

**FURTHER TO EXECUTIVE COMMITTEE MEETING #8/03
To be held Friday, September 5, 2003**

Pages

SECTION I - ITEMS FOR AUTHORITY ACTION

CONFIDENTIAL ITEM - ITEM 7.10

LISTED ON AGENDA AS REPORT TO FOLLOW

- 7.10 REVISED PROJECT FOR THE ETOBICOKE MOTEL STRIP WATERFRONT
PARK**
(March, 1993)
Status Report on Outstanding Expropriations and Other Litigation Matters
CFN 23218 127-134

SECTION II - ITEMS FOR EXECUTIVE ACTION

- 8.1 ERRATA UPDATE SHEET 135-139**

NEW PERMIT 8.1.43
TOWN OF CALEDON

- 8.1.44 1553315 ONTARIO INC.**
To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 10, 11, Concession 5 ALBION Block 4, Plan 43M-1007, (4 Betomat Court), in the Town of Caledon, Humber River Watershed as located on the property owned by 1553315 Ontario Inc.. 144-145

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- 8.12 CONTRACT FOR THE PURCHASE OF GREEN ELECTRICITY 140-143**

8.1 APPLICATION FOR PERMITS UNDER ONTARIO REGULATION 158

Fill, Construction and Alteration to Waterways

Information has been received and reviewed by staff for the following Scheduled Errata items. The recommendations within the staff reports should be amended to include the following:

8.1.19 BELL CANADA

- **Bell Canada Plans, prepared by Morrison Hershfield, drawing no. 401, dated June 27, 2002, revised March 27, 2003, received by TRCA Aug 12, 2003.**
- **Bell Canada Plans, prepared by Morrison Hershfield, drawing no. 402, dated June 27, 2002, revised March 27, 2003, received by TRCA Aug 12, 2003.**
- **Bell Canada Plans, prepared by Morrison Hershfield, drawing no. 403, dated June 27, 2002, received by TRCA July 4, 2002.**

8.1.20 CITY OF BRAMPTON

- **Drainage Area - Culvert Replacement Clark Boulevard, Figure 1, produced by KMK Consultants limited, July 29, 2003, stamped Received Development Services Section August 8, 2003.**
- **Culvert Replacement at Clark Boulevard - Proposed 2100mm Airport Feedermain, Plan Number 00000-D, produced by KMK Consultants Limited, July 30, 2003, stamped Received TRCA Development Services, August 8, 2003.**
- **Letter of Undertaking, provided by Tony Mellegers, Associate, Manager Field Services, KMK Consultants Limited, dated 15 July, 2003, to address outstanding ecology issues.**

8.1.21 ENBRIDGE GAS DISTRIBUTION

- **Enbridge Plans (Site Plan, Elevations, Sediment Control Fencing & Notes), prepared by J La, drawing no. 20-8156-03, dated April 22, 2003, revised June 16, 2003, received by TRCA June 25, 2003.**

8.1.22 ENBRIDGE GAS DISTRIBUTION INC.

- **Enbridge Plans (Site Plan, Elevations, Sediment Control Fencing & Notes), prepared by S. Dickie, drawing no. 20-4695-02-03, dated March 19, 2003, revised on June April 17, 2003, received by TRCA July 22, 2003.**

8.1.23 REGION OF PEEL

- **Feedermain Installation by Open Cut - Proposed 2100mm Airport Feedermain, Drawing 00000-D, produced by KMK Consultants Limited, dated July 30, 2003.**
- **Letter of Undertaking, provided by Tony Melligers, Associate, Manager Field Services, KMK Consultants Limited, dated July 15, 2003.**

8.1.24 CITY OF PICKERING

- West Duffins Creek Trail (Valley Farm Road to Brockridge Park) prepared by the City of Pickering, dated May 2003, date received August 14, 2003.
- Duffins West Pedestrian Trail (Valley Farm Road to Brockridge Park), Drawing CW-T13-03-01, Sheet 1 of 2, prepared by the City of Pickering, dated May 2003, date received August 14, 2003.
- Duffins West Pedestrian Trail Construction Details & Notes, Drawing CW-T13-03-02, Sheet 2 of 2, prepared by the City of Pickering, dated August 2003, date received August 14, 2003.
- Letter of Undertaking, prepared by the City of Pickering, dated September 3, 2003, date received September 3, 2003.

