Guidelines for Development/Redevelopment within Non-Established Communities/Highly Urbanized Areas - of the Authority's Valley and Stream Corridor Management Program.

CFN: 34900

Application #: 462/03/TOR

Report Prepared by: Steve Heuchert, extension 5311

For information contact: Steve Heuchert, extension 5311

Date: December 1, 2003

9.1.29 THE CANADIAN NATIONAL INSTITUTE FOR THE BLIND

To alter a waterway, construct in a flood plain, place fill within a regulated area on Rumsey Road in the Toronto North Community Council, Don River Watershed as located on the property owned by The Canadian National Institute for the Blind.

The purpose is to alter a waterway, regrade within a Fill Regulated Area and construct within the Regional Storm Flood Plain of the Don River in order to facilitate the replacement of an existing subtrunk sanitary pipe to service the Bloorview MacMillan Children's Centre, Canadian National Institute for the Blind lands and future tableland residential redevelopment.

LOCATION MAP: Rumsey Road



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to alter a waterway, regrade within a Fill Regulated Area and construct within the Regional Storm Flood Plain of the Don River to facilitate the replacement of the Sunnybrook subtrunk sanitary pipe located in Burke Brook Ravine. The subject lands are located on the northeast corner of Bayview Avenue and Eglinton Avenue, north of Rumsey Road and forms part of a larger institutional development used by both the Bloorview MacMillan Children's Centre (BMCC) and the Canadian National Institute for the Blind (CNIB). The subject site is also within an Environmentally Significant Area (ESA # 64 - Burke Brooke Ravine). The sanitary servicing easement is located within the valley, north of the CNIB site, where there is an existing sanitary sewer which had serviced the old CNIB site.

The CNIB/BMCC site is currently being redeveloped with new buildings both for BMCC and CNIB as well as a future residential development just west of the CNIB site. As part of this redevelopment, it was identified that there was a need for additional servicing capacity for the existing subtrunk sanitary system. As such, the replacement of the existing Sunnybrook sanitary pipe is required to service the redevelopment of the tableland portions of the site. Authority staff has issued two other permits to facilitate the BMCC/CNIB redevelopment including the construction of a sanitary outfall for the BMCC site (Permit No. C-04074) and to modify an existing storm outfall for the CNIB site (Permit No. C-03148). The replacement of the sanitary pipe will be conducted using trenchless technology, thereby minimizing disturbances within the valleylands.

Control of Flooding:

There will no impact on the storage or conveyance of flood waters as grades within the Regional Storm Flood Plain will not be altered as a result of the proposed works.

Pollution:

Silt fencing will be erected around the work site to prevent sediment from entering the watercourse. Erosion and sediment controls will be maintained for the duration of construction.

Conservation of Land:

Geotechnical staff has reviewed plans associated with the proposed works and notes that there are no geotechnical/slope stability issues. The applicant has conducted an Environmental Impact Study to support the upgrade of the existing sanitary trunk. This report addresses impacts to vegetation, access to the valley floor and recommends restorative plantings to mitigate impacts. Valley works will be conducted under the supervision of a full-time project environmental consultant. Technical staff has reviewed the proposed works and notes that it will not result in a Harmful Alteration, Disruption or Destruction of fish habitat. As such, a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO).

Plantings

A comprehensive restoration plan has been submitted for the review of TRCA ecological staff. This plan addresses restoring disturbed areas caused by construction access and works within portions of the valleylands. Staff is satisfied that all disturbed areas will be adequately stabilized and restored in accordance with TRCA guidelines.

Policy Guidelines:

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

CFN: 34328

Application #: 160/03/TOR

Report Prepared by: Kevin Huang, extension 5307

For information contact: Russel White, extension 5306

Date: April 28, 2004

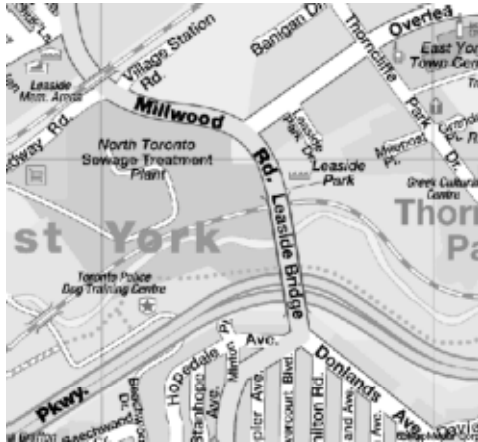
CITY OF TORONTO (TORONTO SOUTH COMMUNITY COUNCIL)

9.1.30 CITY OF TORONTO (WORKS & EMERGENCY SERVICES)

To place fill within a regulated area of the Don River, (Millwood Road), in the Toronto South Community Council, Don River Watershed as located on the property owned by City of Toronto (Works & Emergency Services).

The purpose is to place fill within a Fill Regulated Area of the Don River in order to facilitate repairs to Leaside Bridge.

LOCATION MAP: Millwood Road



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal consists of repairs to the existing bridge including removal and replacement of the bridge deck, sidewalks, approach slabs, asphalt and waterproofing. Also proposed are patch repairs to the concrete piers and abutments, including the pier caps.

Control of Flooding:

The proposed patch repairs are located within the Regional Storm Floodplain, however, the works will not affect the storage or conveyance of flood waters.

Pollution:

A debris containment system will be installed beneath the bridge and sediment fencing will also be utilized around the construction site to prevent sediment from entering the watercourse.

Conservation of Land:

No significant resource features will be impacted by the proposed works.

Plantings

New native plantings are proposed to enhance the site.

Policy Guidelines:

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

CFN: 35159

Application #: 053/04/TOR

Report Prepared by: Mark Rapus, extension 5259

For information contact: Steve Heuchert, extension 5311

Date: April 27, 2004

CITY OF TORONTO (TORONTO WEST COMMUNITY COUNCIL)

9.1.31 BERNARD AND DWORSKA JAKUBOWSKI

To construct in a flood plain on Lot 5, 6, Plan 2761, (47 Berl Avenue), in the Toronto West Community Council, Mimico Creek Watershed as located on the property owned by Bernard and Dworska Jakubowski.

The purpose is to place and excavate fill to facilitate the construction of a 2 storey addition within a Fill Regulated area of Mimico Creek.

LOCATION MAP: 47 Berl Avenue



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to excavate and place fill to facilitate the construction of a two storey addition at the rear of an existing residential dwelling. The subject property is located within a Fill Regulated Area of the Mimico Creek. All works are sufficiently setback from the top of bank.

Control of Flooding:

The proposed works are located entirely outside of the Regional Storm Floodplain of the Mimico Creek. The control and storage of flood waters will not be affected.

Pollution:

A sediment control fence will be installed and maintained until the works have been completed and any exposed areas have been stabilized.

Conservation of Land:

The proposed addition will not impact any significant resource features. All works are sufficiently setback from the top of bank. There are no slope stability/geotechnical issues associated with the project.

Plantings

The proposed works will not affect any existing natural features; therefore, no plantings are required as part of this application.

Policy Guidelines:

The proposal is consistent with Section 4.2 -Existing Development- of the Authority's Valley and Stream Corridor Management Program.

CFN: 35199

Application #: 069/04/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: March 8, 2004

9.1.32 ERIC PASKEVICS

To construct in a flood plain, place fill within a regulated area on (42 Bonnyview Drive), in the Toronto West Community Council, Mimico Creek Watershed as located on the property owned by Eric Paskevics.

The purpose is to excavate and place fill to facilitate the construction of a garage addition to the existing dwelling.

LOCATION MAP: 42 Bonnyview Drive



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to excavate and place fill to facilitate the construction of a garage addition to the existing property. The subject property is within a Fill Regulated Area and within a Flood plain in Mimico Creek. The property is located east of Royal York Road and north of The Queensway.

