



THE TORONTO AND REGION CONSERVATION AUTHORITY

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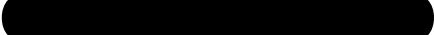

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THE TORONTO AND REGION CONSERVATION AUTHORITY

**MEETING OF THE EXECUTIVE COMMITTEE #10/05
December 2, 2005**

The Executive Committee Meeting #10/05, was held in the Humber Room, Head Office , on Friday, December 2, 2005 . The Vice Chair Gerri Lynn O'Connor , called the meeting to order at 10:12 a.m. .

PRESENT

David Barrow	Member
Frank Dale	Member
Michael Di Biase	Member
Rob Ford	Member
Gerri Lynn O'Connor	Vice Chair
Dave Ryan	Member

REGRETS

Bas Balkissoon	Member
Suzan Hall	Member
Dick O'Brien	Chair

RES.#B133/05 - MINUTES

Moved by: Frank Dale
Seconded by: Michael Di Biase

THAT the Minutes of Meeting #9/05, held on November 4, 2005, be approved.

CARRIED

SECTION I - ITEMS FOR AUTHORITY ACTION

RES.#B134/05 - NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005

Flood Plain and Conservation Component, Don River Watershed Dream Works Property Inc., CFN 37015. Purchase of property located at 11281 Keele Street (south of Kirby Road, east of Keele Street, City of Vaughan, under the "Natural Heritage Lands Protection and Acquisition Project 2001-2005", Flood Plain and Conservation Component, Don River watershed.

Moved by: Dave Ryan
Seconded by: Frank Dale

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 12.98 hectares (32.07 acres), more or less, of vacant land be purchased from Dream Works Property Inc., being Part of Lot 29, Concession 3 and designated as Blocks 314, 315 and 324 on a Plan of Subdivision prepared by Weston Consulting Group Inc., City of Vaughan, located at 11281 Keele Street (south of Kirby Road, east of Keele Street);

THAT the purchase price be \$2.00;

THAT 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.

CARRIED

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. Bruno Nazzicone, Vice President, Land Development, Dream Works Property Inc..

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 Don River watershed as outlined in the approved Natural Heritage Lands Protection and Acquisition Project 2001-2005. Through the review of residential subdivision 19T-02V08, TRCA staff established the limits of the open space lands (i.e. Blocks 314, 315 and 324) which are comprised of a significant wetland, a valley corridor along this headwater area of the East Don River watershed, and an open space corridor linking the wetland and the valley. The City of Vaughan has decided to take ownership of the environmental buffer (varying width of 5 metres and 15 metres) located between the wetland / corridor link Blocks and the main valley Block and at the rear of the Lots within the proposed subdivision. The city's Parks Department is proposing to construct a trail within the environmental buffer Block which is presently devoid of any woody vegetation.

TAXES AND MAINTENANCE

Based on the realty taxes paid on adjacent TRCA lands, it is estimated that the taxes will be approximately \$2,000.

On December 10, 2004, the Ontario government announced a regulation that expands the environmental criteria for lands that are eligible to receive a property tax exemption for the 2005 taxation year. Based on a preliminary review of the new criteria, it would appear that these lands will be eligible for the exemption. The addition of the subject parcel of land will not significantly impact the TRCA's maintenance costs at this location.

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

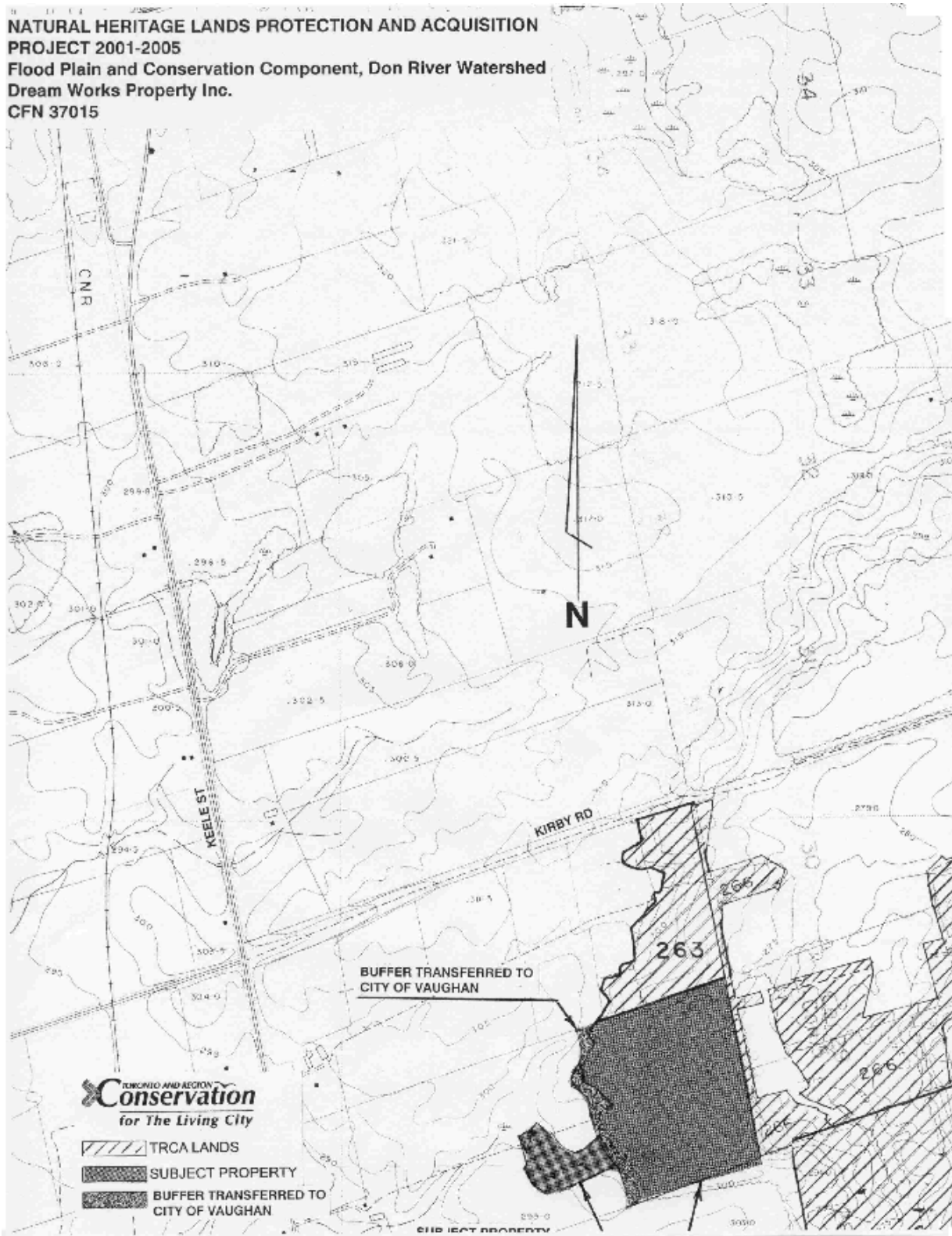
For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245

Date: November 08, 2005

Attachments: 1

Attachment 1

**NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION
PROJECT 2001-2005
Flood Plain and Conservation Component, Don River Watershed
Dream Works Property Inc.
CFN 37015**



RES.#B135/05 - NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005

Flood Plain and Conservation Component, Don River Watershed Hyatt Homes (Wigston) Inc., CFN 37068. Purchase of property located south of Highway 407, east of Bathurst, City of Vaughan, Regional Municipality of York, under the "Natural Heritage Lands Protection and Acquisition Project 2001-2005", Flood Plain and Conservation Component, Don River watershed.

Moved by: Dave Ryan
Seconded by: Frank Dale

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.298 hectares (0.736 acres), more or less, of vacant land be purchased from Hyatt Homes (Wigston) Inc., being Part of Lot 34, Concession 1 W.Y.S and designated as Block 8 on a Plan of Survey prepared by Donald E. Roberts Ltd., Ontario Land Surveyors, under reference no. 04-6203-1, City of Vaughan, Regional Municipality of York, located south of Highway 407, east of Bathurst;

THAT the purchase price be \$2.00;

THAT 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.

CARRIED

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. Paul Merrick, Bratty and Partners, LLP.

RATIONALE

The subject property falls within the TRCA's approved master plan for acquisition for the Don River watershed as outlined in the approved Natural Heritage Lands Protection and Acquisition Project 2001-2005. The lands are comprised of a valley and stream corridor of the Don River.

TAX AND MAINTENANCE

On December 10, 2004, the Ontario government announced a regulation that expands the environmental criteria for lands that are eligible to receive a property tax exemption. Based on a preliminary review of the new criteria, it would appear that the majority of these lands will be eligible for the 2006 taxation year. The addition of the subject parcel will not have a significant impact on the TRCA's costs for this area.

FINANCIAL DETAILS

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

Report prepared by: Edlyn Wong, extension 5711

For Information contact: Ron Dewell, extension 5245, or Edlyn Wong, extension 5711

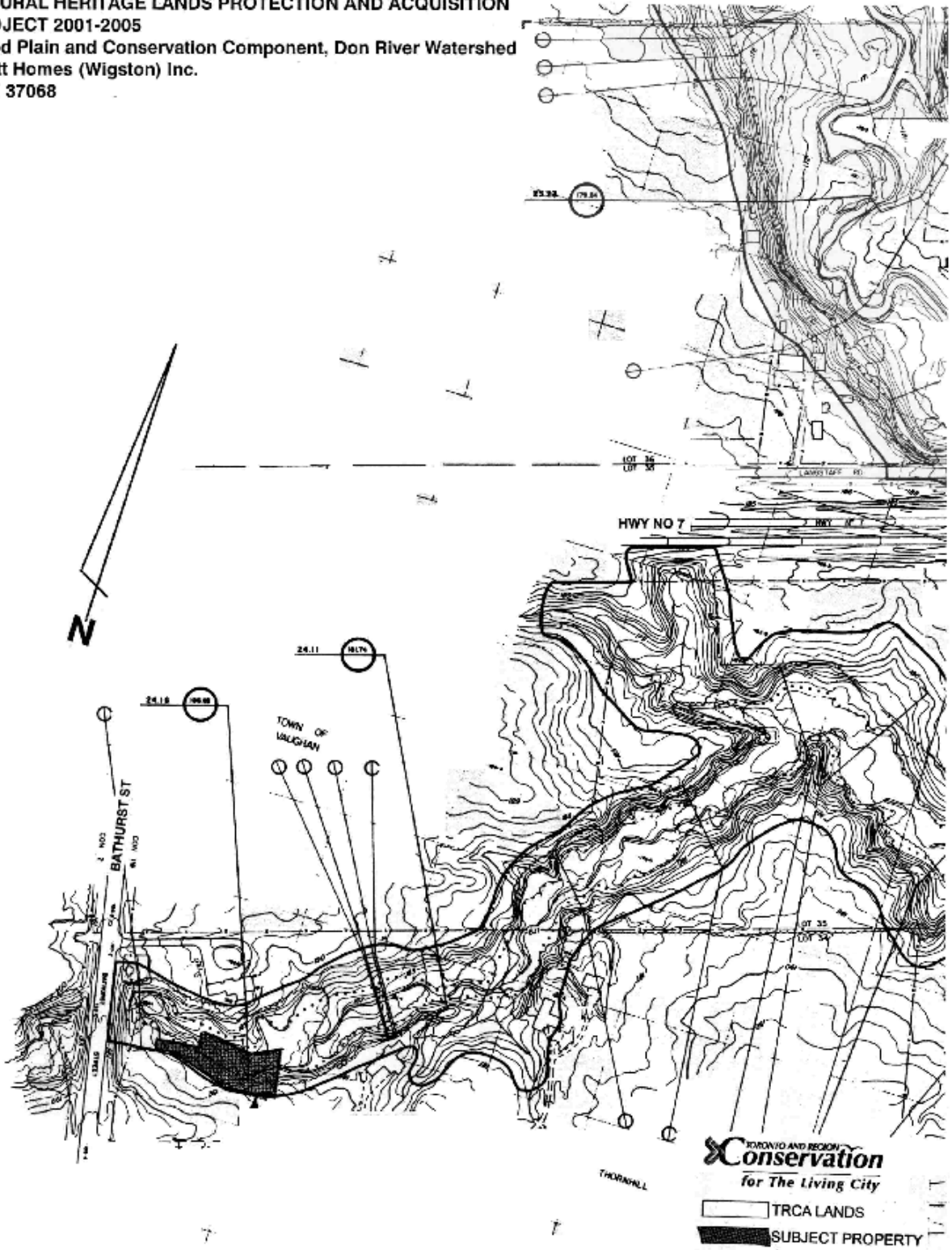
Date: November 11, 2005

Attachments:1

Attachment 1

**NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION
PROJECT 2001-2005**

Flood Plain and Conservation Component, Don River Watershed
Hyatt Homes (Wigston) Inc.
CFN 37068