8.1.25 CITY OF TORONTO

- South Mimico Sanitary Trunk Sewer MH 13 & 14, Drawing Number 1058-2001-12, Sheets 1 & 2, prepared by City of Toronto Works and Emergency Services, dated January 7, 2003, received August 27, 2003.
- Letter of Undertaking, prepared by City of Toronto Works & Emergency Services, dated September 2, 2003, received September 3, 2003.

8.1.26 JAMIE CORNELIUS

- Site Plan - received July 10, prepared by Pioneer Pools.
- Geotechnical Report - Prepared by Soil-Eng Limited, dated August 21, 2003, received August 27, 2003.

8.1.27 MARIO RADIN

- Withdrawn

8.1.28 SYDNEY REIMER

- Site Plans, Floor Plans, Elevations Plans, prepared by Peter Higgins Architect Inc. dated August 18, 2003, received August 21, 2003.

8.1.29 LOU AND CARMEL RICCI

- Withdrawn

8.1.30 CITY OF VAUGHAN

- Drawing No. 1, Site Plan & Temporary Traffic Control, prepared by Totten Sims Hubicki Associates, dated August 2003, received September 3, 2003.
- Drawing No. 2, General Arrangement, prepared by Totten Sims Hubicki Associates, dated August 2003, received September 3, 2003.

8.1.31 REGION OF YORK

- Letter of Undertaking (to provide minor revisions); dated August 29, 2003; received August 29, 2003; prepared by the City of Vaughan.
- Drawing WP-2360-15-Site Plan, dated June 23, 2003; Drawing WP-2360-16-Landscape Plan, dated July 2, 2003; Drawing WP-2360-17-Landscape Details, dated July 7, 2003; all received July 24, 2003; prepared by KMK Consultants Limited.

8.1.32 VELLORE VILLAGE ESTATES INC.

- Letter of Undertaking, stating that all outstanding TRCA comments will be addressed, from Peter Murphy of Metrus Development Inc., dated September 2, 2003.

8.1.33 ERIC HOEPP

- Withdrawn

8.1.34 MARCO AND LORRAINE MARCHIONE

- Site Plan, prepared by Marco & Lorraine Marchione, drawing no. 1 of 5, dated August 19, 2003, received August 19, 2003.
- Construction Elevation, prepared by Marco & Lorraine Marchione, drawing no. 2 of 5, dated September 3, 2003, received September 3, 2003.
- Construction Details, prepared by Marco & Lorraine Marchione, drawing no. 3 of 5, dated September 3, 2003, redline revised September 3, 2003, received September 3, 2003.
- Rear Yard Plan, prepared by Marco & Lorraine Marchione, drawing no. 4 of 5, dated September 3, 2003, received September 3, 2003.
- Legal Survey, prepared by Young & Young Surveying Inc., drawing no. 5 of 5, dated Aug 19, 2003, received Aug 19, 2003.

8.1.35 MARGARET BONITATIBUS

- Site Plan, prepared by Frank De Francesco, received by TRCA August 14, 2003.
- Plan of Survey Showing, prepared by Ernest Biason, dated July 14, 1988, received by TRCA August 14, 2003.

8.1.36 PATRICIA FIGLIOMENI

- Plan of Survey, prepared by David J. Pesce, drawing no. 1 of 2, dated August 22, 1996, received by TRCA July 2, 2003.
- Site Plan, prepared by Patricia Figliomeni, drawing no. 2 of 2, dated September 2, 2003, received by TRCA September 2, 2003.

8.1.37 ROBERT MATE

- Site Plan, prepared by Robert Mate, drawing 1 of 3, dated September 2, 2003, received by TRCA September 2, 2003.
- Building Footprint, prepared by Robert Mate, drawing 2 of 3, dated August 11, 2003, received by TRCA August 11, 2003.
- Legal Survey, prepared by Young and Young Surveying Inc., dated July 13, 2003, received by TRCA August 11, 2003.

8.1.38 TOMAS R. DACOSTA

- Site Plan, prepared by J Cengarle & Associates, drawing no. 1 , dated June 3, 2003, received by TRCA July 14, 2003.
- Basement Section Plan, prepared by J. Cengarle & Associates, drawing no. 2, dated June 3, 2003, received by TRCA July 14, 2003.
- Main Floor Plan, 2nd Floor Plan, Roof Plan, prepared by J. Cengarle & Associates, drawing no. 3, dated June 3, 2003, received by TRCA July 14, 2003.
- General Notes, Lintel and Door Schedules, Section, prepared by J. Cengarle & Associates, drawing no. 5, dated June 3, 2003, received by TRCA July 14, 2003.
- Sketch Showing Topographic Features, prepared by Young & Young Surveying Inc., dated July 14, 2003, received by TRCA July 14, 2003.