Control of Flooding:

The proposed works will be floodproofed to the Regional Storm elevation. All excess fill material will be removed off site.

Pollution:

A sediment control fence is to be erected before commencement of the work and remain in place until all works have been completed.

Conservation of Land:

There are no geotechnical issues associated with this project. The proposed works will not have an impact on fisheries, significant natural features or riparian vegetation.

Plantings

All disturbed areas will be restored to existing conditions.

Policy Guidelines:

This project is consistent with Section 4.2.2. (E) - Property Improvements and Ancillary Structures - of the Authority's Valley and Stream Corridor Management Plan.

CFN: 34943

Application #: 473/03/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: March 24, 2004

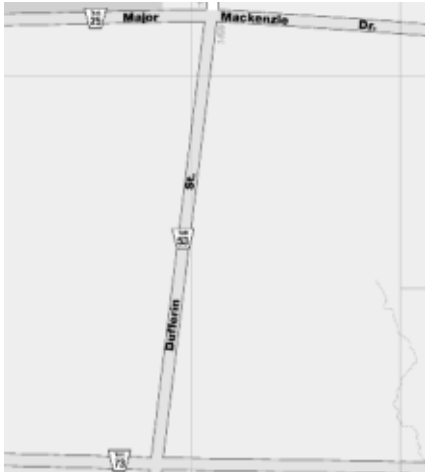
CITY OF VAUGHAN

9.1.33 THE REGIONAL MUNICIPALITY OF YORK

To alter a waterway on Lot 17, 18, 19, Concession 2, 3, (Dufferin Street -Rutherford Road northwards to Major Mackenzie Drive), in the City of Vaughan, Don River Watershed as located on the property owned by The Regional Municipality of York.

The purpose is to alter a watercourse (tributary of Don River) during the coldwater timing window (July 1 to September 15) temporarily, through a dam and pump around method in order to install a 7 metre and an 8.5 metre culvert extension to an existing 1520 mm diameter culvert in the dry, and permanently, by 48 metres on the upstream end in order to facilitate the Dufferin Street Road widening. The site is not regulated for fill placement at this time, nor does it have a Regional Storm Floodplain.

LOCATION MAP: Dufferin Street -Rutherford Road northwards to Major Mackenzie Drive



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal consists of the widening of Dufferin Street from Rutherford Road northwards to Major Mackenzie Drive. This section of Dufferin Street is not located within a Regional Storm Floodplain, or a Fill Regulated Area. The road widening will involve 3 culvert extensions, however, only the most northerly culvert, at Station 5+500, has defined beds and banks and requires a permit from TRCA for the alteration of the waterway. The extensions by 7 metres on the west and 8.5 metres on the east will require a temporary alteration in order to work in the dry, and the watercourse will be permanently altered to accommodate the road widening. The permanent alteration will also require an authorization from the Fisheries and Oceans Canada (DFO). The project was reviewed by TRCA staff during the Environmental Assessment process.

Control of Flooding:

The watercourses do not have an upstream drainage basin greater than 125 hectares; therefore, they do not have a Regional Storm Floodplain associated with them. There will not be any impacts to flooding associated with this project.

Pollution:

Standard erosion control measures (cofferdams, intake pumps, dewatering areas, silt fences) will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

Conservation of Land:

There will be in stream works associated with the culvert extensions at Station 5+500 in the north end. A cofferdam method will be utilized temporarily in order to work in the dry for the culvert extensions. A 48 metre length of the upstream channel in the roadside ditch will be relocated westward by the road widening.

The permanent alteration will constitute a harmful alteration, disruption, destruction (HADD) of fish habitat and will require an authorization from Fisheries and Oceans Canada (DFO). The channel will be realigned using natural channel design principles. The Region of York has provided a Letter of Intent which describes the compensation measures. These measures include using oversized corrugated steel pipe (CSP) extensions (2100m) which will be embedded at least 10 percent below the channel invert; adding natural stream bed substrate inside the culvert, extensions and new channel; revegetating using native species to provide riparian cover; and eliminating the perched culvert situation downstream which presently constitutes a fish barrier. The Region has indicated in the Letter of Intent that the loss of 93.6m² of fish habitat will be compensated with 153.8m² of newly created fish habitat. When the DFO authorization has been received, TRCA staff will be in a position to issue a "Fill, Construction, Alteration to Waterways" permit.

The proposed works will impact no significant terrestrial resource features. This section of Dufferin Street is located on the Oak Ridges Moraine within the "Settlement Area" designation. The northerly crossing has been identified as a hydrologically sensitive feature. Section 41 of the Oak Ridges Moraine Conservation Plan indicates in Subsection 5 that transportation and infrastructure may be permitted to cross hydrologically sensitive features (i.e. watercourses) subject to the tests and best management practices described in section 41(5)(a to e). This project has been reviewed under the Environmental Assessment Act, Ontario Regulation 158 and under the Fisheries Act for the tests and best management practices.

Plantings

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

Policy Guidelines:

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

CFN: 33243

Application #: 202/02/VAUG

Report Prepared by: June Murphy, extension 5304

For information contact: June Murphy, extension 5304

Date: April 28, 2004

TOWN OF AJAX

9.1.34 HAMPTSTOCK DEVELOPMENTS INC.

To alter a waterway, construct in a flood plain, place fill within a regulated area on Part Lot 3,4,5, Concession 3, (southwest of Taunton Road and Audley Road), in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Hamptstock Developments Inc.

The purpose is to alter a waterway, place fill in a Fill Regulated Area and construct in the Regional Storm Flood Plain of Carruthers Creek in order to facilitate the construction of a stormwater management pond and outfall.

LOCATION MAP: southwest of Taunton Road and Audley Road



The permit will be issued for the period of May 7, 2004 to May 6, 2009.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The purpose of the proposal is to alter a watercourse, place fill in a Fill Regulated Area and construct in the Regional Storm Flood Plain of Carruthers Creek in order to facilitate the construction of a stormwater management pond and outfall. The stormwater management pond is required to service Phase II of draft approved plan of subdivision 18T-98016 and is proposed in order to satisfy conditions of draft approval for the plan of subdivision. The stormwater management pond is located outside of the Regional Storm Flood Plain, while the outfall channel is located entirely within the Regional Storm Flood Plain of Carruthers Creek. The proposed works are sufficiently setback from Carruthers Creek and the subdivision itself is located entirely on tableland. TRCA staff is satisfied that the proposed works will not negatively impact the valley corridor or Regional Storm Flood Plain of Carruthers Creek.

Control of Flooding:

As the stormwater management pond is located outside of the Regional Storm Flood Plain, TRCA engineering staff has confirmed that there will be no impacts to the storage or conveyance of flood waters.

Pollution:

Sediment and erosion control measures will be erected and maintained throughout construction in order to prevent construction-generated sediment from entering the watercourse. A flow spreader will be installed between the pond outfall and the watercourse in order to prevent erosion and sedimentation of the watercourse once the pond is operational.

Conservation of Land:

There are no geotechnical/slope stability issues associated with this project, nor are there fisheries concerns as the outfall is proposed to tie into the watercourse via a flow spreader. All disturbed areas are to be stabilized and restored with native tree and shrub plantings, including the area around the flow spreader, to the satisfaction of TRCA ecology staff.

Plantings

The stormwater management pond and outfall will be planted with native submergent, emergent and shoreline species. All disturbed areas will be stabilized and restored with native tree and shrub plantings and seed mixes.