RES.#B136/05 - NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005

Flood Plain and Conservation Component, Humber River Watershed Harmony Park Properties Inc., CFN 37096. Purchase of property located at the rear of 3025 Finch Avenue (east of Islington Avenue, south of Finch Avenue), City of Toronto, Etobicoke York Community Council Area, under the "Natural Heritage Lands Protection and Acquisition Project 2001-2005", Flood Plain and Conservation Component, Humber River watershed.

Moved by: Dave Ryan
Seconded by: Frank Dale

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 1.86 hectares (4.61 acres), more or less, of vacant land be purchased from Harmony Park Properties Inc., being Part of Lot 20, Concession 6 and designated as Parts 5 and 7 on a draft Plan of Survey prepared by R. Avis Surveying Inc., under their Project No. 1972-4, dated July 13, 2005, City of Toronto, Etobicoke York Community Council Area, located at the rear of 3025 Finch Avenue (east of Islington Avenue, south of Finch Avenue);

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.

CARRIED

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 the owner's lawyer, Mr. Ken Yolles of Cassels Brock & Blackwell LLP, Barristers & Solicitors.

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 Humber River watershed as outlined in the approved Natural Heritage Lands Protection and Acquisition Project 2001-2005. Through the review of rezoning, subdivision and site plan control applications to allow for row townhouse development at this site, TRCA staff established the limits of the open space lands (i.e. Parts 5 and 7 on draft Plan of Survey) which are comprised of a portion of the Regional Storm flood plain and valley wall along the Humber River valley corridor at this location.

The subject property, including the open space limits, are comprised of a historic landfill site dating back to the 1950's and early 1960's. As part of TRCA staff's review and comments on the municipal planning applications, it was recommended that the former landfill area be decommissioned by excavating the effected area, backfilling the site with clean earth material (including proper compaction), and extensive revegetation of the re-established valley / flood plain / top-of-bank buffer with native wooded and herbaceous vegetation. On November 14, 2003 at Meeting #10/03, the Executive Committee approved Permit No. C-03335 for the excavation of the landfill area; at Meeting #7/05 held on September 9, 2005, Permit No. C-05318 was approved by the Executive Committee for backfilling the excavated area, re-establishment of the Regional Storm flood plain and restoration of the valley wall, including extensive plantings.

It is proposed that Harmony Park Properties Inc. enter into an agreement with TRCA to insure that the site remediation work is completed to the satisfaction of TRCA technical staff before the land transfer can take place; a Letter of Credit covering the cost of the proposed works is also being requested.

TAXES AND MAINTENANCE

It is proposed that the lands be turned over to the City of Toronto for management.

FINANCIAL DETAILS

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

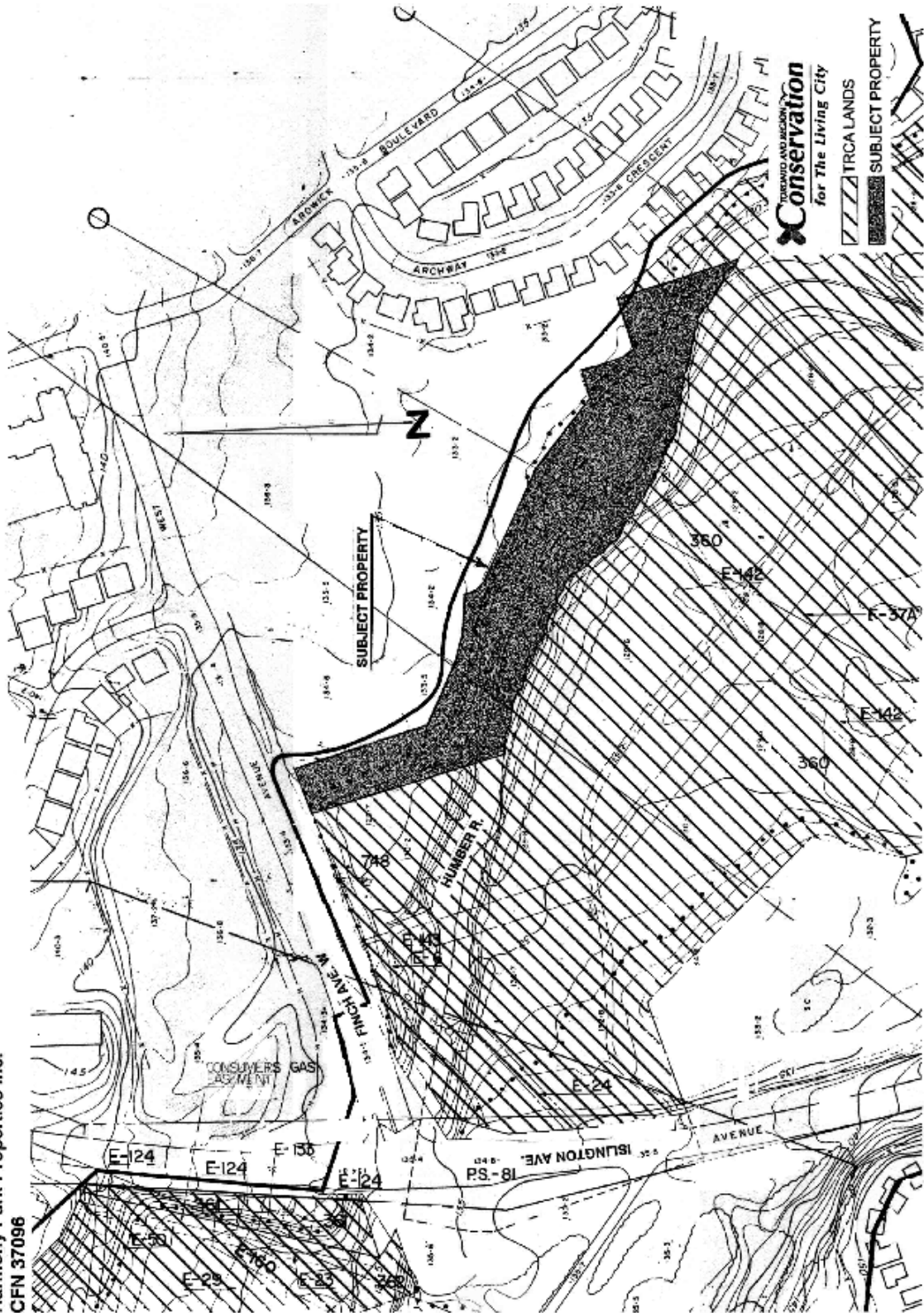
Report prepared by: George Leja, extension 5342

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

Date: November 17, 2005

Attachments: 1

NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION
PROJECT 2001-2005
Flood Plain and Conservation Component, Humber River Watershed
Harmony Park Properties Inc.
CFN 37096



RES.#B137/05 -

THE REGIONAL MUNICIPALITY OF YORK

Conveyance of Land for the Widening and Reconstruction of Islington Avenue, including the construction of a driveway to the Cosimo Cotroneo and Teresa Patrizia Cotroneo property at 7961 Islington Avenue Humber River Watershed, CFN 34906. Receipt of a request from The Regional Municipality for York for conveyance of land for the widening and reconstruction of Islington Avenue, including the construction of a driveway to the Cosimo Cotroneo and Teresa Patrizia Cotroneo property at 7961 Islington Avenue.

Moved by: Dave Ryan

Seconded by: Frank Dale

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS Toronto and Region Conservation Authority (TRCA) is in receipt of a request from The Regional Municipality of York to convey certain lands for the widening and reconstruction of Islington Avenue, including the construction of a driveway to the Cosimo Cotroneo and Teresa Patrizia Cotroneo property at 7961 Islington Avenue in the City of Vaughan.

AND WHEREAS it is in the opinion of the TRCA that it is in the best interest of TRCA in furthering its objectives, as set out in Section 20 of the Conservation Authorities Act, to cooperate with The Regional Municipality of York in this instance;

THEREFORE LET IT BE RESOLVED THAT one parcel of TRCA-owned land containing 0.0263 hectares (0.0649 acres), more or less, be conveyed to The Regional Municipality of York for the widening and reconstruction of Islington Avenue, including the construction of a driveway to the Cosimo Cotroneo and Teresa Patrizia Cotroneo property at 7961 Islington Avenue in the City of Vaughan, Regional Municipality of York, designated as Part 1 on Plan 65R-27012;

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

THAT archaeological investigation is to be conducted before any site disturbance with any mitigative measures required being carried out all at the expense of The Regional Municipality of York;

THAT The Regional Municipality of York is to fully indemnify and save harmless TRCA from any and all claims for injuries, damages or loss of any nature resulting in any way either directly or indirectly from this sale or the carrying out of construction;

THAT said conveyance is 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.

CARRIED

BACKGROUND

The subject lands form part of a larger acreage expropriated by TRCA from Mabel Walker on April 13, 1962 for the Woodbridge Channelization Project. The Regional Municipality of York has conveyed lands to TRCA over the years for nominal consideration of \$2.00 and has requested that these lands be conveyed for the nominal consideration of \$2.00.

The Regional Municipality of York expropriated lands from Cosimo Controneo and Teresa Patrizia Controneo for the widening of Islington Ave. The Regional Municipality requests that the TRCA grant a right-of-way to the Controneos' as part of the compensation agreement.

FINANCIAL DETAILS

The Regional Municipality of York has agreed to assume all legal, survey and other costs involved in completing this transaction.

Report prepared by: Edlyn Wong, extension 5711

For information contact: Ron Dewell, extension 5245, or Edlyn Wong extension 5711

Date: November 15, 2005

Attachments: 1

RES.#B138/05 -

NAMING OF TORONTO AND REGION CONSERVATION AUTHORITY OWNED LANDS

City of Vaughan, Regional Municipality of York. Request for naming of Toronto and Region Conservation Authority-owned land at the northwest corner of Highway #7 and Islington Avenue and renaming of Toronto and Region Conservation Authority-owned land at the southwest corner of Highway #7 and Islington Avenue, City of Vaughan, The Regional Municipality of York.

