



THE TORONTO AND REGION CONSERVATION AUTHORITY

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THE TORONTO AND REGION CONSERVATION AUTHORITY

**MEETING OF THE EXECUTIVE COMMITTEE #11/03  
December 5, 2003**

**The Executive Committee Meeting #11/03, was held in the Humber Room, Head Office, on Friday, December 5, 2003. The Chair Dick O'Brien, called the meeting to order at 10:35 a.m.**

**PRESENT**

Lorna Bissell	Member
Michael Di Biase	Member
Irene Jones	Member
Jim McMaster	Vice Chair
Dick O'Brien	Chair
Gerri Lynn O'Connor	Member

**REGRETS**

Maria Augimeri	Member
Ron Moeser	Member

**RES.#B172/03 - MINUTES**

Moved by: Jim McMaster  
Seconded by: Michael Di Biase

**THAT the Minutes of Meeting #10/03, held on November 14, 2003, be approved.**  
**CARRIED**

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**CORRESPONDENCE**

(a) A letter dated December 2, 2003 from John A. Marshall, Commissioner, Planning, Design & Development and Bob Cranch, Commissioner, Community Services, City of Brampton, in regards to item 8.1.27 - City of Brampton.

**RES.#B173/03 - CORRESPONDENCE**

Moved by: Gerri Lynn O'Connor  
Seconded by: Irene Jones

**THAT above-noted correspondence (a) be received.**  
**CARRIED**

## CORRESPONDENCE (A)



### Planning, Design & Development Department

John A. Marshall, MCP, MCIP, RPP  
Commissioner, Planning, Design & Development

2 Wellington Street West, Brampton, Ontario L6Y 4R2

December 2, 2003

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

Dear Sir:

**Re: Chinguacousy Park Dredging, Bramalea Road and Queen Street  
Permit Application**

This will acknowledge receipt of your letter of November 26, 2003 to our office in which you stated the latest position of the TRCA and the DFO with respect to the granting of a dredging permit for the ponds in Donald M. Gordon Chinguacousy Park. We are writing firstly to express our concern about the position that is now being taken by the TRCA and the DFO on this issue and secondly to confirm the action we are prepared to take to address the matter. As we understand it, the collective position of the TRCA and DFO is that permits will be issued for the dredging of the ponds only if the City commits to constructing a fish passage structure between the south pond and the lower watercourse.

Approximately 3 years ago, in an effort to reverse the rapidly declining condition of Donald M. Gordon Chinguacousy Park, the city initiated a new master plan for the entire park. In 2001, consultants were engaged and several concepts were prepared and presented to the public for community input. In each scheme, the ponds and watercourse were identified as the first priority for revitalization, with the discussion focusing on whether the ponds should remain on-line or taken off-line. Public sentiment was strongly in favour of retaining the ponds in their familiar existing form, provided that the very poor water quality could be corrected.

By mid-2002, Council directed that the consultants proceed to prepare an EA for the revitalization of the ponds and stream, based on maintaining the ponds on-line with relatively minimal alteration but with significant reconstruction of the watercourse to restore a natural stream ecosystem. The EA was completed in late 2002 with no significant reservations being expressed by TRCA, the other circulated agencies or the public. Early this year, several meetings were convened with your staff to refine the design of the re-naturalized stream. A number of technical issues were discussed including the possibility of constructing a fish passage structure between the south pond and the lower stream, but no agreement was reached or commitments made. At that point, it became clear that any work on the ponds and watercourse should be delayed until a number of

other elements in the master plan are confirmed and in particular, the redesign of the ski hill immediately to the east. A ski hill consultant has been retained to undertake this phase of the master plan and his work will be completed early next year.

In early summer of this year, it also became evident that the City had to proceed immediately to correct the extremely poor water quality in the ponds. This condition is mainly due to the organic silt that has accumulated over the last twenty years, which now displaces approximately one third of the original water capacity of each pond. The need for this work had become urgent because of increasing public alarm about summer odour and the increasing numbers of ducks that are frequently found dead or dying from Avian Botulism. Several years ago, park staff attempted to introduce swans but they also died from the same disease.