Policy Guidelines:

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

CFN: 34556

Application #: 315/03/AJAX

Report Prepared by: Kirsten Kontor, extension 5370

For information contact: Kirsten Kontor, extension 5370

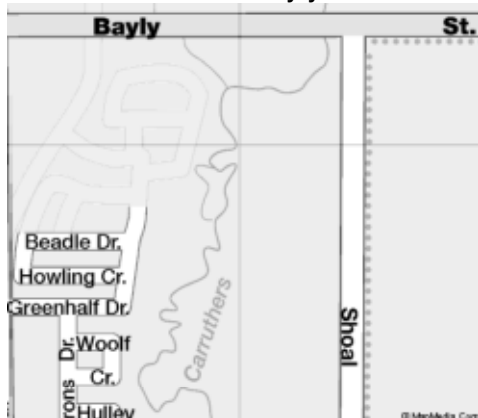
Date: April 29, 2004

9.1.35 NUGGET CONSTRUCTION COMPANY LIMITED

To alter a waterway, construct in a flood plain, place fill within a regulated area on Part Lot 5, Concession Broken Front Range 3 Block 144, Plan 40M-2046, (Bayly Street and Shoal Point Road), in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Nugget Construction Company Limited.

The purpose is to excavate and place fill within a Fill Regulated Area, alter a waterway and construct in the Regional Storm Flood Plain of Carruthers Creek in order to facilitate the construction of a twenty-one (21) unit townhouse development as well a stormwater pond and storm outfall which will service the aforementioned townhomes.

LOCATION MAP: Bayly Street and Shoal Point Road



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal is to excavate and place fill within a Fill Regulated Area, to alter a waterway and construct in the Regional Storm Flood Plain of Carruthers Creek to facilitate the construction of twenty-one (21) townhouse units, stormwater pond and storm outfall. The stormwater pond and storm outfall will service the adjacent residential townhome development. The proposed storm outfall is located approximately 7 metres from Carruthers Creek. The subject lands are located on the southwest corner of Bayly Street and Shoal Point Road, immediately north of Carruthers Creek.

The 21 unit townhouse development (Block 144) forms part of a larger two block townhouse development. The first block (Block 139) was approved by the Executive Committee on April 2, 2004 (Permit No. C-04090). Block 139 is located to the south of Carruthers Creek while Block 144 is located north of Carruthers Creek.

Control of Flooding:

TRCA Water Management staff has reviewed plans related to the proposed works and has determined that there will be no impacts to the storage or conveyance of flood waters.

Pollution:

Sediment and erosion controls will be implemented for the proposed works. Silt fencing will be installed and maintained for the duration of construction to prevent sediment from entering the watercourse.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. The proposed storm outfall is setback approximately 7 metres from Carruthers Creek. Ecological staff has determined that the storm outfall does not constitute a Harmful Alteration, Disruption or Destruction (HADD) to fish habitat and as such, a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO). No other significant natural resources will be impacted by the proposed outfall.

Plantings

The disturbed area immediately surrounding the proposed stormwater pond and outfall will be planted with native, non-invasive species. Ecological staff has reviewed a landscape plan to ensure that plantings are in accordance with TRCA requirements.

Policy Guidelines:

This proposal complies with Section 4.3 - Infrastructure and Servicing and Section 4.1.1 - New Urban Development, of the Authority's Valley and Stream Corridor Management Program.

CFN: 35318

Application #: 114/04/AJAX

Report Prepared by: Kevin Huang, extension 5307

For information contact: Russel White, extension 5306

Date: April 28, 2004

9.1.36 REGIONAL MUNICIPALITY OF DURHAM

To alter a waterway, construct in a flood plain, place fill within a regulated area on Taunton Road (Lot 4, Concession 3, 4), in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Regional Municipality of Durham.

The purpose is to excavate and place fill (for culvert extensions on the south and north side of Taunton Road, wingwalls and bioengineered slope) in a Fill Regulated Area; and to construct a structure (14.1 metre culvert extension to the south and a 6.2 metre culvert extension with wingwalls to the north to an existing open foot concrete culvert 2.4 metres high, 6.1 metres wide and 2.8 metres long) within a Regional Storm Floodplain; and to alter a watercourse (Carruthers Creek) during the coldwater timing window (July 1 to September 15) through a dam and pump around method in order to install the culvert extensions, wingwalls, two outfalls and a bioengineered slope in the dry.

LOCATION MAP: Lot 4, Concession 3, 4



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal consists of two extensions to an existing culvert, the construction of wingwalls, two outfalls and bioengineered slope protection on Carruthers Creek within the Regional Storm Flood Plain and the Fill Regulation Area in order to accommodate the widening of Taunton Road.

The existing culvert is an open foot concrete culvert 2.4 metres high, 6.1 metres wide and 2.8 metres long and is located within the Regional Storm Flood Plain. The existing culvert will be extended by 6.2 metres on the north side of Taunton Road. Two wingwalls will be constructed on the east and west side of this culvert extension to the north. Two roadside ditches will be constructed with outfalls located just north of the wingwalls. 11.6 metres of bioengineered slope protection will be installed north of the this culvert extension. In addition the existing culvert will be extended 14.1 metres to the south.

There is a small tributary at the northwest end of the culvert extension that contributes flow to the Carruthers Creek from a small cattail marsh. Bioengineering and rock protection work will be conducted to avoid disturbance to this feature and will be isolated with sediment fencing.

The project was reviewed by TRCA staff during the Environmental Assessment process.

Control of Flooding:

The works are expected to create a minor increase in flooding upstream under the Regional Storm Flood event. The landowner acknowledges that as a result the proposed reconstruction of the Taunton Road culvert extensions, the Regional Storm Flood elevation will increase and has provided written permission to that effect. The maximum increase in the Regional Flood water levels caused by this project is 35cm. The increases are all confined to the golf course lands. This project is consistent with site history.

Pollution:

Standard erosion control measures (silt fence, rock check dam, pea gravel bag coffer dam) will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

Conservation of Land:

There will be in stream works associated with this project. A dam and pump around method will be utilized in order to install the culvert extension in the dry. With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). The proposed works will impact no significant resource features. There will be no slope stability issues related to the works.

Plantings

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

Policy Guidelines:

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

CFN: 35093

Application #: 031/04/AJAX

Report Prepared by: Suzanne Bevan, extension 5374

For information contact: Beth Williston, extension 5217

Date: February 5, 2004

TOWN OF CALEDON

9.1.37 CLAUDIO CELLUCCI

To place fill within a regulated area on South East Lot 19, Concession 2, in the Town of Caledon, Humber River Watershed as located on the property owned by Claudio Cellucci.

The purpose is to construct and place fill within a Fill Regulated area to facilitate the construction of a residential dwelling within a Fill Regulated area, outside of the Regulatory Floodplain in the Town of Caledon.

LOCATION MAP: not available

The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

This permit is to allow for the construction of a 7664 sq. ft. (712 sq. m), two storey residential dwelling, within a Fill Regulated area, outside the Regional Storm floodplain. The subject property is located west of Centreville Creek Road, between Boston Mills Road and Old Church Road, in the Town of Caledon. The subject property is traversed by a number of significant environmental features, including a Provincially Significant Wetland complex, and portions of an Environmentally Significant Area (ESA) and Area of Natural and Scientific Interest (ANSI). The location proposed for the dwelling was selected based upon these constraints to development, and is located within a cleared area of the property, which will result in the least possible impact upon the adjacent natural features.

Control of Flooding:

The proposed works will be completed outside of the Regional Storm Floodplain. As such, 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.

No in-water works, or works within the Regional Storm Floodplain are proposed with this application.

Conservation of Land:

No significant vegetation or geotechnical concerns exist with respect to this application.

Plantings

No significant vegetation is to be removed through this project. As such, no compensatory plantings are required.

Policy Guidelines:

The proposed works are consistent with Section -4.1.1, New Urban Development, of the Authority's Valley and Stream Corridor Management Program.