8.1.39 SIXTEENTH-WARDEN LTD. (C/O METRUS MANAGEMENT)

- Letter of Undertaking, stating that all outstanding TRCA comments will be addressed through revised plans, from Hacik Toszcu of Schaeffers Consulting Engineers, dated September 3, 2003.

8.1.40 LANDSBERG/LEWIS HOUSING CO-OPERATIVE INC.

- Site Layout Plan, Drawing 1A, prepared by Alliance Consulting Group Inc., dated March 2003, date received August, 2003.
- Red-line revised New Site Plan (to indicate silt fencing), Drawing 2, prepared by Alliance Consulting Group Inc., dated January 2003, date received July 17, 2003.
- General Plan of Grading Control, Drawing 88-113-2, Sheet 2 of 4, prepared by Ander Engineering & Associates Limited, dated March 20, 1990, date received August, 2003.
- General Plan of Grading Control, Drawing 88-113-2, Sheet 3 of 4, prepared by Ander Engineering & Associates Limited, dated March 20, 1990, date received August, 2003.
- General Plan of Grading Control, Drawing 88-113-2, Sheet 4 of 4, prepared by Ander Engineering & Associates Limited, dated March 20, 1990, date received August, 2003.
- Letter of Undertaking to acknowledge silt fence requirements, prepared by Alliance Consulting Group Inc., dated August 26, 2003, date received August 27, 2003.

8.1.41 TOWN OF RICHMOND HILL

- Removals & Site Preparation Plan, Drawing L1.0, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Removals & Site Preparation Plan, Drawing L1.1, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Removals & Site Preparation Plan, Drawing L1.3, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Removals & Site Preparation Plan Details Sheet #1, Drawing L1.4, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Layout Plan, Drawing L2.0, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Layout Plan, Drawing L2.1, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Layout Plan, Drawing L2.3, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Detail Sheet #2, Drawing L2.5, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.

- Detail Sheet #3, Drawing L2.6, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Detail Sheet #4, Drawing L2.7, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Grading Plan, Drawing L3.0, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Grading Plan, Drawing L3.1, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Grading Plan, Drawing L3.3, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Planting Plan, Drawing L4.0, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Planting Plan, Drawing L4.1, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Planting Plan, Drawing L4.3, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Detail Sheet #1, Drawing L4.4, prepared by the Town of Richmond Hill, dated August, 2003, received August 22, 2003.
- Letter of Undertaking prepared by the Town of Richmond Hill, dated September 3, 2003, date received September 3, 2003.

8.1.42 CASTLEDENE INVESTMENTS INC.

- Drawing SW-2, Grading Plan, prepared by Stantec Consulting Ltd., dated July 14, 2003, received July 22, 2003.
- Drawing SW-3, Servicing Plan, prepared by Stantec Consulting Ltd., dated July 14, 2003, received July 22, 2003.
- Drawing L-1, Landscape Plan, prepared by Stantec Consulting Ltd., dated July 15, 2003, received July 22, 2003.

8.1.43 THE REGIONAL MUNICIPALITY OF YORK

- Sheet No. 1 of 2, General Arrangement, prepared by Totten Sims Hubicki, date received August 29, 2003.

TO: Chair and Members of the Executive Committee
Meeting #8/03, September 5, 2003

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

RE: CONTRACT FOR PURCHASE OF GREEN ELECTRICITY

KEY ISSUE

Recommends award of contract for supply of "green electricity".

RECOMMENDATION

THAT a contract for supply of green electricity to the Toronto and Region Conservation Authority (TRCA) be awarded to Ontario Power Generation, subject to contract conditions satisfactory to staff and the TRCA solicitors, it being the quotation which best meets the specifications of the TRCA, for supply of approximately 10% of the electricity requirements of TRCA at an annual estimated cost of \$17,500 plus applicable taxes;

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

BACKGROUND

In 2002, the TRCA committed to purchase at least 10% of its electricity as "green power" and to implement this no later than December, 2003. At the time, the deregulation of the power generation market had resulted in a creation of market incentives to invest in the production of electricity from "green sources" including wind energy, low impact hydro, biomass and photovoltaic. Because these sources are initially limited they produce electricity at a higher cost. Over time, as more sources come on stream and as the deregulated market takes the cost of electricity from traditional sources to market levels, the cost of green power and traditional power should converge.