Therefore, in July of this year, we retained Aquifor Beech to prepare a dredging contract, obtain the necessary permits and expedite the dredging project this fall. From the outset, City staff had concluded, and the fish biologist from Aquifor Beech agrees, that removal of this sediment could only represent a substantial improvement to the fish environment. Therefore, we do not understand how the TRCA and DFO biologists have determined that this operation will result in “a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat”.

We are also very concerned with the recent sequence of events that has led to the current situation. Our permit application was submitted to your office by our consultant in mid-September. Written comments were received from your staff on October 16, and several clarifications were requested on the proposed dredging procedure. In a subsequent telephone conversation, our consultant was informed that our application would be on the agenda of your November Executive Board meeting and that the permit would be released shortly thereafter. There was no mention of any compensation that would be required for “Harmful Alteration etc...” nor was there any indication that additional comments would be forthcoming. Based on this information, the contractor mobilized and delivered a large amount of heavy equipment to the site. However, because of the indefinite delay, the equipment has now been removed and the contractor is seeking compensation for the delay. In anticipation of the work proceeding immediately, the City also distributed notices to all of the households in the neighbourhood.

On November 4th, the City first became aware through our consultant that there were new issues at your office concerning the release of the permit. Initially, through several telephone conversations with your staff, we understood that the main concern was related to the status of the Environmental Assessment that had been completed last year for the re-design of the entire watercourse through the park. When a clarification was provided that the re-design of the watercourse had been suspended, pending completion of the park master plan, the discussions shifted to a major new requirement for a fish passage structure below the south pond. .

The City shares the objective of the TRCA to re-habilitate this watercourse and Council has already committed \$2,000,000 in our capital budget for this purpose. This work will proceed as the first phase of the comprehensive re-development of the entire park, which is currently under review. The final design of the project will be subject to Council review and approval and an amendment to the Environmental Assessment, including further public involvement. Therefore, staff cannot commit to the specifics of the fish passage structure and the timing of construction until the design and construction schedule is finalized and approved by Council.

In the mean time, the City does not understand the justification for linking the requirement for a fish passage structure to a permit for what is essentially a maintenance procedure. Clearly, the rules changed during your staff review of our application and we are perplexed that this issue wasn't raised much earlier when it could have been resolved without delays to the project and potentially substantial extra costs to the City.

Nonetheless, We are prepared to undertake on behalf of City senior staff to recommend to Council that a fish passage structure to the satisfaction of TRCA from the south pond to the lower stream, be included in the appropriate phase of the aforementioned stream re-vitalization project. As noted above, the approval of the design will require Council approval and the approval of TRCA and DFO. Clearly, the completion of the overall project design and approvals process cannot be achieved in a time frame to facilitate a commitment to a fish passage structure that would enable the dredging project to proceed in this construction season.

With this assurance from City senior staff, we ask for your cooperation in helping to secure TRCA approval for the dredging project at the TRCA Board meeting on December 5, 2003 and the subsequent DFO approval within the next three to four weeks, so that dredging can be completed in the very narrow window of time before Spring, 2004.

Yours truly,

**ORIGINAL SIGNED BY**

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John A. Marshall M.C. I. P.  
Commissioner, Planning, Design & Development

**ORIGINAL SIGNED BY**

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Bob Cranch,  
Commissioner, Community Services

cc. H. Newlove  
K. Walsh  
S. Dewdney  
F. Vivacqua  
L. McCool

## SECTION I - ITEMS FOR AUTHORITY ACTION

**RES.#B174/03 - ONTARIO MUNICIPAL BOARD HEARING COSTS FOR NORTH LESLIE SECONDARY PLAN AREA WITHIN THE ROUGE RIVER WATERSHED, TOWN OF RICHMOND HILL**

Status update on the ongoing Ontario Municipal Board Hearing, Town of Richmond Hill and identification of the costs related to the ongoing participation in a three party agreement between the Region of York, the Town of Richmond Hill and the Toronto and Region Conservation Authority (TRCA) to share costs for environmental consultants required to provide evidence at the upcoming Ontario Municipal Board Hearing.