CFN: 35358

Application #: 136/04/CAL

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: April 29, 2004

9.1.38 STEPHEN OR JULIE KEELAN

To place fill within a regulated area on Part Lot 25, Concession 2, (115 Haines Drive), in the Town of Caledon, Humber River Watershed as located on the property owned by Stephen or Julie Keelan.

The purpose is to place and excavate fill material within a Fill Regulated Area associated with the Humber River on an existing lot at 115 Haines Drive, Bolton in order to construct an inground swimming pool.

LOCATION MAP: 115 Haines Drive



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal involves the placement and excavation of fill material in order to construct an inground swimming pool at 115 Haines Drive, Bolton. The portion of the subject property to which this application applies is located within TRCA's Fill Regulated Area, but is located outside of the Regulatory Floodplain.

Control of Flooding:

The proposed works are located outside of the Regulatory Floodplain. As such, the storage and conveyance of floodwaters will not be affected by this proposal.

Pollution:

The subject property is located sufficiently away from the tributary associated with the Humber River. As such, sedimentation of the watercourse will not occur as a result of construction.

Conservation of Land:

The property is located within an existing residential subdivision. As such, the proposed works will not impact any significant vegetation. The proposal is sufficiently setback to protect the top of valley bank feature. TRCA technical staff have conducted a site visit and ensure that all geotechnical concerns will be addressed through the design of a vegetative buffer along the top of valley slope. There are no fisheries related concerns associated with this development.

Plantings

A variety of light, deep rooted native and non-invasive plant species will be incorporated into the design of this proposal.

Policy Guidelines:

The proposal is in conformity with Section 4.2.2. (E) - Property Improvement and Ancillary Structures of the Authority's Valley and Stream Corridor Management Program.

CFN: 35343

Application #: 127/04/CAL

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: April 28, 2004

9.1.39 LISGAR CONSTRUCTION CO.

To alter a waterway, construct in a flood plain on, (12131 Highway 50), in the Town of Caledon, Humber River Watershed as located on the property owned by 2033666 Ontario Ltd.

The purpose is to alter a watercourse and construct within the Regulatory Floodplain to facilitate the construction of a stormwater management outfall.

LOCATION MAP: 12131 Highway 50



The permit will be issued for the period of May 7, 2004 to May 6, 2009.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

This permit is to allow for the construction of a stormwater management outfall within an engineered drainage channel associated with a tributary of the Humber River, adjacent to Highway 50, at Albion-Vaughan Road, in the Town of Caledon. This outfall will service the adjacent lands to the east of Highway 50, just north of Albion-Vaughan Road, designated for Highway Commercial uses, which have a total area of less than 5 hectares. The proposed outfall and associated headwall will be constructed within the existing rip-rap lined bank.

Control of Flooding:

The proposed works will be completed within the drainage channel of the watercourse and within the Regional Storm Floodplain. It is expected that all impacts will be temporary, as the channel has been designed to accommodate Regional Storm flows, for which this proposal will not pose a significant impediment. As a result of the above, 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. No in-water works are proposed with this project.

Conservation of Land:

No significant vegetation or geotechnical concerns exist with respect to this application.

Plantings

No significant vegetation is to be removed through this project. Affected lands are currently seeded, and will be restored to pre-construction condition in accordance with TRCA's Planting Guidelines with a native, non-invasive seed mix.

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: 35336

Application #: 121/04/CAL

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: April 15, 2004

9.1.40

GREGG AND MOORE MCKIBBON

To construct in a flood plain, place fill within a regulated area on Lot 81, Plan 43R-9985, (48 John Street), in the Town of Caledon, Humber River Watershed as located on the property owned by Gregg McKibbon and Ellie Moore.

The purpose is to excavate fill material and construct an inground swimming pool within the Regulatory Floodplain of the Humber River at the rear of an existing dwelling at 48 John Street, Bolton.

LOCATION MAP: 48 John Street



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal consists of excavating fill material and constructing in the Regulatory Floodplain and Fill Regulated Area of the Humber River in order to construct an inground swimming pool in the backyard of the subject property. The subject property is located within the Bolton Special Policy Area (SPA). All existing grades will remain unchanged. In addition, all applicable SPA criteria will be met.

Control of Flooding:

All existing grades are to be maintained. As such, the proposed works will not affect the storage or conveyance of floodwaters.

Pollution:

No sedimentation of the watercourse is expected from the proposed works. Appropriate sediment and erosion controls will be installed prior to any of the works taking place on the subject property. All excavated material will be removed from the property.

Conservation of Land:

The subject property is located within an existing residential subdivision in the Village of Bolton. The proposed pool will not impact any significant vegetation on the subject property. There are no geotechnical or fisheries related concerns with this proposal.

Plantings

There is no significant vegetation on-site. As such, compensatory planting is not required for this proposal.

Policy Guidelines:

The proposal is in conformity with Section 4.2.1 (B) - Development/Redevelopment within Designated Special Policy Areas and Section 4.2.2. (E) - Property Improvements and Ancillary Structures of the Authority's Valley and Stream Corridor Management Program.

CFN: 35352

Application #: 130/04/CAL

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

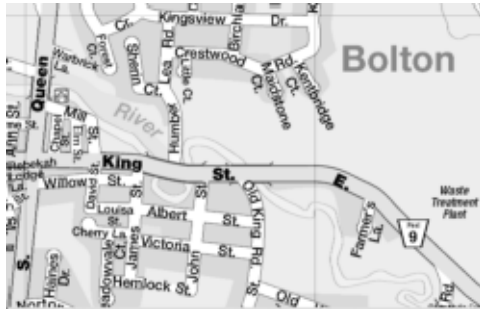
Date: April 28, 2004

9.1.41 SCOTT SHAW

To construct in a flood plain, place fill within a regulated area on Lot 33, Plan BOL-7, (111 Willow Street), in the Town of Caledon, Humber River Watershed as located on the property owned by Scott Shaw.

The purpose is to place fill material and construct a two-car garage within the Regulatory Floodplain and Fill Regulated Area in the Bolton Special Policy Area (SPA).

LOCATION MAP: 111 Willow Street



The permit will be issued for the period of May 7, 2004 to May 6, 2006.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The proposal involves the construction of a 48 square metre (520 square foot) two-car garage at the rear of the subject property located within the Regulatory Floodplain and Fill Regulated Area at 111 Willow Street in Bolton. The subject property is located within the Bolton Special Policy Area (SPA), which allows for development provided it can be adequately floodproofed. The proposed development is adequately floodproofed and can withstand Regional Storm event velocities.

Control of Flooding:

The proposed development is adequately floodproofed and is located outside of the hydraulic floodway. As such, impacts to the storage and conveyance of floodwaters will not occur.

Pollution:

The subject property is located an adequate distance from the nearest watercourse. As such, sedimentation of the watercourse is not expected.

Conservation of Land:

The subject property is located within a developed area and will not disturb any significant vegetation. There are no geotechnical or fisheries related concerns associated with this proposal.

Plantings

There is no significant vegetation on-site. As such, compensatory planting is not required for this proposal.

Policy Guidelines:

The proposal is in conformity with Section 4.2.1. (B) - Development/Redevelopment within Designated Special Policy Areas and Section 4.2.2. (E) - Property Improvements and Ancillary Structures of the Authority's Valley and Stream Corridor Management Program.

CFN: 35329

Application #: 117/04/CAL

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: April 28, 2004

TOWN OF MARKHAM

9.1.42 LINDVEST PROPERTIES (CORNELL) LTD.

To alter a waterway on Lot 9, 10, Concession 9, (east of 9th Line from Highway 7 to Highway 407), in the Town of Markham, Rouge River Watershed as located on the property owned by Lindvest Properties (Cornell) Ltd.

The purpose is to alter a waterway in order to facilitate the construction of a temporary diversion channel for Tributary B in the Cornell community.