Staff began the initiative in the fall of 2002 with the expectation that the purchase would commence early in 2003. In November of 2002 the province froze domestic electricity rates at 4.3 cents/KWh. This had the effect of putting the cost of green power at too much of a premium and many potential suppliers left the market. Staff made the decision to delay the call for proposals until the market place stabilized.

Green Power is regulated by the Government of Canada through a certification process called "EcoLogo". There are stringent requirements for a power producer to be certified as an EcoLogo producer and staff required proponents to provide proof that their proposal met those requirements.

"Green Tags" are renewable energy certificates which are regulated under the EcoLogo system. Green tags are a surrogate for "green electrons" and enable small and remote producers to participate in the market. For example, the proponent located in Alberta can participate in the Ontario market.

TRCA has 88 electricity accounts for Authority facilities:

Brampton Hydro	10
Caledon Hydro	21
Markham Hydro	2
Mississauga Hydro	1
Hydro One	12
Richmond Hill Hydro	2
Toronto Hydro	9
Vaughan Hydro	24
Verdian Connections	7

Toronto Hydro is the supplier of about 40% of the total TRCA electricity.

Proportionate users of electricity (based on 2002 consumption):

Indian Line	14%
Field Centres	10%
Albion Hills	10%
BCPV	27%
HO	10%
KCC	10%
CA's Dams etc	19%

In 2002, TRCA purchased 5.07 million KWh. This is an average of 422,430 KWh/month. To achieve 10% green electricity, TRCA would have to purchase about 42,000 KWh/month.

RATIONALE

TRCA staff reviewed the market for green power, consulting with a number of energy conservation experts. It was decided to send proposals to four proponents: Toronto Hydro, Ontario Power Generation (OPG), Canadian Renewable Energy Corporation (CREC) and VisionQuest. Toronto Hydro advised that they were unable to participate at this time but hoped to be in the Green Power market later this year.

The RFP was evaluated on the basis of the following criteria:

1. The demonstrated experience of the Vendor as an electricity provider and feedback from references:

OPG has the most experience as an electricity provider. TRCA has worked with OPG successfully on a number of projects in recent years. CREC was formed in 2000 and its low impact hydro project came on line in the spring of 2003. VisionQuest is an Alberta based company with established wind energy production which hopes to build wind farms in Ontario next year.

2. The ability of the Vendor and its proposed solutions to meet the needs of the TRCA, as set out in the RFP:

VisionQuest and CREC offered green tags. Both products are 100% tier III EcoLogo certified which is the highest green rating. CREC generates its power from a low impact hydro facility in northern Ontario. VisionQuest would supply green tags based on its wind farm facilities in Southern Alberta. OPG offers its Evergreen Clean Green Power product which is blended 50% pre-1991 environmentally friendly power and 50% post-1991 green power. All facilities that generate this power are EcoLogo certified.

3. The cost of the product offering:

For purposes of evaluation, assume TRCA would purchase 5.0 million KWh or 5000 MWh of which 10% would be green power or 500 MWh annually

VisionQuest is the least expensive product. They offer a one year term on \$19.45/MWh and a 3 year term of \$17.02/MWh. This equals a first year cost of \$8,510. Their prices include a 2% escalator each year.

OPG offers 500 MWh at \$35/MWh for a total first year cost of \$17,500. They will guarantee the rate for 3 years.

CREC offers their green tag product at \$50/MWh for a total first year cost of \$25,000. They will guarantee their rate for 4 years.

4. Demonstrated financial stability of the Vendor:

OPG is the primary supplier of electricity in Ontario well known to TRCA. CREC is a recently established company with two principal shareholders: ARC Canadian Energy Venture Fund 2 Ltd. and ARC Energy Venture Fund 3 Ltd. represented by ARC Financial Corp. of Calgary Alberta.

VisionQuest was established in 1996 and in 2002 was purchased by TransAlta, a major Alberta energy company.

5. Vendor's commitment to improving the environment:

All three companies have described a strong interest in and commitment to improving the environment.

6. Any "value-added" benefits to TRCA such as joint marketing/promotion opportunities:

VisionQuest is known for its successful "Ride the Wind" marketing effort for Calgary's light rapid transit rail system which is totally powered by wind energy. CREC's Misema low impact hydro power project demonstrated commitment to improving the environment by protecting and improving the quality of the river and water systems. CREC suggests this is an example of how the marketing interests of CREC and TRCA can be combined in support of The Living City concept. OPG offers a number of opportunities for TRCA and The Living City concept can be promoted as a "Green Power Supporter" with potential participation in OPG communications and green power promotions.