Moved by: Gerri Lynn O'Connor  
Seconded by: Irene Jones

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT staff be directed to continue to retain legal and consultant services for the length of the Ontario Municipal Board proceedings or until matters before the Ontario Municipal Board are resolved;**

**AND FURTHER THAT the Region of York and the Town of Richmond Hill be requested to share the cost of the legal expenses related to the environmental component of this action in the same manner as the consultants are being shared.**

**CARRIED**

### **BACKGROUND**

The North Leslie Secondary Plan Area is bounded by Elgin Mills Road East to the south, 19th Avenue to the north, Bayview Avenue to the west and Highway No. 404 to the east, in the Town of Richmond Hill. A proposed Official Plan Amendment, including a proposed Secondary Plan and Master Environmental Servicing Plan has been submitted for the North Leslie area. The proposed amendment would expand the town's urban boundary between Bayview Avenue and Highway No. 404 north to 19th Avenue. The site is approximately 577 hectares (1,426 acres). The northern portion of the site is within the Oak Ridge Moraine boundary.

The lands are traversed by tributaries of the Rouge River, contain several woodlots, a Provincially Significant Wetland Complex, significant groundwater recharge and various habitat patches (ie. meadows habitats) which require protection, enhancement and buffering. The applicant has prepared a Secondary Plan and Master Environmental Servicing Plan (MESP) which shows the elimination of some of the features which TRCA staff consider to be worthy of protection and enhancement through the development process. The applicant has appealed the Secondary Plan to the Ontario Municipal Board.

At Authority Meeting #1/03, held on February 14, 2003, resolution #A9/03 was approved as follows:

*THAT staff be directed to maintain party status in front of the Ontario Municipal Board with respect to an appeal made by the Bayview Land Owners Group as it relates to the Town of Richmond Hill and Region of York's refusal to approve on Official Plan Amendment including a proposed Secondary Plan and Environmental Master Servicing Plan for the North Leslie Planning Area, in the Town of Richmond Hill;*

*THAT staff be directed to continue to work with the affected parties to resolve TRCA issues related to this appeal;*

*AND FURTHER THAT staff be directed to retain legal services, and consultant services through a cost sharing arrangement (25%) with the Region of York and Town of Richmond Hill for any necessary representation on these matters.*

The environmental consultants which are party to the tri-party agreement for cost sharing include North South Environmental, Schollen and Associates and Rick Gerber.

Initially, it was anticipated that the hearing would begin in May 2003, but with several unforeseen delays the hearing commencement date was put off to November 17th, 2003. Although the hearing did begin as scheduled with the start of overview evidence and with the completion of site walks, a recent request by the applicants to have one of the OMB members recused from the hearing has resulted in yet another delay. These delays and ongoing deliberations on matters of evidence has resulted in a marginal increase in the anticipated costs for consultants, originally estimated at \$40,000 dollars for TRCA. Legal costs will also increase as the hearing continues and are anticipated to be similar to those costs accrued previously as part of Oak Ridges Moraine hearing in Richmond Hill.

The Town of Richmond Hill and the Region of York concur with the need to protect the natural features and their functions within the Secondary Plan area. This includes the recognition of the Rouge Park North Management Plan, recognition of hydrogeologic conditions, recognition of the requirements of the Oak Ridges Moraine Conservation Plan and the TRCA's program objectives. The objectives of the TRCA, the region and the town will be furthered by the continued involvement of the jointly hired consultant team throughout the Ontario Municipal Board process. As a result, staff seek support for the ongoing involvement of the consultants as necessary, for the remainder of the hearing.

The Ontario Municipal Board has agreed to the order of proceedings as it affects the environment and it has directed that the environmental evidence will be heard first. It is expected that the environmental portion of the hearing will take approximately 3 months and throughout this time, the consultants and TRCA staff will be providing evidence and be involved with deliberations related to the hearing.