Moved by: Dave Ryan
Seconded by: Frank Dale

THE EXECUTIVE COMMITTEE RECOMMENDS THAT Toronto and Region Conservation Authority (TRCA)-owned lands located on the west side of the Humber River, east of Wallace Avenue, south of Terraces Condominiums and north of Highway #7, be named "Veteran's Park" and TRCA lands located south of Highway #7, west of Islington Avenue, be renamed "Legion Park";

AND FURTHER THAT The Royal Canadian Legion, Mackenzie Branch and the City of Vaughan be so advised.

CARRIED

BACKGROUND

At Authority Meeting #3/05, held on April 29, 2005, Resolution #A69/05 was approved as follows:

THAT the Toronto and Region Conservation Authority (TRCA) lands located south of Highway #7, west of Islington Avenue, City of Vaughan, Regional Municipality of York, be named "Veteran's Park";

AND FURTHER THAT The Royal Canadian Legion, Mackenzie Branch and the City of Vaughan be so advised.

A group of concerned veterans requested the relocation of the present 'Veteran's Park' to a more visible location, on TRCA-owned lands on the west side of the Humber River and east of Wallace Avenue.

The Royal Canadian Legion, Mackenzie Branch supports the relocation of the 'Veteran's Park' name and re-naming the present park as 'Legion Park'.

The City of Vaughan's Committee of the Whole at a meeting held on November 7, 2005 adopted the following resolution:

The Commissioner of Community Services, in consultation with the Director of Parks Development recommends:

- 1. That Committee of the Whole approve naming the open space parcel located on the west side of the Humber River, east of Wallace Avenue, south of the Terraces Condominiums and north of Highway #7, "Veteran's Park" in honour of veterans; and,*

2. *That Committee of the Whole approve the re-naming the open space parcel located on the east side of the Humber River, south of Highway#7, and west of Legion Court Road "Legion Park".*

RATIONALE

The criteria for naming of TRCA assets are as follows:

- The name of a major individual or corporate/public sector organization, possibly a donor.
- The name of an individual prominent in the environmental or conservation community.
- A relevant historical name associated with the geographic area or community.
- The name of a strategic initiative, a citizen's group or other partnership of TRCA.
- Other names that may have significance for a specific site and area.

Naming of TRCA assets requires approval of the Authority. TRCA staff have reviewed the request and believe it is in the best interests of TRCA in granting the requests, and are therefore recommending approval of the Authority to name the parkette, north of Highway #7 and west of Islington, 'Veteran's Park' and to rename the parkette, south of Highway #7 and west of Islington, 'Legion Park'.

FINANCIAL DETAILS

The City of Vaughan and The Royal Canadian Legion are to be responsible for all costs associated with the naming and renaming of the parkettes.

Report prepared by: Edlyn Wong, extension 5711
For Information contact: Michael Fenning, extension 5223
Date: November 16, 2005

RES.#B139/05 -

CONDITIONS FOR APPROVAL OF BUILDING PERMITS IN THE WEST DON LANDS

City of Toronto. The Toronto Waterfront Revitalization Corporation requests that it be allowed to initiate construction in the West Don lands on the condition that flood protection measures be completed prior to occupancy of any new structures. This concession is requested in order to move forward quickly with the first phase of the West Don Lands revitalization program.

Moved by: Dave Ryan
Seconded by: Frank Dale

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS Toronto and Region Conservation Authority (TRCA), in cooperation with the Toronto Waterfront Revitalization Corporation (TWRC) and its partners, supports the West Don Lands Precinct Plan and the Lower Don River West Remedial Flood Protection Program;

WHEREAS the TWRC has requested TRCA reconsider Resolution #125 of TRCA Authority Meeting #4/91 in light of efforts to move forward quickly with the first phase of the West Don Lands revitalization program;

THEREFORE LET IT BE RESOLVED THAT Resolution #125 of TRCA Authority Meeting #4/91, be rescinded;

THAT flood protection measures as approved in the Class Environmental Assessment for the Lower Don River West Remedial Flood Protection Program be completed prior to occupancy of any new structures permitted within the West Don Lands;

THAT staff be directed to develop with the City of Toronto staff the most effective mechanism for controlling said occupancy and limiting TRCA and City of Toronto liability;

AND FURTHER THAT staff be directed to report back to the Executive Committee on the status of controlling said occupancy during the review of any Ontario Regulation 158 permit applications for developments within the West Don Lands.

CARRIED

BACKGROUND

At Authority Meeting #4/91, the board considered recommendations in the 'Ataratiri Draft Environmental Evaluation Study Report' which dealt with, among other things, flood protection for the lands formerly known as Ataratiri but now known as the West Don Lands. At this meeting, the Authority adopted Resolution #125, in part, as follows:

...THAT the recommended flood protection measures be completed prior to the issuance of any building permits for structures within the Special Policy Area;...

RATIONALE

Summary of West Don Lands Planning Applications

On August 8, 2005, TRCA Planning and Development staff received a development application for the Ontario Realty Corporation (ORC)-owned lands within the West Don Lands Precinct in the City of Toronto. The precinct is illustrated in Attachment 1. The application represents the implementation mechanism for the cooperative efforts between TWRC, the City of Toronto, TRCA and ORC in creating and implementing the West Don Lands Precinct Plan and the Lower Don River West Remedial Flood Protection Program. The Precinct Plan was approved by Toronto City Council on May 17, 2005. The Class Environmental Assessment for the Flood Protection Program was approved by the Ontario Ministry of the Environment on September 28, 2005 and is currently in the detailed design stage.

The development application includes two components that are of interest to the Executive Committee:

- 1) draft plan of subdivision for the purposes of creating new streets and blocks consistent with the precinct plan (Attachment 2); and

- 2) removal of the "H" holding symbol appended to the zoning by-law for the West Don Lands.

The holding symbol is a legal mechanism that a municipality can use to limit development until certain conditions are fulfilled. In this case, a major purpose of the holding symbol is to restrict new development in the West Don Lands until an environmental management plan dealing with, among other matters, the remediation of soils and groundwater and the provision of flood protection measures is completed. As discussed above, the detailed design of the flood protection measures is underway. These measures include development of a berm on the west side of the Don River and widening the Canadian National (CN) Rail bridge over the river, among other works.

Request for Revised Direction

The ORC, TWRC and the City of Toronto are eager to move forward with the first phase of development in the West Don Lands as it will represent the first major private sector investment in the revitalization of the waterfront. The first phase includes two parts as highlighted on Attachment 2. The first part is mixed affordable and market rate housing and retail on proposed Blocks 14 and 15 located north of the Eastern Avenue / Adelaide Street fly-over ramp and south of King Street East. The second part is mixed uses on proposed Blocks 7 to 11 located north of the railway tracks, east of Cherry Street, south of Front Street and west of a realigned Bayview Avenue and the new Don River Park.

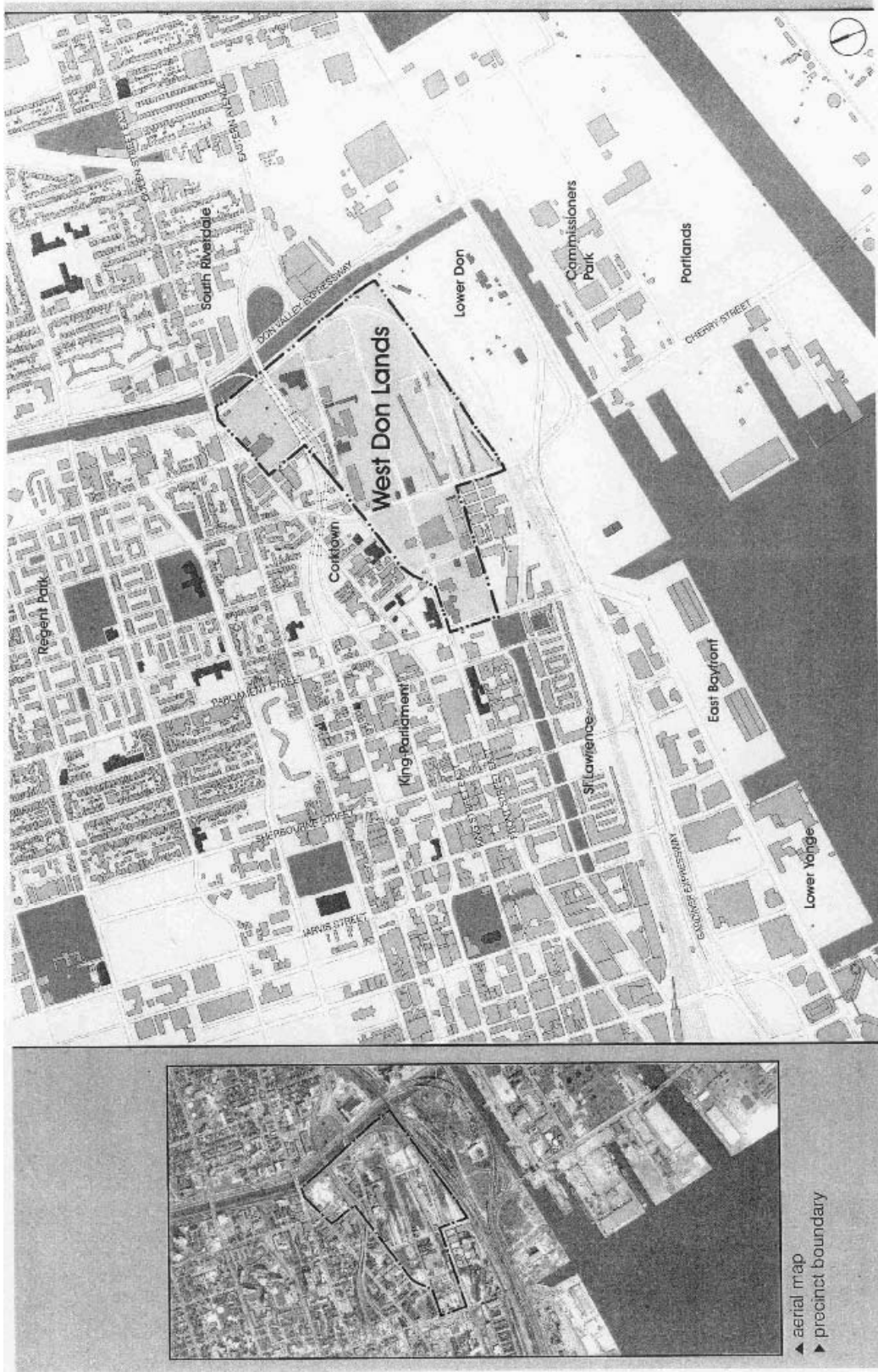
Breaking ground on this first phase will be a major success story for all of the partners involved in the revitalization of the West Don Lands. The TWRC is aiming for occupancy of a portion of proposed Blocks 14 and 15 in late 2007. As most of these lands form part of the "dry" side of the flood protection berm, the portion of the berm in proposed Blocks 9 to 11, 14 and 15 will need to be completed before any building takes place. Construction in proposed Blocks 7 and 8 could theoretically begin prior to construction of the berm.

Under the existing Authority Resolution #125 noted above, no TRCA Ontario Regulation 158 permits and, under applicable law, no City of Toronto building permits can be issued until such time as the flood protection is fully complete. Ontario Regulation 158 and city building permits will be required by the private developer chosen to construct each phase in the West Don Lands. As this will delay construction of the first phase, the TWRC has requested that building permits be issued prior to final completion of the flood protection works so that building of the new neighbourhood can begin during a period of time when the flood protection is under construction, but not fully functional as flood protection (Attachment 3). All parties have agreed that occupancy of the new buildings, however, shall not be permitted until the flood protection works are fully complete and the entire West Don Lands is removed from the floodplain.