CONCLUSIONS

Based on evaluation of the proposals submitted, staff recommend that Ontario Power Generation be selected to supply the initial green power needs of the TRCA. This reflects the value added opportunities and the fact that TRCA should be purchasing green power produced in Ontario. If TRCA elects to increase its use of green power beyond the 10% being purchased, CREC should be asked to provide a proposal. If and when VisionQuest establishes green power production facilities in Ontario, they should be considered as a green power supplier to TRCA.

Staff will continue to monitor the green power market and consider future options as the market matures.

FINANCIAL IMPLICATIONS

The cost of green power is a premium over and above the regular cost of electricity. The TRCA accounts with its various suppliers do not change by purchasing green power. In addition to the 4.3 cents/KWh plus transmission and administration costs, the TRCA pays a premium for each kilowatt hour. For the OPG proposal, this premium is about 3.5 cents/KWh. The Provincial regulator ensures that green power sold equals green power produced. In accepting the OPG proposal, the annual cost will be about \$17,500 plus applicable taxes. The initial term will be one year although staff will seek to have OPG hold their pricing for 3 years.

Report Prepared by: Jim Dillane, extension 6292
For Information contact: Jim Dillane, extension 6292
Date: September 3, 2003

TOWN OF CALEDON

8.1.44 1553315 ONTARIO INC.

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 10, 11, Concession 5 ALBION Block 4, Plan 43M-1007, (4 Betomat Court), in the Town of Caledon, Humber River Watershed as located on the property owned by 1553315 Ontario Inc..

The purpose is to alter a watercourse, and place and remove fill within a Fill Extension area and the Regional Floodplain, involving a culvert crossing of the watercourse, and the extension of tableland area on the property to accommodate a new industrial building.

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

- **Proposed Industrial Building, 4 Betomat Court, Bolton, Ontario, Landscape Plan, Drawing Number L-1, produced by Strybos Associates Ltd., dated July 2, 2003.**
- **Grading and Drainage Plan, Site Plan Application number SPA 03-08, Drawing Number A2, produced by Virtual Engineers - VE Collective Inc., dated February, 2003, stamped received TRCA Development Services, June 26, 2003.**
- **Site Plan, Site Plan Application number, Drawing Number A1, produced by Virtual Engineers - VE Collective Inc., dated February, 2003, revised March 14, 2003.**
- **Proposed Industrial Building, 4 Betomat Court, Bolton, Ontario, Details, Drawing Number L-2, produced by Strybos Associates Ltd., dated March, 2003.**

RATIONALE

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

Proposal:

This application is being submitted in support of an associated site plan application SPA-03/08, which involves the construction of a new industrial building located south of King Road, between Humber Station Road, and Highway 50 in the Township of Bolton, Town of Caledon.

The requested permit is to facilitate permanent road access to the subject property (utilizing a culvert) and to extend the existing tableland area on the subject property. Expansion of the existing tableland area involves the placement of fill within the Regional Storm Floodplain but not within the associated watercourse.

The placement of fill on the subject property was previously approved by TRCA staff at the time when the associated draft plan of subdivision was approved. In light of this previous approval, staff are willing to accept the proposed channelization, and have worked with the applicant to minimize the extent of fill placement.

Control of Flooding:

The works will occur within the Regional Storm Floodplain, however the proposed channelization will not negatively impact upon the storage and conveyance of storm flows, as the proposed channelization involves the steepening of the proposed channel banks to a 3:1 slope, which will not reduce the floodplain capacity.

Pollution:

Sediment and erosion control measures will be put in place during construction. The proposed expansion of the tableland areas will not involve placing fill within the watercourse. Stormwater quality has been addressed through the TRCA's Cash In Lieu program.

Conservation of Land:

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

Plantings

Plantings will be provided on the subject property in accordance with the associated site plan application and approved landscaping plan. Extensive plantings is to be provided through the associated drainage corridor. Details regarding proposed plantings have been reviewed and approved by the Town of Caledon.

Policy Guidelines:

The proposed works are consistent with Section 4.1., New Urban Development, of the Authority's Valley and Stream Corridor Management Program.

CFN: 34451

Application #: 238/03/CAL

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: July 2, 2003