LOCATION MAP: east of 9th Line from Highway 7 to Highway 407



The permit will be issued for the period of May 7, 2004 to May 6, 2009.

The documents and plans which form part of this permit will be listed in a separate report

RATIONALE

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

Proposal:

The purpose of this proposal is to alter a waterway in order to facilitate the construction of a temporary diversion channel for Tributary B within the Cornell community. The temporary diversion is proposed between Highways 7 and 407, east of Ninth Line, where a stormwater management pond and redesigned channel are being proposed. The TRCA is awaiting the submission of the detailed design drawings for the stormwater management pond and redesigned channel, based on natural channel design principles, which will be the subject of an upcoming permit application. TRCA staff has been involved in discussions with the applicant regarding the location and size of the pond and channel and is satisfied, in principle, with the proposed works. In order to facilitate preliminary earthworks to be undertaken within the pond block, this temporary diversion channel is required. The diversion channel will be constructed and maintained for the duration of the earthworks, until the new channel and pond are constructed. Once the new channel and pond are constructed, the temporary channel will be decommissioned and rehabilitated. The construction of the channel and pond is anticipated to be completed by fall 2004.

It should be noted that the loss of fish habitat within Tributary B of the Little Rouge River and the construction of the on-line stormwater management pond within Cornell was authorized by the Department of Fisheries and Oceans (DFO) as part of Fisheries Act Authorization #525-1342 (1999). As compensation for the loss of fish habitat, the construction of the Milne Reservoir Fishway was approved and undertaken. As a result, Tributary B has been identified by DFO as a watercourse without fish habitat and all construction works can therefore take place without any fisheries timing window restrictions. As part of the DFO Authorization, a number of terrestrial ecology objectives were identified and staff has confirmed that the overall proposal for the channel redesign and stormwater management pond is consistent with the authorization and will achieve the environmental objectives identified.

Control of Flooding:

The proposed channel will be designed to convey the 10 year storm event, in accordance with the Authority's *Erosion and Sediment Control Guidelines for Construction* (April 1994). TRCA engineering staff has determined that there will be no impacts to the storage or conveyance of flood waters.

Pollution:

The temporary channel will be lined with appropriate material to the 5 year storm elevation in order to prevent sedimentation of downstream areas. A series of rock check dams are also proposed to further control sediment flow through the channel. In addition, silt fencing is proposed around the perimeter of the channel and pond work area.

Conservation of Land:

There are no geotechnical or fisheries resources concerns related to this proposal. All disturbed areas will be stabilized and the area will be extensively rehabilitated following the construction of the permanent channel and stormwater management pond.

Plantings

As there are additional works to be undertaken in the area in the immediate future, the restoration of the channel will be undertaken once the permanent channel and stormwater management pond are constructed. No additional plantings are required in the interim as the landscaping scheme will ensure that both the temporary and permanent channels are appropriately planted and restored, to the satisfaction of TRCA staff.

Policy Guidelines:

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

CFN: 35379

Application #: 143/04/MARK

Report Prepared by: Kirsten Kontor, extension 5370

For information contact: Kirsten Kontor, extension 5370

Date: April 28, 2004

TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: **TENDER OPENING SUB-COMMITTEE TENDERS ES04-07 AND ES04-10**
Tenders for the supply and delivery of rip rap stone and cobble stone for the Fishleigh Drive Project, City of Toronto.

KEY ISSUE

Award of contracts ES04-07 for the supply and delivery of rip rap stone and ES04-10 for the supply and delivery of cobble stone.

RECOMMENDATION

THAT Tender ES04-07 for the supply and delivery of rip rap stone be awarded to J.C. Rock Ltd. at a total cost not to exceed \$42,920 excluding GST;

AND FURTHER THAT Tender ES04-10 for the supply and delivery of cobbles to be awarded to Nelson Aggregate Co. at a total cost not to exceed \$67,250 excluding GST.

BACKGROUND

These tenders were open to the public and were advertised in the Daily Commercial News. Six stone suppliers provided sealed bids, which were reviewed by staff as follows:

**SUMMARY OF UNIT PRICES (EXCLUDING G.S.T.) FOR THE SUPPLY AND DELIVERY OF
APPROXIMATELY
2,000 TONNES OF 300-600mm RIP RAP STONE
2,500 TONNES OF 75-200mm COBBLES**

BIDDERS	ES04-07: Rip Rap (300-600mm)	ES04-10: Cobbles (75-200mm)
Dufferin Aggregate	\$27.96	No Quote
J.C. Rock Ltd.	\$21.46	\$31.60
Lafarge Construction Materials	\$28.20	\$35.00
Nelson Aggregate Co.	\$23.77	\$26.90
Vicdom Sand & Gravel	No Quote	\$43.00
Dig-Con International	\$46.00	\$45.00

RATIONALE

Sealed bids were received from 6 stone suppliers, which were opened Friday, April 16, 2004 at the Tender Opening Sub-Committee. Staff have reviewed the tenders and recommend that the lowest quotation received from J.C. Rock be accepted for the supply and delivery of rip rap stone at a unit price of \$21.46 per tonne (excluding G.S.T.), and that the lowest quotation received from Nelson Aggregate Co. be accepted for the supply and delivery of cobble stone at a unit cost of \$26.90 per tonne (excluding G.S.T.).

FINANCIAL DETAILS

Funds are budgeted in the "Fishleigh Drive Project, City of Toronto", account number 138-03.

Report prepared by: Joe Delle Fave, 416-392-9724

For Information contact: Joe Delle Fave, 416-392-9724

Date: April 22, 2004

TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: **THE CITY OF TORONTO VALLEY AND SHORELINE REGENERATION PROJECT, 2002 - 2006**
Guildwood Parkway Erosion Control Project (Phase 2) - Consultant Selection for Engineering Study and Final Design

KEY ISSUE

To retain the services of a consultant to complete an engineering study and final design for the Guildwood Parkway Erosion Control Project in the City of Toronto.

RECOMMENDATION

THAT the firm of Shoreplan Engineering Limited be retained to complete the engineering study and final design for the Guildwood Parkway Erosion Control Project (Phase 2), at a total cost not to exceed \$32,000 excluding GST.

BACKGROUND

In 1987, the Toronto and Region Conservation Authority (TRCA - formerly Metropolitan Toronto and Region Conservation Authority (MTRCA)) retained Philpott Associates Coastal Engineers Limited (PACEL) to carry out an engineering study for the design of remedial measures for shoreline erosion control protection and slope stabilization along the Guildwood Parkway sector of the Scarborough Bluffs, east of the Guild Inn to Morningside Avenue, in the former City of Scarborough. The purpose of the study was to establish conditions at the site, review the need for protection measures and outline the possible course of action. The study concluded that erosion protection was required along this sector of shoreline, and that a revetment was the most appropriate remedial alternative.

Due to unresolved property issues, the revetment that was to extend east of Morningside Avenue was re-designed to end at 471 Guildwood Parkway, leaving seven properties to the east unprotected. The TRCA would now like to complete the erosion protection works along the sector of shoreline from 471 Guildwood Parkway to Morningside Avenue, and recently re-initiated the project under the *Class Environmental Assessment for Remedial Flood Erosion Control Projects (2002)*.

In April 2004, a Terms of Reference (TOR) was prepared by TRCA staff and distributed to the following environmental/coastal engineering consultants:

- W.F. Baird & Associates Coastal Engineers Limited;
- Shoreplan Engineering Limited;
- Jacque Whitford Environment Limited;
- Cumming Cockburn Limited;
- Marshall Macklin Monaghan Limited.

These consultants were chosen because of their experience with studies of this nature.

RATIONALE

Proposals were received for the selected consultants on April 23, 2004, with the exception of Jacques Whitford Environment Limited who declined to bid due to staff commitments with other projects.