TRCA Planning and Development staff and City of Toronto Planning and Building staff are discussing the best mechanism for guaranteeing that occupancy will not be permitted until the flood protection works are complete. Although the mechanism has not been finalized, it is staff's opinion that conditions of planning approval can be secured to implement this requirement. The TRCA has control over construction in the floodplain in the entire West Don Lands through the Ontario Regulation 158 permitting process, and staff can report back on the mechanism for controlling occupancy during the Executive Committee's review of these permit applications.

Staff recommend that the Authority rescind Resolution #125 and approve a resolution that flood protection measures as approved in the Class Environmental Assessment for the Lower Don River West Remedial Flood Protection Program be completed prior to occupancy of new structures permitted within the West Don Lands.

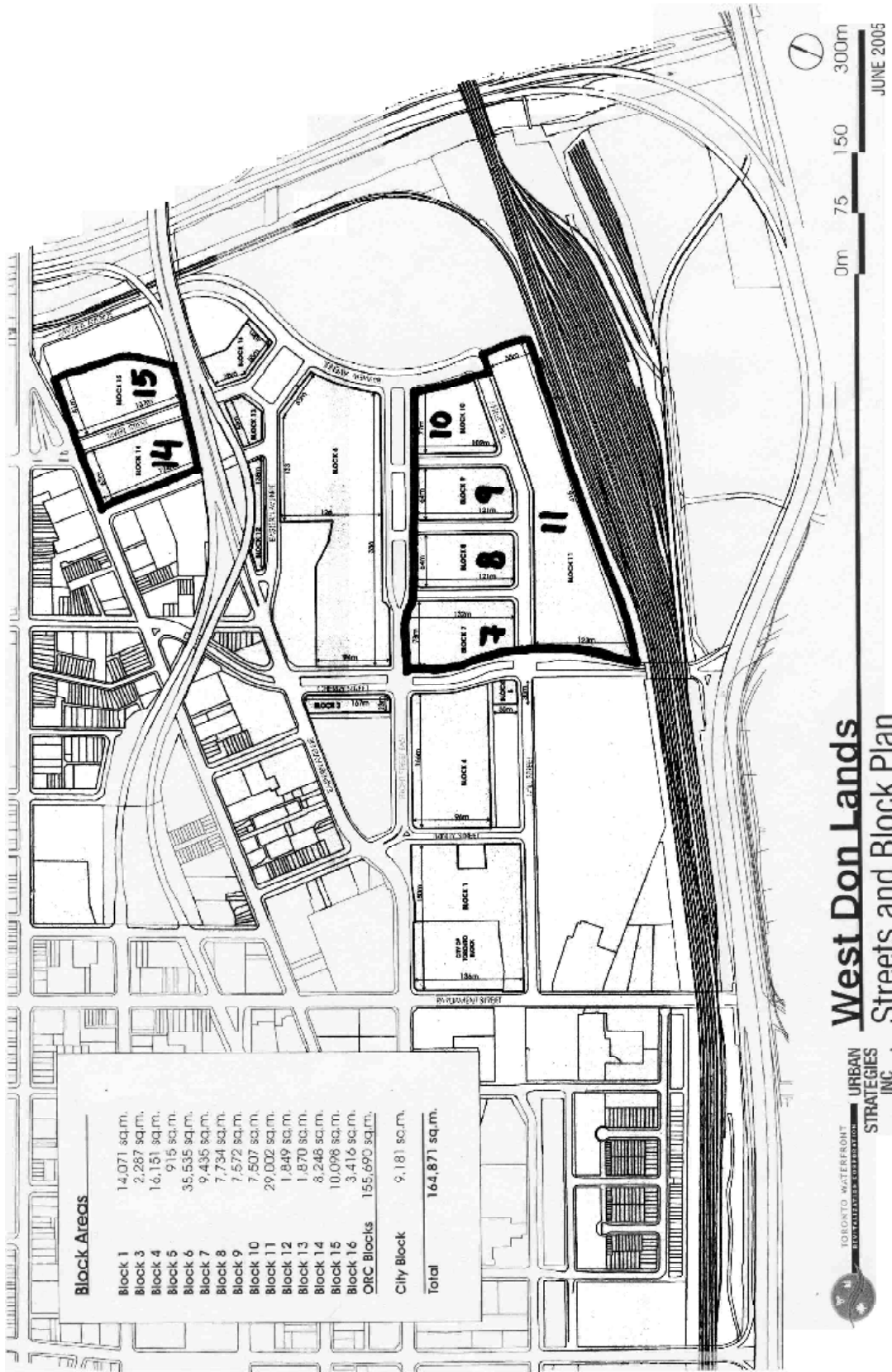
Report prepared by: Steve Heuchert, extension 5311
For Information contact: Steve Heuchert, extension 5311
Date: October 25, 2005
Attachments: 3



West Don Lands
Context Plan

TORONTO WATERFRONT
URBAN STRATEGIES INC.

NE 200



West Don Lands
Streets and Block Plan



Attachment 3



TORONTO WATERFRONT
REVITALIZATION AUTHORITY

Delivered Via Facsimile

October 20, 2005

Mr. Brian Denney
Chief Administrative Officer
Toronto & Region Conservation Authority
5 Shoreham Drive
Toronto, Ontario, M3N 1S4

Dear Mr. Denney:

Re: West Don Lands – District No. 3

I am writing with respect to the flood proofing exercise being undertaken in the West Don Lands, and our desire to expedite both the revitalization of the West Don Lands, and the provision of housing in District No. 3 of the West Don Lands.

By way of background, the TWRC, the TRCA, and the Ontario Realty Corporation are co-operating in the planning and construction of flood protection measures along the west edge of the Don River, including the provision of an elevated landform that will protect against flooding in a regional storm. Planning for the landform is in its final stages, and construction is expected to commence in the next few months.

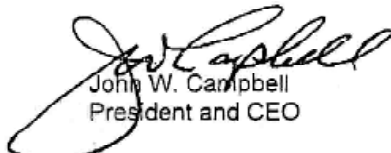
The TWRC, and its government stakeholders, have targeted that the first housing in the West Don Lands, in District No. 3, be completed before the end of 2007.

This target can only be achieved if construction of the housing is permitted to commence in advance of the completion of the flood proofing measures. Otherwise, if the flood proofing and housing initiatives were to proceed in a linear fashion, the housing completion would be delayed by approximately one and one half years. It is this delay that we seek to avoid.

Accordingly, we hereby request that the TRCA express its approval to the issuance of building permits for development in the West Don Lands, on the basis that arrangements suitable to TRCA will be put in place to provide that occupancy of the buildings will not occur until the flood protection works are complete.

We would be pleased to provide any additional information that you require.

Yours very truly,


John W. Campbell
President and CEO

cc: Steven Heuchert
TRCA

SECTION II - ITEMS FOR EXECUTIVE ACTION

RES.#B140/05 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 158

Fill, Construction & Alteration to Waterway.. 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.

Moved by: Michael Di Biase
Seconded by: David Barrow

THAT permits be granted in accordance with Ontario Regulation 158 for the applications (8.1.1 - 8.1.8, and 8.1.29, with the exception of 8.1.6 - James Dick Construction Limited, which was withdrawn), which are listed below.

CARRIED

CITY OF BRAMPTON

8.1.1 950504 ONTARIO INC.

To alter a waterway, construct in a flood plain on the southeast corner of Regional Road 107 and Beaumaris Drive, in the City of Brampton, Humber River Watershed as located on the property owned by 950504 Ontario Incorporated.

The purpose is to alter a waterway and construct in a floodplain to facilitate the construction of a stormwater outfall.

The permit will be issued for the period of December 2, 2005 to December 1, 2010 in accordance with the following documents and plans which form part of this permit:

- Site Grading Plan, drawing no. 204108-1, prepared by EMC Group Limited, last revised November 4, 2005;
- Site Servicing Plan, drawing no. 204108-2, prepared by EMC Group Limited, last revised November 4, 2005.

RATIONALE

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

Proposal:

The purpose of this application is to alter a waterway and construct in a floodplain to facilitate the construction of a stormwater outfall located at the southeast corner of Regional Road 107 and Beaumaris Drive, in the City of Brampton. The outfall is required to direct stormwater flows from the associated commercial complex to the minor tributary of the West Humber River located along the eastern portion of the site. An adequately sized buffer between the proposed development and the stream corridor has been proposed through the associated rezone and site plan applications. In addition, a buffer planting plan to improve the ecological functions of the corridor was provided. Please note that there are no in-water works associated with this application. As such, the works do not constitute a harmful alteration, disruption or destruction (HADD) of fish habitat and a letter of advice on behalf of Fisheries and Oceans Canada (DFO) will be issued with the permit. Stormwater quality issues are being addressed through the use of an oil-grit separator.

Control of Flooding:

TRCA staff are satisfied that the proposed works will not adversely affect the flow and/or conveyance of floodwaters.

Pollution:

Appropriate erosion and sediment control measures have been proposed with this application, and will be maintained throughout all phases of construction.

Conservation of Land:

As noted, the associated planning applications for the subject lands included a landscape plan which proposed to revegetate a portion of the tableland buffer area (approximately 7 metres) associated with the stream corridor. The planting plan aimed to renaturalize the buffer area to improve the ecological functions of the stream corridor in this area. There are no in-water works associated with this proposal. As such, they do not constitute a HADD of fish habitat and a letter of advice on behalf of DFO will be issued with the permit. In addition, there are no geotechnical concerns associated with this application.

Plantings

All disturbed areas will be restored and stabilized using a TRCA approved seed mix. In addition, all proposed plantings will be native and non-invasive species and will be consistent with TRCA's planting guidelines.

Policy Guidelines:

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

CFN: 37071 - Application #: 465/05/BRAM

Report Prepared by: Joshua Campbell, extension 5386

For information contact: Joshua Campbell, extension 5386

Date: November 23, 2005

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.2 BELL CANADA

To place fill within a regulated area on Lot 21, Concession 4 Plan 66R-12723, (Finch Avenue West at Black Creek), in the City of Toronto (North York Community Council Area), Humber River Watershed as located on the property owned by Bell Canada.

The purpose is to place fill within a Fill Regulated area to facilitate the reconstruction of a damage utility line.

The permit will be issued for the period of December 2, 2005 to December 1, 2007 in accordance with the following documents and plans which form part of this permit:

- Drawing No. 401-402 (05-231); Drawing No. 401-402 (05-243); and Drawing No. 701 (05-231 & 05-243), all prepared by Plantec Consulting Engineers, issued October 12, 2005, received October 13, 2005.

RATIONALE

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

Proposal:

Bell Canada has installed new underground conduit located along the north and south sides of Finch Avenue over Black Creek. The existing conduit was damaged by the August 19th, 2005 storm which also washed away a large section of roadway at this location. The new Bell conduit was installed within the City's road allowance at a depth of 1 metre below the finished grade as emergency works approved by TRCA staff after the storm.

Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain.

Pollution:

The works have been constructed and there is no impact to pollution. The road and culvert is being reconstructed as part of a separate permit which includes sediment and erosion controls.

Conservation of Land:

All filled and disturbed areas will be stabilized and revegetated following construction of the road and culvert.

Plantings

No new plantings area proposed with these works, but are included in the road and culvert reconstruction work.