The consultant were evaluated on the following criteria:

- The written proposal;
- Experience and expertise of key members of the consulting team;
- Understanding of background information, project, environmental concerns and proposed approach;
- Timeframes for completion of the investigation; and
- Cost.

The following table presents a summary of cost estimates submitted by the invited bidders:

Guildwood Parkway Erosion Control Project (Phase 2) Bidders Selection

BIDDERS	COST ESTIMATES (excluding G.S.T.)
Jacques Whitford Environemental Ltd.	No Bid
Marshall Macklin Monaghan Ltd.	\$129,690.00
W.F. Baird & Associates Coastal Engineers Ltd.	\$87,366.00
Cumming Cockburn Ltd.	\$65,965.50
Shoreplan Engineering Ltd.	\$32,000.00

The professional services offered in the Shoreplan Engineering Ltd. proposal met all terms and conditions specified in the TOR and was the lowest bid at a cost not to exceed \$32,000 excluding G.S.T..

FINANCIAL DETAILS

This work will be carried out under Account No. 139-15. Funding is provided by the City of Toronto Valley and Shoreline Regeneration Project, 2002 - 2006.

Report prepared by: Moranne Hagey, 416-392-9690
For Information contact: Moranne Hagey, 416-392-9690
Date: April 26, 2004

TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: **THE CITY OF TORONTO VALLEY AND SHORELINE REGENERATION PROJECT, 2002 - 2006**
Summerlea Park Erosion Control Project - Consultant Selection for Review of Stream Realignment Alternatives.

KEY ISSUE

To retain the services of a consultant to review stream realignment alternatives for the Summerlea Park Erosion Control Project in the City of Toronto.

RECOMMENDATION

THAT the firm of Greck and Associates Limited be retained to complete the review of stream realignment alternatives for the Summerlea Park Erosion Control Project, at a total cost not to exceed \$21,945 excluding GST.

BACKGROUND

For the past several years, the Toronto and Region Conservation Authority (TRCA) has maintained a successful partnership with the City of Toronto in identifying and repairing erosion sites within parks. Each year the city identifies erosion sites, which require immediate remediation and The Toronto and Region Conservation Authority (TRCA) designs and constructs the proposed repairs.

In the summer of 2003, the city identified two erosion sites on the Humber and West Humber Rivers within Summerlea Park, near the intersection of Albion Road and Weston Road in the City of Toronto. Erosion of the riverbanks has resulted in the loss of valuable tableland that is heavily used by local community soccer leagues, creating a safety hazard and threatening the closure of one or more pitches. Currently, the use of all the soccer pitches is maximized and the loss of one or more fields would be devastating to the Rexdale community.

Following an investigation of the site, TRCA staff recommended that a remedial erosion control project be carried out to prevent the further loss of property and protect public safety. The project was formally initiated under the *Class Environmental Assessment for Remedial Flood and Erosion Control Projects (2002)* in August 2003, and several alternative options of bank stabilization were developed in-house. The options were then presented to the Community Liaison Committee (CLC) for review and comment. The preliminary alternative options were generally well received, however it was suggested that an additional option of stream realignment be given consideration. As this alternative is beyond the original scope of work, TRCA staff recommended that a consultant be retained to develop the stream realignment alternative and finalize the design of the preferred alternative, once selected.

In April 2004, a Terms of Reference (TOR) was prepared by TRCA staff and distributed to the following environmental/geotechnical consultants:

- Aquafor Beech Limited;
- Jacques Whitford Environment Limited;
- Golder & Associate Limited;
- Greck and Associates Limited;
- Schollen & Company Incorporated.

These consultants were chosen because of their experience with investigations of this nature.

RATIONALE Four proposals were received from the selected consultants on April 23, 2004, as Aquafor Beech Limited and Schollen & Company Incorporated submitted a joint proposal.

The consultants were evaluated on the following criteria:

- The written proposal;
- Experience and expertise of key members of the consulting team;
- Understanding of background information, project, environmental concerns and proposed approach;
- Timeframes for completion of the investigation; and
- Cost.

The following table presents a summary of cost estimates submitted by the invited bidders:

**Summerlea Park Erosion Control Project
Bidders Summary**

BIDDERS	COST ESTIMATES (excluding G.S.T.)
Aquafor Beech Ltd./Schollen & Co. Inc.	\$49,645.00
Golder Associates Ltd.	\$39,149.00
Jacques Whitford Environment Ltd.	\$23,900.00
Greck and Associates Ltd.	\$21,945.00

The professional services offered in the Greck and Associates proposal met all terms and conditions specified in the TOR and was the lowest bid at a cost not to exceed \$21,945 excluding G.S.T.. The work will be lead by Greck and Associates Ltd., in association with Parish Geomorphic Ltd., Terraprobe and Roth & Associates, to provide the multi-disciplinary services required to carry out this undertaking.

FINANCIAL DETAILS

This work will be carried out under the Account No. 155-01. Funding is provided by the City of Toronto Valley and Shoreline Regeneration Project, 2002-2006.

Report prepared by: Moranne Hagey, 416-392-9690
 For Information contact: Moranne Hagey, 416-392-9690
 Date: April 26, 2004

TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: "JUTURNA" - THE TRCA WEB-BASED MAP DATA SERVER - PHASE TWO

KEY ISSUE

Continuing a partnership with York University and the implementation of the JUTURNA project across Toronto and Region Conservation Authority's jurisdiction under the Regional Watershed Monitoring Program.

RECOMMENDATION

THAT the Toronto and Region Conservation Authority (TRCA) continue the partnership with York University and the implementation of the JUTURNA project across TRCA's jurisdiction under TRCA's Regional Watershed Monitoring Program;

AND FURTHER THAT TRCA provide to York University a total of \$35,000, inclusive of any applicable taxes, in order to support this work.

BACKGROUND

In 2001, the TRCA initiated a Regional Watershed Monitoring Program in order to provide a comprehensive, integrated and coordinated approach to environmental monitoring in the Greater Toronto Area. The program includes the establishment of a monitoring network that will endeavour to bring together a group of like-minded, cooperative agencies and organizations to collect, store, distribute and report on environmental monitoring data that furthers the interests of all involved parties. This monitoring network builds upon the existing local and project-specific monitoring efforts of its partners.

Project Objectives

- To develop a program that provides the necessary information to assess the health of the watersheds, subwatersheds, waterfront ecosystems and Remedial Action Plan (RAP) area, spatially and temporally.
- To identify a set of indicators that reflect ecosystem condition, integrate the monitoring requirements of the RAP with report cards for individual watersheds, and are compatible with municipal state of the environment reporting and other broad programs like State of the Lakes Ecosystem Conference (SOLEC), for the Great Lakes basin, and the provincial policy performance indicators.
- To develop an efficient program that builds upon existing monitoring activities, avoids duplication between agencies, municipalities, and organizations, is cost effective in allocating the best use of resources and informs management decisions.
- To identify ways to engage and involve the public, interest and school groups in meaningful monitoring activities.
- To develop and obtain agreement from stakeholders on a set of monitoring protocols for the collection, analysis, storage and distribution of data on the indicators that are identified.

The JUTURNA project focuses on the development a web-based data assessment and reporting system to support TRCA's Regional Watershed Monitoring Program. The project evolved out of a partnership initiated in 2001 between TRCA, York University and Citizens' Environment Watch, an environmental non-government organization housed at the University of Toronto. At that time, a similar but smaller scale data system called MapReflections was developed primarily for community monitoring data. The success of this initial project demonstrated the value of the partnership and the potential for expanding the work to more closely meet the objectives of the Regional Watershed Monitoring Program.

Its purpose is to demonstrate how biological monitoring and abiotic data can be presented in a geographic context to facilitate the sharing of watershed monitoring data with civic, scientific and political stakeholders. This will allow for a better appreciation of potential physical factors in catchment areas that may influence findings from in-stream monitoring activities. The geographic scope for this pilot project is the Humber River watershed.

In the first phase (pilot) of this project, four indicators of stream quality are provided, namely the Fish Index of Biotic Integrity, Benthic Invertebrate Aggregate Assessment, Thermal Stability and Basic Water Chemistry. All indicators use data collected under the Regional Watershed Monitoring Program, with the first three using established TRCA data analysis and interpretation procedures. By using these data procedures, monitoring data can be rolled-up to provide a stream condition that can be readily understood. For example, the Benthic Invertebrate Aggregate Assessment uses a series of 10 common indices (e.g. Diversity, Hilsenhoff Biotic Index) with regionally-specific criteria in terms of the level of stream impairment. By comparing the criteria for each index (based on an unimpacted stream site) with the values from a stream site of interest, an aggregate assessment can be performed over all 10 indices with the designation of an appropriate stream condition. Sites can be designated as either impaired or potentially impaired under this procedure. While the results are not specific to the types of possible impacts, trends in the data may raise "red-flags", and prompt more intensive investigation. Data provided through this website is also available in a raw format where users can conduct their own analyses.

Beyond data analysis and interpretation functions, the project also provides the opportunity for community stakeholders to become engaged in more meaningful ways when watershed monitoring information is being disseminated. Stakeholders will have the option of searching and visualizing watershed monitoring information with greater ease, but also to connect with existing community-based environmental organizations (e.g. Citizens' Environment Watch - CEW) to consider participating in data collection, assessment and sharing information. A key step towards better community engagement, which this project provides, is for users to be able to input their own data and generate analyzed reports for their monitoring sites. This provision is key to positioning TRCA as a leader in the support of community-based monitoring activities. Furthermore, the project provides a platform for the embodied energy of shared interests, identity and trust - what has been called "social capital" by harnessing and focusing support on the stewardship of the region's environment. This project represents an important step toward integrating and reinforcing a wide range and variety of different programs within TRCA's jurisdiction.

The first phase of this project is set for completion June, 2004. The closing will be marked by the availability of this web-based data assessment and reporting system through the TRCA website. A communications plan and public training events are also planned to best promote the work done thus far on the pilot version. Previously, the work was presented and well received at the 10th A.D. Latornell Conservation Symposium in November, 2003. A presentation to key TRCA staff members was also made in December, 2003 for information, discussion and future opportunity purposes. It has also undergone a two week user-acceptance-testing period involving a group of TRCA staff members and external partners (e.g. CEW).

RATIONALE

One of the key elements of the Regional Watershed Monitoring Program is the data collected for each of the indicators included in the program. The ability to analyze, interpret and report on the data to the program stakeholders, including provincial agencies, municipal partners and the general public, is critical to the overall success and effectiveness of the monitoring program. Web-based reporting is yet another opportunity to make data available and understandable in a watershed context. In its present pilot format, the system can only provide data for the Humber River watershed which does not represent the full extent of TRCA's Regional Watershed Monitoring Program.

JUTURNA will also help meet the recommendations and priority actions set out by the Toronto and Region Remedial Action Plan in many areas. These areas include monitoring program results reporting and integration, assessing progress in terms of watershed health, education and involvement of the public, and support for non-government organizations. This project directly addresses *Result 2* listed in the draft *Monitoring and Information Management Annex of COA* of Scientific data and information shared among government, organizations and basin residents.

An on-going partnership with York University will not only facilitate the development of the web-based application required for the data analysis and reporting/sharing, but will provide the Web/GIS platform from which the application can be operated. This platform (ARCIMS) and the infrastructure required to operate it are currently beyond the TRCA's IT and web infrastructure capabilities. Further, this partnership and work with York University also provides another opportunity to further develop the monitoring "network" that has been identified under the Regional Watershed Monitoring Program.

DETAILS OF WORK TO BE DONE

Upon funding approval, a meeting with York University partners will further detail the second phase of the project and outline the specific elements to be developed. The scope of the work will include the addition of three watersheds (Rouge, Don and Duffins) with at minimum the inclusion of all features available in the Humber pilot version. These features include the four aquatic health indicators, all reporting and data provision tools (mapping and numeric) and the community data/resource portal. Additional indicators of watershed health are also planned for inclusion in this second phase. The scope of this second development phase (*i.e.* watersheds, indicators) is subject to funding availability.

Since the current content relates primarily to the Regional Watershed Monitoring Program, development of new (or reworking of existing) content in the current pilot project will be carried out. Work will be done to make the content better reflect the relationship of the environmental monitoring data to COA and the Toronto and Region Remedial Action Plan under the Great Lakes Water Quality Agreement.

It is anticipated that the work will commence as early as June 1, 2004 with the final product completed and tested by March 1, 2005. This project will be a collaborative effort among partners and a private software developer, namely Seconsys Inc. This firm has close ties to York University through faculty membership and successfully completed the first phase of this project. The purpose in retaining Seconsys Inc. for this second phase is to maximize efficiency and thereby cost savings in further implementing this project.

The website will continue to be hosted by York University as part of the Regional Monitoring Network, or until such a time as the TRCA GIS and web infrastructure could facilitate it.

FINANCIAL DETAILS

TRCA agrees to provide support for this project at a total cost of \$35,000, although additional funding partners are being sought in order to implement the full scope of the intended work (*i.e.* watersheds, indicators). A funding proposal has been submitted to the Great Lakes Sustainability Fund requesting \$20,000. Other potential funding sources include the Ministry of Natural Resources and Environment Canada to the amount of \$20,000. York University will be contributing approximately \$22,500 of in-kind contribution to the project related to software costs and the provision of graduate assistants. Other in-kind support is being provided by Citizens' Environment Watch to assist in the implementation of this project at the community level. In addition, York University will contribute (in-kind) approximately \$2,000/year related to the platform hosting costs as long as the infrastructure remains at the university. Funding to support TRCA's portion of this partnership is available through the Regional Watershed Monitoring Program, Account No. 124-30.

Report prepared by: Jeff Borisko, extension 5333
For Information contact: Jeff Borisko, extension 5333
Date: April 26, 2004

TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: **WETLAND IDENTIFICATION PROJECT: REGIONS OF PEEL AND YORK**

KEY ISSUE

To retain a consultant to carry out the Wetland Identification Project for the Regions of Peel and York.

RECOMMENDATION

THAT the consulting firm Gartner Lee Ltd. be retained to develop a methodology for the identification of suitable sites for wetland creation and enhancement and apply it to the Regions of York and Peel at a cost not to exceed \$30,000 including GST.

BACKGROUND

The watersheds in the Greater Toronto Area (GTA) were once almost entirely forested, with dense riparian vegetation, stable flow regimes and home to a wide diversity of terrestrial and aquatic flora and fauna. On-line and isolated wetlands found in the headwater or mid-reach areas of the watersheds played an important role in attenuating flows, increasing infiltration and discharge, protecting water quality, introducing organic inputs and providing the necessary habitat conditions for many flora and fauna species. Across southern Ontario, these wetlands were of four types; bogs, fens, marshes and swamps. In the GTA, the predominant wetland types presently found are marshes and swamps.

It has been estimated that approximately 80% of the historic wetlands in southern Ontario have been lost. The Toronto and Region Remedial Action Plan, Toronto and Region Conservation Authority's (TRCA) watershed strategies, such as *Legacy: A Strategy for a Healthy Humber*, *Greening our Watersheds: Revitalization Strategies for Etobicoke and Mimico Creeks* and *Forty Steps to a New Don*, and the York Region Greening Strategy, have all identified a need to conserve and enhance wetland habitats in order to maintain and restore their associated functions.