Policy Guidelines:

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

CFN: 37031 - Application #: 445/05/TOR
Report Prepared by: Mark Rapus, extension 5259
For information contact: Mark Rapus, extension 5259
Date: November 21, 2005

8.1.3

[REDACTED]
To place fill within a regulated area on Lot 12, Plan M-453, (30 Brookfield Road), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by [REDACTED]
[REDACTED]

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

The permit will be issued for the period of December 2, 2005 to December 1, 2007 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1. 1, Site Plan; Drawing No. A2-1, Basement Plan; Drawing A2.2, Ground Floor Plan, prepared by a. Lipson Design, dated September 2005, received on November 4, 2005.**

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 to facilitate the construction of a garage and a one storey addition at the rear of the existing dwelling. The existing garage will be demolished. The subject property is located east of Yonge Street and south of York Mills Road. All works are sufficiently setback from significant natural features.

Control of Flooding:

The proposal is not located within a Regional Storm Floodplain and therefore will not impact the storage or conveyance of flood waters.

Pollution:

Sediment controls are not necessary as the proposed works are removed from significant natural features.

Conservation of Land:

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

Plantings

Plantings are not necessary as part of this application.

Policy Guidelines:

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

CFN: 37111 - Application #: 478/05/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: November 21, 2005

CITY OF TORONTO (TORONTO AND EAST YORK COMMUNITY COUNCIL AREA)

8.1.4 CITY OF TORONTO

To construct in a flood plain, place fill within a regulated area on (21 Redway Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by City of Toronto.

The purpose is to place and excavate fill within a Fill Regulated Area and construct within the Regional Storm Floodplain of the Don River to facilitate the construction of a 88 square foot garage at the North Toronto Treatment Plant. The existing garage will be demolished.

The permit will be issued for the period of December 2, 2005 to December 1, 2007 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 1002-2005-05 - Sheet 1, Site Plan; Drawing No. 1002-2005-05 -Sheet 4, Ground Floor Plan and Details; Drawing No. 1002-2005-05, Elevations and Section, prepared by City of Toronto, Technical Services, received on October 31, 2005.**

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 and construct within a Regional Storm Floodplain of the Don River to facilitate the construction of a garage at the North Toronto Treatment Plant. The existing garage will be demolished. The proposed garage will be constructed at grade and will be located in the same area and will be of a similar footprint as the original garage.

Control of Flooding:

The proposed development will not result in unacceptable impacts to flood storage and conveyance.

Pollution:

Sediment controls are not required as the proposed works are removed from significant natural features.

Conservation of Land:

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

Plantings

Plantings are not required as part of this application.

Policy Guidelines:

The proposal is consistent with Section 4.3 - Infrastructure and Servicing and Section 4.2.2.E -Property Improvements and Ancillary Structure s- of the Authority's Valley and Stream Corridor Management Program.

CFN: 37069 - Application #: 463/05/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: November 9, 2005

CITY OF VAUGHAN

8.1.5 ROBERT DISTEPHANO

To place fill within a regulated area on Lot 8, Plan M-1775, (161 Hedgerow Lane), in the City of Vaughan, Humber River Watershed as located on the property owned by Robert DiStephano.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the construction of an addition and decks onto the existing single detached residential dwelling at 161 Hedgerow Lane in the City of Vaughan.

The permit will be issued for the period of December 2, 2005 to December 1, 2007 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, Second Storey Addition, prepared by Drew Laszlo Architect, received by the TRCA on November 1, 2005, redline revised to indicate sediment control fencing and the removal of excess fill material;**
- **Site Plan, Addition, prepared by Drew Laszlo Architect, received by the TRCA on November 1, 2005;**
- **Basement Floor Plan, prepared by Drew Laszlo Architect, received by the TRCA on November 1, 2005;**
- **Ground Floor Plan, prepared by Drew Laszlo Architect, received by the TRCA on November 1, 2005;**
- **Front Elevation, prepared by Drew Laszlo Architect, received by the TRCA on November 1, 2005;**
- **Rear Elevation, prepared by Drew Laszlo Architect, received by the TRCA on November 1, 2005;**
- **Side Elevation, prepared by Drew Laszlo Architect, received by the TRCA on November 1, 2005;**

- Side Elevation, prepared by Drew Laszlo Architect, received by the TRCA on November 1, 2005.

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 Humber River to facilitate the construction of one and two storey additions onto an existing single detached residential dwelling . The proposal also involves the construction of two decks to the rear of the residence. All works will be contained within the manicured portion of the subject property. There are no geotechnical/slope stability issues associated with the proposed development. The proposal will not be located within the Regional Storm Flood Plain, and no significant natural features will be affected by the project.

Control of Flooding:

The proposal will not be 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 will be no geotechnical/slope stability issues associated with the proposal. As the watercourse will not be impacted by the development, 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 proposed works will not affect any significant natural features. All disturbed areas will be restored upon completion of the project.

Policy Guidelines:

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

CFN: 37058 - Application #: 456/05/VAUG

Report Prepared by: Suzie Losiak, extension 5724

For information contact: Coreena Smith, extension 5269

Date: November 22, 2005

TOWN OF CALEDON

8.1.6 JAMES DICK CONSTRUCTION LIMITED

To alter a waterway, construct in a flood plain on Lot 10, Concession 5 Block 6, Plan 43M-1007, (13975 Humber Station Road), in the Town of Caledon, Humber River Watershed as located on the property owned by James Dick Construction Limited.

- Withdrawn

TOWN OF MARKHAM

8.1.7 TOWN OF MARKHAM

To alter a waterway and place fill within a regulated area on Enterprise Drive, in the Town of Markham, Rouge River Watershed as located on the property owned by the Town of Markham.

The purpose is to place and remove fill in a Fill Regulated Area (Enterprise Drive) and alter a watercourse to facilitate the maintenance of approximately 80 metres of the Rouge River in the Town of Markham, as located on the property owned by the Town of Markham.

The permit will be issued for the period of December 2, 2005 to December 1, 2007 in accordance with the following documents and plans which form part of this permit:

- Main Street - Grading, Pavement and Drainage; Drawing 15; dated February 2004; last revised July 15, 2005; received October 20, 2005; prepared by McCormick Rankin Corporation;
- Main Street - Ditch Clean Out and Maintenance Sections; Drawing 15A; dated February 2004; last revised July 15, 2005; received October 20, 2005; prepared by McCormick Rankin Corporation;
- Enterprise Drive/Connection Road/Helen Avenue - Typical Sections and Planting Details; Drawing 19; dated February 2004; last revised July 15, 2005; received October 20, 2005; prepared by McCormick Rankin Corporation; red line revised November 21, 2005;
- Enterprise Drive/Helen Avenue/Main Street - Erosion Control Plan; Drawing 41; dated February 2004; last revised July 15, 2005; received October 20, 2005; prepared by McCormick Rankin Corporation; red line revised November 21, 2005.

RATIONALE

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

Proposal:

The Town of Markham has built a temporary stormwater management facility at the north west corner of Kennedy Road and Enterprise Drive. The pond is proposed to outlet to an existing storm sewer which in turn, outlets to an existing head wall adjacent to the Rouge River . This permit application involves the excavation of silt from the bottom of the watercourse and the placement of rounded river stone in approximately 80 metres of a Fill Regulated Area. The existing watercourse must be dredged to remove the existing silt build up in order to accommodate the stormwater management pond discharge. Rounded river stone is required as erosion protection along the streambed. The watercourse will temporarily be altered when coffer dams are installed to facilitate working in the dry.

The project was reviewed by TRCA staff during the Environmental Assessment process and conforms to TRCA policy.

Control of Flooding:

Fill placement will be minimized within the Regional Storm Flood Plain with this infrastructure project and staff has no concerns with loss of storage or conveyance.

Pollution:

Standard erosion control measures (silt fence, erosion control mats) will be implemented for the duration of construction and until the site is restored in order to prevent construction generated sediment from entering the watercourse.

Conservation of Land:

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 application is subject to the Ministry of Natural Resources (MNR) warm water fisheries timing window and all instream works must be completed between July 1 to March 31, unless directed otherwise by MNR.

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: 35572 - Application #: 245/04/MARK

Report Prepared by: Sharon Lingertat, extension 5717

For information contact: Suzanne Bevan, extension 5374

Date: November 21, 2005

TOWN OF RICHMOND HILL

8.1.8 1671133 ONTARIO INC - RICHMOND HILL HONDA

To place fill within a regulated area on Part Lot 11, Plan 3806, Part Lot 5, 6 , Plan 3805, (77 16th Avenue), in the Town of Richmond Hill, Don River Watershed as located on the property owned by 1671133 Ontario Inc - Richmond Hill Honda.

The purpose is to place fill within a Fill Regulated Area of the Don River, in order to facilitate the development of an automobile dealership, in the Town of Richmond Hill.

The permit will be issued for the period of December 2, 2005 to December 1, 2007 in accordance with the following documents and plans which form part of this permit:

- Site Plan, Drawing No. SP01, prepared by M.B. Finney Limited, dated March 2004, received November 8, 2005.
- Grading Plan, Drawing No. G1, prepared by R.J. Burnside & Associates Limited, revised September 26, 2005, received November 8, 2005.
- Erosion and Sediment Control Plan, Drawing No. ES1, prepared by R.J. Burnside & Associates Limited, revised May 5, 2005, received November 8, 2005.

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 German Mills Creek, a tributary of the Don River, in order to develop a two-storey automobile dealership (Richmond Hill Honda), in the Town of Richmond Hill. The subject property is partially fill regulated (on the northeastern side of the property), where proposed grading is to occur.

The subject property is located on the south side of Sixteenth Avenue, west of the CN Rail tracks and east of Yonge Street. Authority staff had previously received the associated Official Plan and Zoning By-law Amendment Applications in April 2003. TRCA staff had no objections to the approval of these applications. In January 2005, Authority staff received a related Site Plan Application for the subject property. Conditional approval was provided by TRCA staff in March 2005, subject to a permit under Ontario Regulation 158 being obtained.

The subject property is not located within or adjacent to any natural features of the Don River valley corridor. As such, a development setback in accordance with the Authority's Valley and Stream Corridor Management Program is not applicable. The property is currently home to a commercial automobile operation and is surrounded by industrial and residential development.

Control of Flooding:

The subject property is located outside of the Regional Storm Flood Plain of German Mills Creek. As such, the proposed development will not impact the storage or conveyance of flood waters.

Pollution:

Erosion and sediment controls will be erected prior to the start of construction. Sediment fencing will be maintained for the duration of the works to ensure sediment does not migrate off-site and affect the watercourse which is located approximately 4 km away.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed development. There are no in-water works proposed and as such, fish habitat will not be impacted. Furthermore, as noted above, there are no natural features located on or adjacent to the subject property.

Plantings

While no natural features will be removed as part of this application, decorative landscaping elements will nonetheless be implemented for the subject site.

Policy Guidelines:

This proposal is in compliance with Section 4.1.1 - New Urban Development, of the Authority's Valley and Stream Corridor Management Program.

CFN: 37095 - Application #: 474/05/RH
Report Prepared by: Kevin Huang, extension 5307
For information contact: Kevin Huang, extension 5307
Date: November 21, 2005.

THE FOLLOWING PERMIT APPLICATIONS WERE ERRATA ITEMS:

**RES.#B141/05 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO
REGULATION 158 - ERRATA APPLICATIONS**

Moved by: Michael Di Biase
Seconded by: David Barrow

THAT permits be granted in accordance with Ontario Regulation 158 for the applications (8.1.9 - 8.1.22, with the exception of 8.1.11 - NPI and 8.1.15 - Frank Raso, which were withdrawn), that had been scheduled on the agenda as errata items for which all the required information was received and finalized as listed below.