Although some wetland creation and enhancement work is undertaken through strategically planned projects, a more comprehensive analysis of potential opportunities throughout TRCA's jurisdiction is required. With increased development pressure in the Regions of York and Peel, and associated potential impacts on the remaining wetlands, it is felt that in order to maintain or enhance the existing hydrologic functions and habitat availability within the watersheds, potential locations for the creation and enhancement of wetlands need to be identified.

The purpose of this project is to identify potential locations in the Regions of York and Peel where wetland creation is possible within a 15-year time frame. These wetlands may be either on-line, off-line or wholly self-contained, depressional features. The project will include developing a set of criteria for assessing the suitability of a site for a potential wetland. This will include reviewing topography, surficial geology, soils, watercourses, groundwater, historic wetland information, TRCA's terrestrial natural heritage system and private/public land holdings.

RATIONALE

Seven consulting firms submitted proposals based on the Terms of Reference for this project.

Consultant Bid Summary

Consultants	Projected Costs
Azimuth Environmental Consulting Inc.	29,699.00
Ecoplans Ltd.	29,860.00
Dillon Consulting	28,023.30
Gartner Lee Ltd.	29,633.00
LGL Environmental Research Associates	29,171.00
North South Environmental Inc.	29,968.56
Stantec	27,900.00

TRCA staff reviewed the proposals and it was determined that to best meet the objectives outlined in the Terms of Reference, Gartner Lee Ltd. be retained. Projected costs were considered secondary to the proposed methodology, qualifications and expertise of the project team members identified by each firm, due to the upset limit set for the project. The Gartner Lee Ltd. team has some of the most experienced staff in all facets of the project, including wetland specialists, hydrogeologists, spatial analysts and GIS specialists.

DETAILS OF WORK TO BE DONE

The consultant shall:

1. Collect and review relevant background information, where available, such as GIS data layers, literature and other relevant information;
2. Evaluate the results of the review and develop a rationale for choosing an appropriate methodology for delineating the locations of potential wetlands;
3. Identify any gaps or limitations in the methodology and any constraints in the implementation;
4. Apply the methodology to the TRCA jurisdiction in the Regions of Peel and York;
5. Provide information on each of the wetlands identified (e.g. potential type, size, on-line/off-line);
6. Prepare a report summarizing the methodology, analysis and results of the project;
7. Address the models ability to be calibrated for other regions; and
8. Address the level of field verification required to implement identified potential wetland creation sites.

The consultant shall provide:

1. Five (5) copies of a draft report by July 26, 2004;
2. Ten (10) copies of a final report by August 30, 2004;
3. A digital copy of the final report in WordPerfect and PDF format; and
4. Any spatial data associated with the analysis and results of the report in the format and projection as specified by TRCA (ESRI, shapefiles, NAD 27, UTM).

FINANCIAL DETAILS

Funds have been provided by the Regions of York and Peel to carry out this project. An upset limit of \$30,000 including GST has been set for this project by TRCA. Funds to undertake this project are available in account 120-60.

Report prepared by: Natalie Iwanycki, extension 5298
For Information contact: Natalie Iwanycki, extension 5298
Date: April 21, 2004

TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

FROM: Adele Freeman, Acting Director, Watershed Management Division

RE: **HYDROGEOLOGICAL MODELLING SERVICES**

KEY ISSUE

Award of Contract for Hydrogeologic Model Refinement, Humber, Etobicoke and Mimico watersheds.

RECOMMENDATION

WHEREAS Earthfx Inc. has prepared a three dimensional geologic and numerical groundwater flow model for most of the Toronto and Region Conservation Authority's (TRCA) jurisdiction, including most of the Humber River watershed;

WHEREAS Earthfx Inc. has been retained by the Conservation Authorities Moraine Coalition to further develop and enhance their geologic and hydrogeologic flow models;

WHEREAS the TRCA has a specific need for refinement of Earthfx Inc. models in the western portion of our jurisdiction;

THEREFORE LET IT BE RESOLVED THAT the firm of Earthfx Inc. be retained to undertake refinement of their hydrogeological analysis within the Humber and Upper Etobicoke watersheds program as part of the Humber watershed plan and the Upper Etobicoke subwatershed plan, at a cost not to exceed \$25,000 plus GST.

BACKGROUND

The TRCA has committed to completing the hydrogeological components of the Humber watershed plan and the Upper Etobicoke subwatershed plan as part of our ongoing integrated watershed planning process.

Earthfx Inc. was retained by the York-Peel-Durham-Toronto (YPDT) groundwater management project to develop a groundwater model for TRCA's jurisdiction, which has now been completed. Since that time, Earthfx has been retained to further develop and enhance the models with additional data inputs.

However, because of hydrogeological constraints at the time the model was completed, the model domain still does not include the Upper reaches of the Humber River or the Upper Etobicoke Creek subwatershed at a suitable level of detail to meet TRCA's analytical requirements. Therefore, the TRCA requires further refinement of the model in this specific area. This work that will not be completed without a financial contribution by the TRCA.

RATIONALE

The YPDT technical steering committee selected Earthfx as the preferred team to carry out the project largely because this team had more experience in the YPDT area, and incorporated more time for senior experienced modeling staff to provide key input to the study. TRCA wishes to build on the success of the YPDT model by incorporating refinements and additional functionality at the watershed and subwatershed scales in the Humber and Etobicoke watershed areas.

Given Earthfx's previous knowledge of this project and their involvement in the creation of the first-generation groundwater flow model, it is staff's recommendation that they be awarded this follow-on funding to enhance the existing product. Use of another consultant for this work would result in significant duplication of previous efforts by Earthfx, since this firm has the working knowledge of the model framework and operation.

FINANCIAL DETAILS

The project cost will be \$26,750, after the GST is added to the consultant's estimate. There are sufficient funds in the Humber watershed and Upper Etobicoke subwatershed groundwater model budgets (accounts #120-21 and #122-21) to cover the costs of the above project.

Report prepared by: Don Ford, extension 5369
For Information contact: Don Ford, extension 5369
Date: April 22, 2004

TO: Chair and Members of the Executive Committee
Meeting #4/04, May 7, 2004

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

RE: BLACK CREEK PIONEER VILLAGE, CITY OF TORONTO
Tender ES04-01 - Events Pavilion 2004

KEY ISSUE

Contact ES04-01 for the construction of the Events Pavilion 2004 at Black Creek Pioneer Village.

RECOMMENDATION

THAT staff conduct a review of the bids to be opened at the Tender Opening Sub-Committee on May 7, 2004 and based on this review prepare a recommendation for award of Contact ES04-01 for the construction of the Events Pavilion 2004 for consideration at Authority Meeting #5/04, to be held on May 28, 2004.

BACKGROUND

In 1999, the Authority approved the Future Directions Strategy for Black Creek Pioneer Village (BCPV). A major part of the strategy is the capital projects for restoration of buildings and new attractions infrastructure. These projects total \$6 million over a five year period. This program has been ongoing since the year 2000. The Events Pavilion was initially tendered in December 2001 with a total cost of \$2.6 million dollars, well in excess of the 1.2 million dollar budget. Toronto and Region Conservation Authority (TRCA) staff and the project architect undertook a redesign of the pavilion to provide a more basic structure within the established \$1.2 million dollar budget while allowing for future development of the building at a later stage should growth and expansion warrant it. The new re-designed one-storey Events Pavilion is approximately a 7,000 thousand square foot steel truss and timber frame multi-use building with additional site support facilities. The Events Pavilion will accommodate new washrooms and a snack bar to enhance customer service. The new washroom facility incorporated into the Events Pavilion design was identified as a priority for BCPV in the capital plan. The snack bar will also increase the potential for revenue generation at BCPV.

RATIONALE

Staff will review the bids received and forward a recommendation to the Authority for award of Contract ES04-01 at Meeting #5/04, to be held on May 28, 2004.

FUNDING

Funding for this project is available in account 503-10.

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