CARRIED

CITY OF BRAMPTON

8.1.9 CITY OF BRAMPTON

To alter a waterway, construct in a flood plain, place fill within a regulated area at Maitland Park (between North Park Drive and Williams Parkway), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton.

The purpose is to alter a waterway, construct in a floodplain, and place fill within a regulated area to facilitate the rehabilitation of a portion of the Etobicoke Creek.

The permit will be issued for the period of December 2, 2005 to December 1, 2007.

- Letter of undertaking prepared by William Guy, Senior Operations Project Manager, of the City of Brampton, dated November 17, 2005, to address all outstanding engineering and ecology issues.

RATIONALE

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

Proposal:

The purpose of this application is to alter a waterway, construct in a floodplain, and place fill within a regulated area to facilitate the rehabilitation of a portion of the Etobicoke Creek at Maitland Park (between North Park Drive and Williams Parkway), in the City of Brampton. The works associated with this application involve the removal of damaged gabion baskets and portions of the concrete channel lining, realign the creek to a more natural form, and revegetate the disturbed areas to significantly reduce stream bank erosion and potential hazards (slope instability) to pedestrians, increase the aesthetics and habitat functions of the corridor, and allow the stream to succeed by means of more natural processes. As noted, these works will increase the habitat functions provided by the stream corridor, however, the main goal of this project is to rehabilitate and better maintain the infrastructure associated with this reach of the creek. The proposed works have been determined to be a harmful alteration, disruption or destruction (HADD) of fish habitat. Thus, prior to the issuance of this permit Authorization from Fisheries and Oceans Canada (DFO) is required.

Control of Flooding:

TRCA staff are satisfied that the proposed works will not adversely affect the flow and/or conveyance of floodwaters.

Pollution:

Appropriate erosion and sediment control measures have been proposed with this application, and will be maintained throughout all phases of construction.

Conservation of Land:

This application includes a renaturalization plan which proposes to revegetate portions of the stream corridor with appropriate densities of riparian and floodplain plantings. The planting plan aims to renaturalize a significant portion of this reach of the stream corridor to increase habitat potential, as well as increase the stability of the stream banks. Please note that these works are being implemented such that efforts associated with future renaturalization projects for this portion of the Etobicoke Creek corridor will be compatible (i.e. stormwater facility retrofits, flood remediation and upstream/downstream corridor renaturalization works). As noted, there are in-water works associated with this application. As such, TRCA staff has determined that these works constitute a HADD and prior to the issuance of this permit Authorization from DFO is required.

Plantings

All disturbed areas will be restored and stabilized using a TRCA approved seed mix. In addition, all proposed plantings will be native and non-invasive species and will be consistent with TRCA's planting guidelines.

Policy Guidelines:

The works are consistent with Sections 4.3 (Infrastructure and Servicing) and 5.4 (Corridor Rehabilitation Projects) of the TRCA's Valley and Stream Corridor Management Program.

CFN: 35643 - Application #: 274/04/BRAM

Report Prepared by: Joshua Campbell, extension 5386

For information contact: Joshua Campbell, extension 5386

Date: November 23, 2005

8.1.10 MEDALLION DEVELOPMENTS LIMITED

To alter a waterway, construct in a flood plain on Lot 15, Concession 4 EHS, in the City of Brampton, Humber River Watershed as located on the property owned by Medallion Developments Limited.

The purpose is to alter a waterway and construct in a floodplain to facilitate the construction of a stormwater outfall and culvert, as well as lower and renaturalize a portion of the H2 Tributary of the West Humber River.

The permit will be issued for the period of December 2, 2005 to December 1, 2010.

- **Letter of undertaking prepared by Muneef Ahmad, P.Eng., of Sernas Associates, dated November 30, 2005, to address all outstanding engineering and ecology.**

RATIONALE

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

Proposal:

The purpose of this application is to alter a waterway and construct in a floodplain to facilitate the construction of a stormwater outfall and culvert, as well as to lower and renaturalize a portion of the H2 Tributary of the West Humber River located at the southwest corner of Bramalea and Countryside, in the City of Brampton. As noted, the proposed works involve the construction of a stormwater outfall to convey stormwater flows from the associated subdivision (known as the 'Medallion' subdivision - 21T-02015B) to the H2 Tributary. In addition, the works involve the replacement of the stream culvert underneath of Bramalea Road, and the lowering of the watercourse to ensure positive drainage from the site. Furthermore, this application proposes to rehabilitate this portion of the H2 Tributary using a naturalized channel design and riparian/floodplain plantings to improve the habitat value of this corridor. Please note that these works are being coordinated with similar downstream works located on the adjacent subdivision (known as 'Neighbourhood 902' - 21T-04001B). The proposed works have been determined to be a harmful alteration, disruption or destruction (HADD) of fish habitat. Thus, prior to the issuance of this permit Authorization from Fisheries is Oceans Canada (DFO) is required.

Control of Flooding:

Currently, a significant portion of the proposed property is inundated by floodwaters during a Regional Storm event. In addition to lowering the watercourse, this application proposed to alter the stream corridor such that the floodplain is contained within its banks. In doing so, it has been determined that both upstream and downstream flooding and stormwater management will be better controlled. In this regard, TRCA staff are satisfied that the proposed works will not adversely affect the flow and/or conveyance of floodwaters.

Pollution:

Appropriate erosion and sediment control measures have been proposed with this application, and will be maintained throughout all phases of construction.

Conservation of Land:

In addition to providing an appropriately sized buffer between the proposed development and the stream, this application includes a stream rehabilitation plan to renaturalize the stream corridor. The planting plan aims to naturalize a significant portion of this reach of the stream to improve habitat potential, as well as better control flood and stormwater management as they relate to the surrounding development. In addition, the proposed works involve the lowering of the watercourse to ensure positive drainage of this area, as well as to provide a more naturalized channel design to allow the stream to succeed through more natural means. As noted, these works are being coordinated with similar downstream works including the replacement of the Bramalea Road culvert, and the lowering of the watercourse on the adjacent lands. As noted, there are in-water works associated with this application. As such, TRCA staff have determined these works constitute a HADD and prior to the issuance of this permit Authorization from DFO is required.

Plantings

All disturbed areas will be restored and stabilized using a TRCA approved seed mix. In addition, all proposed plantings will be native and non-invasive species and will be consistent with TRCA's planting guidelines.

Policy Guidelines:

The works are consistent with Sections 4.1 (New Development), 4.3 (Infrastructure and Servicing) and 5.4 (Corridor Rehabilitation Projects) of the TRCA's Valley and Stream Corridor Management Program.

CFN: 36873 - Application #: 353/05/BRAM

Report Prepared by: Joshua Campbell, extension 5386

For information contact: Joshua Campbell, extension 5386

Date: November 23, 2005

8.1.11

NPI

To construct in a flood plain on 235 Wilkinson Road, in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by NPI.

- **Withdrawn**

CITY OF MISSISSAUGA

8.1.12 AMB PROPERTY CORPORATION

To place fill within a regulated area on Concession 6 EHS, Lot 12, Plan 43R-22614, (7380 and 7385 Bren Road), in the City of Mississauga, Mimico Creek Watershed as located on the property owned by AMB Property Corporation.

The purpose is to place and excavate fill material within a TRCA Fill Regulated area to facilitate the construction of an industrial warehouse development at 7380 and 7385 Bren Road, in the City of Mississauga.

The permit will be issued for the period of December 2, 2005 to December 1, 2010.

- Letter of Undertaking, prepared by D. Manlapaz, Giffels Design-Build Inc., dated November 30, 2005, to address all outstanding engineering and ecology issues.

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 within a Fill Regulated area in order to facilitate the construction of two (2) industrial warehouse buildings, associated parking lot and stormwater management facility at 7380 and 7385 Bren Road, in the City of Mississauga. The portion of the subject property to which this application applies is located within a TRCA Fill Regulated area, but is located outside of the Regulatory Floodplain. Grading on the subject property commenced prior to the issuance of the requisite permit. This is the applicant's second offense. As such, this application includes a compensatory planting plan and is subject to an additional violation fee (\$5,600).

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 proposed works.

Pollution:

Sediment and erosion control fencing has been installed prior to unauthorized grading works on the subject property and will be maintained and monitored throughout all phases of construction.

Conservation of Land:

Please note that an adequately sized vegetated buffer located between the proposed development and the valley corridor is being proposed. In addition, compensatory native and non-invasive plantings within the valley corridor are being proposed to mitigate for the noted violation. TRCA technical staff has confirmed that there are no geotechnical and/or slope stability concerns associated with this proposal. There are no fisheries related concerns.

Plantings

All disturbed areas will be restored using a TRCA approved seed mix. In addition, all proposed plantings within the valley corridor and buffer area are native and non-invasive species and are consistent with TRCA's planting guidelines.

Policy Guidelines:

The proposal is in conformity with Section 4.1.1 - New Urban Development of the Authority's Valley and Stream Corridor Management Program (VSCMP).

CFN: 36920 - Application #: 386/05/MISS

Report Prepared by: Adam Miller, extension 5244

For information contact: Quentin Hanchard, extension 5324

Date: November 23, 2005

8.1.13 ONTARIO KHALSA DARBAR INC.

To construct in a flood plain, place fill within a regulated area on Lot 11, Concession 3 (7080 Dixie Road), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Ontario Khalsa Darbar Incorporated.

The purpose is to construct in a floodplain and place fill within a regulated area to facilitate the construction of a parking lot and slope stabilization works.

The permit will be issued for the period of December 2, 2005 to December 1, 2010.

- **Letter of undertaking prepared by Mahadeo Singh, P.Eng, of MPS Engineering Inc., dated November 24, 2005, to address all outstanding engineering and ecology issues.**

RATIONALE

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

Proposal:

The purpose of this application is to construct in a floodplain and place fill within a regulated area to facilitate the construction of a parking lot and slope stabilization works at 7080 Dixie Road, in the City of Mississauga. The parking lot works are confined to the tableland portion of the site which is adequately set back from the stream corridor traversing the subject lands. The slope stability works involve the removal of illegally placed fill, regrading of the slope to its original profile, and revegetating the area to reduce erosion. Please note that the works associated with the slope stability proposal are part of an on-going violation. In this regard, the applicant has submitted the appropriate violation fee (additional \$2,800), and a permit will not be issued until such time that TRCA Enforcement staff are satisfied. Furthermore, the proposed works do not involve any in-water works. As such, they do not constitute a harmful alteration, disruption or destruction (HADD) of fish habitat and a letter of advice on behalf of Fisheries and Oceans Canada (DFO) will be issued with the permit.

Control of Flooding:

TRCA staff are satisfied that the proposed works will not adversely affect the flow and/or conveyance of floodwaters.

Pollution:

Appropriate erosion and sediment control measures have been proposed with this application, and will be maintained throughout all phases of construction.

Conservation of Land:

This application includes a landscape plan which proposed to revegetate a portion of the tableland buffer area (minimum 5 metres), as well as the slopes associated with the stream corridor. The planting plan aims to renaturalize a significant portion of this reach of the stream corridor and increase the stability of the slopes and stream banks. Please note that these works, in particular the planting scheme, are being coordinated with efforts associated with TRCA's renaturalization project for this portion of the Etobicoke Creek corridor. As previously noted, some geotechnical works to reduce slope erosion and increase slope stability are being undertaken. In this regard, TRCA staff are satisfied that the proposed works adequately meet TRCA guidelines in terms of slope stability, buffer and setback requirements. There are no in-water works associated with this proposal. As such, they do not constitute a HADD of fish habitat and a letter of advice on behalf of DFO will be issued with the permit.

Plantings

All disturbed areas will be restored and stabilized using a TRCA approved seed mix. In addition, all proposed plantings will be native and non-invasive species and will be consistent with TRCA's planting guidelines.

Policy Guidelines:

The works are consistent with Sections 4.1.1 (New Urban Development) and 5.2 (Erosion Control and Slope Stability Remedial Works) of the TRCA's Valley and Stream Corridor Management Program.

CFN: 36498 - Application #: 138/05/MISS

Report Prepared by: Joshua Campbell, extension 5386

For information contact: Joshua Campbell, extension 5386

Date: November 23, 2005

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.14 CAROL TARBACK

To place fill within a regulated area on Part Lot 14, Plan 1545, (159 Lake Promenade), in the City of Toronto (Etobicoke York Community Council Area), Waterfront Watershed as located on the property owned by Carol Tarback.

The purpose is to place and excavate fill within a Fill Regulated Area of the Lake Ontario Waterfront to facilitate the construction of an inground pool and retaining wall at the rear of the existing dwelling.

The permit will be issued for the period of December 2, 2005 to December 1, 2007.

- **Drawing No. L-1, Landscape Plan/Sediment Control and Site Restoration Plan; Drawing No. A-8, Existing Site Section and Proposed Site Section, prepared by Anthony Belchur, received on September 16, 2005.**

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 Lake Ontario Waterfront to facilitate the construction of an inground pool and retaining wall at the rear of the existing dwelling. The subject property is located west of Kipling Avenue and south of Lake Shore Boulevard West. All works are sufficiently setback from significant natural features.

Control of Flooding:

The proposal is not located within a Regional Storm Floodplain and therefore will not impact the storage or conveyance of flood waters.

Pollution:

A sediment control fence will be installed to prevent construction debris from entering the lake front.

Conservation of Land:

TRCA geo-technical staff have reviewed the geo-technical report submitted by the applicant and confirm that there are no geo-technical issues associated with this project. There will be no impact on fisheries, riparian vegetation or significant natural features. The proposed works are consistent with existing development on adjacent properties.

Plantings

Native and non-invasive species will be planted.

Policy Guidelines:

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

CFN: 36971 - Application #: 412/05/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: September 29, 2005

8.1.15

FRANK RASO

To place fill within a regulated area on Lot 19, Plan 789, (164 Edenbridge Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Frank Raso.

- **Withdrawn**

8.1.16

STEPHEN BRENNAN

To construct in a flood plain, place fill within a regulated area on Lot 1, Plan 8754, (63 Bonnyview Drive), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on the property owned by Stephen Brennan.

The purpose is to place and excavate fill within a Fill Regulated Area of Mimico Creek and construct within a Regional Storm Floodplain to facilitate the construction of a new two-storey dwelling. The existing dwelling will be demolished.

The permit will be issued for the period of December 2, 2005 to December 1, 2007.

- **Drawing No. 1, Site Plan, submitted by the applicant, received on November 29, 2005. Red-lined Revised by TRCA staff on November 30, 2005 to exclude basement stairs and door;**
- **Drawing No. 2, Basement Plan; Drawing No. 3, First Floor Plan; Drawing No. 4, Second Floor, submitted by the applicant on November 29, 2005.**

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 and construct within a Regional Storm Floodplain of Mimico Creek to facilitate the construction of a new two-storey dwelling. The existing dwelling will be demolished. The subject property is located east of Royal York Road and north of The Queensway. The proposed works are consistent with existing development within this valley reach. The property is also within the developed portion of the valley floor of Mimico Creek. All works will be sufficiently setback from the toe of the valley slope.

Control of Flooding:

A portion of the lot and the proposed dwelling is within the Regional Storm Flood plain and as such, all openings of this structure will be situated to be above the Regional Storm Elevation. The applicant will submit a letter from a structural engineer which states that the new dwelling can withstand the depths and velocities expected during a flood event. There will be no impact on flood storage. All excess fill material will be removed from the site.

Pollution:

Sediment fencing is not required as the proposed addition is sufficiently removed from the watercourse.

Conservation of Land:

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

Plantings

Plantings are not required as part of this application.

Policy Guidelines:

The proposal is consistent with Section 4.2.2.D - Replacement Structures - of the Authority's Valley and Stream Corridor Management Program.

CFN: 37049 - Application #: 454/05/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: November 2, 2005

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.17 MANDRAKE PROPERTIES

To construct in a flood plain, place fill within a regulated area on Part Lot 5, Concession 2, (411 Lawrence Avenue East), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Mandrake Properties.

The purpose is to place and excavate fill to within a Fill Regulated Area and Regional Storm Floodplain of the Don River to permit the construction of a wooden shelter structure.

The permit will be issued for the period of December 2, 2005 to December 1, 2010.

- **Site Plan submitted by R.E.S. Contracting on November 29, 2005.**

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 and Regional Storm Floodplain of the Don River to permit the construction of a wooden shelter structure. The subject property is located east of Bayview Avenue and south of Lawrence Avenue East. The wooden shelter has already been constructed.

Control of Flooding:

The proposed works are located within the Regional Storm Floodplain, however, the works will not affect the storage or conveyance of flood waters. The structure is a non-habitable space.

Pollution:

A sediment control fence will be installed to prevent construction debris from entering the adjacent ravine.

Conservation of Land:

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

Plantings

Plantings are not required as part of this application.

Policy Guidelines:

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

CFN: 36795 - Application #: 307/05/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: November 22, 2005

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.18 DWIGHT DOERKSEN

To place fill within a regulated area on Lot 1, Plan 3151, (345 Beechgrove Road), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by Dwight Doerksen.

The purpose is to place fill within a Fill Regulated area in order to facilitate the reconstruction of an attached garage with basement.

The permit will be issued for the period of December 2, 2005 to December 1, 2007.

- **Drawing No. S1, Sheet 1 of 3, Modified Plans and Elevations, revised November 7, 2005, received November 24, 2005, prepared by McCormick Rankin Corporation.**

RATIONALE

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

Proposal:

The purpose of this application is to reconstruct a two car garage attached to the east side of the existing dwelling having dimensions of approximately 6.9 metres x 9.1 metres. The garage addition would include a full basement below. The original attached garage was recently demolished due to a fuel oil spill which contaminated the soil both surrounding and beneath the garage foundation. All contaminated soil has been removed from the property and the applicant is ready to reconstruct the garage. The new garage has a similar footprint to the original structure and would maintain the same setback from top-of-bank.

Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain.

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. The assessment has been reviewed and approved by TRCA technical staff. All filled and disturbed areas will be stabilized and revegetated following construction. Several mature trees have been impacted by the fuel oil spill. Trees impacted by fuel oil have been removed by the property owner with approval by the City of Toronto Urban Forestry Services.

Plantings

New native trees are proposed in the vicinity of the garage addition.

Policy Guidelines:

The works comply with Section 4.2.2.E., Property Improvements and Ancillary Structures, of the Authority's Valley and Stream Corridor Management Program.

CFN: 37077 - Application #: 470/05/TOR

Report Prepared by: Mark Rapus, extension 5259

For information contact: Mark Rapus, extension 5259

Date: November 22, 2005

CITY OF VAUGHAN

8.1.19 BLOCK 11 LANDOWNERS GROUP

To alter a waterway, construct in a flood plain on Lot 19, Concession 2, north of Rutherford Road, west of Bathurst Street, in the City of Vaughan, Don River Watershed as located on the property owned by Block 11 Landowners Group.

The purpose is to alter a waterway and construct within the Regional Storm Flood Plain of the Don River, in order to facilitate the installation of a temporary stormwater outlet to drain stormwater flows from a portion of Planning Block 11, in the City of Vaughan.

The permit will be issued for the period of December 2, 2005 to December 1, 2010.

- **Letter of Undertaking - To Resolve All Outstanding Technical Issues, prepared by Schaeffers Consulting Engineers, dated November 24, 2005, received November 30, 2005.**

RATIONALE

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

Proposal:

The proposal is alter a waterway and construct a structure within the Regional Storm Flood Plain of the Upper East Don River, a tributary of the Don River, in order to facilitate the installation of a temporary stormwater outlet to drain stormwater flows for a portion of Planning Block 11, in the City of Vaughan.

Planning Block 11 is bounded by Major Mackenzie Drive to the north, Bathurst Street to the east, Rutherford Road to the south and to the west by Dufferin Street. The proposed works are located southwest of Bathurst Street and Major Mackenzie Drive, near Street 1 and Thomas Cook Avenue in the subdivision block. Furthermore, the works are located within Draft Approved Plan of Subdivision 19T-04V05 (Lindvest Properties (Bathurst Mackenzie Limited)).

As part of the spine servicing and transportation requirements within Block 11, Street 1 and Thomas Cook Avenue are to be constructed. Under the Block 11 Block Plan, stormflows from these two streets are to drain to Stormwater Pond (SWM) No. 3. At this time, SWM Pond 3 is located within non-participating lands and not under construction. In order, to convey flows on a temporary basis, a stormceptor and outlet are to be installed. The proposed outlet is located within the valley corridor and within the Regional Storm Flood Plain and subject to this permit application. Once SWM Pond 3 has been constructed, the temporary outlet will be decommissioned and the flow will be redirected through the residential area's storm sewer system and conveyed to SWM Pond 3.

Control of Flooding:

TRCA technical staff has reviewed detailed drawings for the proposed outfall and is satisfied that it will not negatively affect the storage or conveyance of flood waters.

Pollution:

Erosion and sediment control measures will be implemented prior to construction and maintained for the duration of the proposed works. Migration of sediment into the nearby watercourse is not anticipated based on the applicant's technical information.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. No in-water works are proposed as part of the outlet construction. As such, no impacts to fish habitat are anticipated. No other natural features will be impacted by the proposed works.

Plantings

As no vegetation will be removed as part of this application, plantings of native species is not required. However, extensive landscape plantings will be required as part of the development of SWM Pond 3 and its associated outfall.

Policy Guidelines:

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

CFN: 36897 - Application #: 370/05/VAUG
Report Prepared by: Kevin Huang, extension 5307
For information contact: Kevin Huang, extension 5307
Date: November 21, 2005.

8.1.20 BLOCK 11 PROPERTIES INC.

To alter a waterway, construct in a flood plain on Lot 18, Concession 2, southeast of Dufferin Street and Major Mackenzie Drive, in the City of Vaughan, Don River Watershed as located on the property owned by Block 11 Properties Inc.

The purpose is to alter a waterway and construct within the Regional Storm Flood Plain of the Don River in order to facilitate the installation of a stormwater outlet to service a portion of Planning Block 11, in the City of Vaughan.

The permit will be issued for the period of December 2, 2005 to December 1, 2010.

- **Letter of Undertaking - To Resolve All Outstanding Technical Issues, prepared by Schaeffers Consulting Engineers, dated November 24, 2005, received November 30, 2005.**

RATIONALE

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

Proposal:

The proposal is to alter a waterway and construct within the Regional Storm Flood Plain of the Upper East Don River, a tributary of the Don River, in order to install a stormwater outfall which will service a portion of Planning Block 11, in the City of Vaughan.

Planning Block 11 is bounded by Major Mackenzie Drive to the north, Bathurst Street to the east, Rutherford Road to the south and to the west by Dufferin Street. The proposed works are located adjacent to Culvert Crossing 'E' (Permit No. C-05252 - CFN 36541), on Valley Vista Drive, southeast of Dufferin Street and Major Mackenzie Drive. Furthermore, the works are located on the eastern portion of Draft Plan of Subdivision Application 19T-95064 (Senang Investments Ltd.).

The proposed ground elevation for Valley Vistra Drive, which is located between Street 4 and Street 7, is located below the invert of the inlet for Stormwater Management Pond (SWM) No. 8, thus preventing discharge from entering SWM Pond 8. As such, in order to maintain the existing grade for Crossing 'E' (West Reach of the East Don River), an individual outlet is proposed to serve the captioned area for stormwater discharge.

Control of Flooding:

TRCA technical staff has reviewed relevant technical submissions for the proposed works and is satisfied that the outlet will not impact the storage or conveyance of flood waters.

Pollution:

Erosion and sediment control measures will be implemented prior to the start of construction and maintained for the duration of the works.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the works. No in-water works are anticipated and as such, fish habitat will not be impacted. No other natural features will be affected by the proposed works.

Plantings

A planting plan consisting of native plantings will be implemented, in accordance with TRCA Planting Guidelines around the area of the proposed outfall.

Policy Guidelines:

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

CFN: 37061 - Application #: 458/05/VAUG
Report Prepared by: Kevin Huang, extension 5307
For information contact: Kevin Huang, extension 5307
Date: November 21, 2005.

TOWN OF WHITCHURCH-STOUFFVILLE

8.1.21 MATTAMY (HOOVER PARK) LIMITED

To alter a waterway, place fill within the Fill Regulated Area on Lot 31, 32, Concession 8, (west of 9th Line, south of Stouffville Road), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Mattamy (Hoover Park) Limited.

The purpose is to place fill in a Regulated Area and alter a watercourse in order to construct a storm water management pond and outfall to a tributary of the Rouge River. The facility will service phase 1B of a draft approved plan of subdivision known as Wheler's Mill (19T-01003) within the Southwest Quadrant Planning Area of the Town of Whitchurch-Stouffville.

The permit will be issued for the period of December 2, 2005 to December 1, 2010.

- Pond Plan View, Drawing Number 901, prepared by Stantec Consulting Ltd., received on November 2, 2005;
- Pond Sections, Drawing Number 902, prepared by Stantec Consulting Ltd., received on November 2, 2005;
- Pond Details, Drawing Number 903, prepared by Stantec Consulting Ltd., received on November 2, 2005;
- SWM Pond Block 208 Landscape Plan, Drawing Number SWM1, prepared by NAK design group, received on November 2, 2005;
- Construction Details, Drawing Number D3, prepared by NAK design group, received on November 2, 2005.

RATIONALE

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

Proposal:

In order to construct a stormwater management pond and outfall for the second phase (also called Phase 1B) of a draft approved residential plan of subdivision known as Wheler's Mill, the applicant seeks permission to alter a waterway and place fill within a Fill Regulated Area. The proposed works are located in the Southwest Quadrant Planning Area of the Town of Whitchurch-Stouffville adjacent to the eastern bank of the Little Rouge Creek. The stormwater management pond includes an outfall that is proposed to be constructed within the valleylands associated with the Little Rouge Creek. The proposed components of the outfall include a plunge pool, stone cooling trench composed of river run stone and a hand dug level spreader to mitigate the thermal and erosion impacts of the outfall. In addition, TRCA staff have requested that the planting of additional aquatic plants take place to further mitigate thermal impacts.

Control of Flooding:

The proposed outfall is outside of the Regional Storm Flood Plain and has been designed to safely convey flood flows. Therefore, the control of flooding will not be affected.

Pollution:

A sediment and erosion control plan will be implemented and maintained for the duration of construction, so that sedimentation of the tributary will not occur.

Conservation of Land:

There are no geotechnical issues or in-water work associated with this proposal. The proposal is not within significant natural heritage features. Staff will issue a letter of advice on behalf of Fisheries and Oceans Canada (DFO) with this permit, as a DFO Authorization pursuant to the Fisheries Act (Canada) was not required. All disturbed areas will be stabilized following construction.

Plantings

Following construction, all disturbed areas are proposed to be restored and enhanced with native plantings in accordance with a landscape plan that has been reviewed by TRCA staff as part of this permit.

Policy Guidelines:

This proposal is consistent with Section 4.3, Infrastructure and Servicing, of the TRCA's Valley and Stream Corridor Management Program (VSCMP).

CFN: 36110 - Application #: 019/05/WS

Report Prepared by: Chris Jones, extension 5718

For information contact: Chris Jones, extension 5718

Date: November 22, 2005

TOWNSHIP OF KING

8.1.22 REGIONAL MUNICIPALITY OF YORK

To construct in a flood plain on Lot 5, Concession 344, in the Township of King, Humber River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to construct a structure (sanitary sewer and associated manholes) within a Regional Storm Floodplain.

The permit will be issued for the period of December 2, 2005 to December 1, 2007.

- **Letter of Undertaking to Provide Minor Revisions; dated November 21, 2005; prepared by the Regional Municipality of York.**

RATIONALE

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

Proposal:

The project consists of the construction of a sanitary sewer on Keele Street (south of King Road), Station Road, West Street and along the easement between Station Road and King Road west of the GO Transit track. This permit application is for the length of sewer to be constructed along Station Road and the sanitary easement adjacent to the GO Transit track. The sanitary sewer will be primarily constructed by open cut, except for the two watercourse crossings. The crossing at Station Road (storm sewer outfall) will be completed using a Jack and Bore method, and the crossing just south of King Road (East Humber River tributary) will be completed using horizontal directional drilling.

The King City Sanitary Sewer project was reviewed by TRCA staff during the Environmental Assessment process.

Control of Flooding:

As all existing ground elevations through the Regional Storm Floodplain will be maintained, there will be no implications to the control of flooding.

Pollution:

Standard erosion control measures will be implemented to ensure that any sediment generated during construction will not enter the watercourse.

Conservation of Land:

There will be no in-stream works associated with this project. The crossing of the East Humber River will be completed using horizontal directional drilling to avoid impacts to the linear wetland and adjacent Environmentally Significant Area.

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: 37012 - Application #: 429/05/KING
Report Prepared by: Alex Blasko, extension 5714
For information contact: Beth Williston, extension 5217
Date: November 21, 2005

PERMIT APPLICATIONS 8.1.23 - 8.1.28 ARE MINOR WORKS ITEMS:

RES.#B142/05 - MINOR WORKS PERMITS PURSUANT TO ONTARIO REGULATION 158

Moved by: Michael Di Biase
Seconded by: David Barrow

THAT Minor Works permits granted by Toronto and Region Conservation Authority staff in accordance with Ontario Regulation 158, for items (8.1.23 - 8.1.28, inclusive), which are listed below, be received.

CARRIED

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.23 EMIL POP

To place fill within a regulated area on Lot 17, Plan 656, (11 Appleby Court), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on the property owned by Emil Pop.

CFN: 37027 - Application #: 442/05/TOR
Report Prepared by: Annemarie Sanchez, extension 5284
For information contact: Steve Heuchert, extension 5311
Date: October 24, 2005

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.24 MIGUEL DAS DORES PEREIRA AND MARIA DAS DORES PEREIRA

To place fill within a regulated area on Lot 2, Plan 5076, (23 Black Creek Boulevard), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Miguel Das Dores Pereira and Maria Das Dores Pereira.

CFN: 36675 - Application #: 240/05/TOR
Report Prepared by: Annemarie Sanchez, extension 5284
For information contact: Steve Heuchert, extension 5311
Date: November 15, 2005

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.25 KEN DELANEY

To place fill within a regulated area on Lot 30, Plan 64R-4665, (331 Rouge Hills Drive), in the City of Toronto (Scarborough Community Council Area), Rouge River Watershed as located on the property owned by Ken Delaney.

CFN: 37026 - Application #: 441/05/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: November 16, 2005

8.1.26 WILLIAM FAIRLEY

To place fill within a regulated area on Lot 71, Plan 4351, (81 Sylvan Avenue), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed as located on the property owned by William Fairley.

CFN: 37063 - Application #: 460/05/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: November 7, 2005

CITY OF VAUGHAN

8.1.27 LOU-ANNE ZOPPI

To place fill within a regulated area on Lot 46, Plan 65M-2807, (80 Angelina Avenue), in the City of Vaughan, Humber River Watershed as located on the property owned by Lou-Anne Zoppi.

CFN: 37060 - Application #: 457/05/VAUG

Report Prepared by: Suzie Losiak, extension 5724

For information contact: Coreena Smith, extension 5269

Date: November 4, 2005

8.1.28 RINALDO ORSI

To place fill within a regulated area on Lot 47, Plan 65M2664, (297 Waterside Crescent), in the City of Vaughan, Don River Watershed as located on the property owned by Rinaldo Orsi.

CFN: 37044 - Application #: 450/05/VAUG

Report Prepared by: Suzie Losiak, extension 5724

For information contact: Coreena Smith, extension 5269

Date: October 31, 2005

8.1.29

DANIEL SECA

To place fill within a regulated area on Lot 20, Plan 65M-3377, (275 Treelawn Boulevard), in the City of Vaughan, Humber River Watershed as located on the property owned by Daniel Seca.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the construction of a single detached residential dwelling, deck and in-ground swimming pool at 275 Treelawn Boulevard in the City of Vaughan.

The permit will be issued for the period of December 2, 2005 to December 1, 2007 in accordance with the following documents and plans which form part of this permit:

- **Drawing Number A-1, Proposed Residence, 275 Treelawn Boulevard, Vaughan, ON, prepared by ARCA Planning & Design, revised November 23, 2005, received by the TRCA on November 25, 2005, redline revised to indicate sediment control fencing, the removal of excess fill material and that native, non-invasive plantings will be provided to the satisfaction of the TRCA.**

RATIONALE

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

Proposal:

The works involve excavating and placing fill to facilitate the construction of a single detached residential dwelling, deck and in-ground swimming pool within a Fill Regulated Area of the Humber River. The proposed residence and deck will be set back approximately 12 metres from the dripline of the forested valley corridor. The proposed in-ground swimming pool will be approximately 1 metre from the dripline. The applicant has agreed to provide native, non-invasive plantings between the proposed swimming pool and the rear lot line, adjacent to the valley corridor. There is an existing chain link fence along the rear lot line. The proposed works will be sufficiently set back from the stable top of bank and will not be located within the Regional Storm Flood Plain. No significant natural features will be affected by the works.

The proposed development is located on an existing lot of record within an approved plan of subdivision. The subject property is one of the last lots to be developed on the street. The works are consistent with existing development in the subdivision.

Control of Flooding:

The proposal will not be 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 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

Plantings of native, non-invasive species will be provided to the satisfaction of TRCA staff.

Policy Guidelines:

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

CFN: 37144 - Application #: 486/05/VAUG
Report Prepared by: Coreena Smith, extension 5269
For information contact: Coreena Smith, extension 5269
Date: November 30, 2005

NEW BUSINESS

RES.#B143/05 - SPADINA SUBWAY EXTENSION ENVIRONMENTAL ASSESSMENT

Moved by: Michael Di Biase
Seconded by: David Barrow

THAT Toronto and Region Conservation Authority send a letter of support to Toronto City Council regarding the selected preferred alternative for the route and station alignments as related to the Spadina Subway Extension Environmental Assessment.

CARRIED

TERMINATION

ON MOTION, the meeting terminated at 10:20 a.m., on Friday, December 2, 2005.

Gerri Lynn O'Connor
Vice Chair

Brian Denney
Secretary-Treasurer

/ks