#### **DETAILS OF WORK TO BE DONE**

TRCA staff will continue to maintain party status and take the lead in putting forward the environmental evidence with this appeal. Staff will also provide environmental evidence in our efforts to secure the protection of the natural features and functions, within and adjacent to, the North Leslie Secondary Plan Area.

## **FINANCIAL DETAILS**

There will continue to be significant staff time devoted to the review and processing of the applications and funding for legal and environmental experts. Inclusions will be made to the 2004 budget to recognize the requirements of this lengthy hearing. It is difficult to assess the exact legal and environmental costs at this time, however, staff will assign a conservative value of \$160,000 dollars to cover both legal and consultant costs and will update the Authority on actual values as the hearing proceeds. TRCA staff will also explore opportunities for cost sharing with its partners for the legal costs, which may assist in reducing the financial output on this matter.

**Report prepared by: Russel White, extension 5306**  
**For Information contact: Russel White, extension 5306**  
**Date: November 18, 2003**

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**RES.#B175/03 - NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT, 2001-2005**  
Humber River Watershed  
Aslo-three B.V., CFN 34238. Purchase of property located on the west side of the 8th Concession Road, south of 15th Sideroad, Township of King, Regional Municipality of York

Moved by: Gerri Lynn O'Connor  
Seconded by: Irene Jones

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 170 acres, more or less of vacant land be purchased from Aslo-three B.V., said land being part of Lots 7, 8, 9 and 10 Concession 8, Township of King, Regional Municipality of York, situate on the west side of the 8th Concession Road, south of 15th Sideroad;**

**That the purchase price be \$2,720,000.00 or \$16,000 per acre based on the acreage of the property as certified by an Ontario Land Surveyor;**

**THAT the purchase be subject to the Toronto and Region Conservation Authority (TRCA) obtaining the necessary funding;**

**THAT the TRCA grant a conservation easement to the Oak Ridges Moraine Land Trust;**

**THAT the TRCA receive conveyance of the land required free from encumbrance, subject to existing service easements;**

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

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

**CARRIED**

**BACKGROUND**

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

The Oak Ridges Moraine Land Trust (ORMLT) and TRCA were approached by a local community group in Nobleton to help protect a 170-acre parcel situate on the Oak Ridges Moraine in the headwaters of the Humber River in the Township of King threatened by golf course development. Discussions were held with Slokker Canada Corporation, a wholly-owned subsidiary of Aslo-three B.V., and they agreed to give the TRCA and the ORMLT an opportunity to purchase the property. The TRCA and the ORMLT have obtained a letter of intent on the subject property which is conditional on necessary approvals and confirmation of the availability of funding no later than April 1, 2004. The offer on hand is supported by an appraised value based on an independent valuation. The Oak Ridges Moraine Land Trust will assist with fund raising efforts for the property and in exchange have requested a conservation easement in their favour registered on title.

Negotiations have been conducted with Bruce Kerr of Slokker Canada Corporation, representing the owner.

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

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

**RATIONALE**

The subject property is comprised of valley corridor lands associated with a tributary of the East Humber River, is in the Oak Ridges Moraine and falls within TRCA's approved Natural Heritage Lands Protection and Acquisition Project.

**TAXES AND MAINTENANCE**

Portions of the subject property are currently rented for farming purposes. It is proposed that TRCA continue to rent this property for farming purposes to continue to receive the benefit of the farmland tax rate, until such time as it is required for conservation purposes.

A local community group is actively raising funds to assist with the purchase of the property and there has been discussions with them and the Oak Ridges Moraine Land Trust to assist in the long term maintenance and management of the property.

**FINANCIAL DETAILS**

It is proposed that this purchase will be funded through the combined efforts of the TRCA and the Oak Ridges Moraine Land Trust in obtaining the necessary funding. Potential sources of funding include the Environmental Land Acquisition Program administered by the province, the Regional Municipality of York, the Township of King, the local community and other non-governmental organizations. All costs including appraisals, survey, environmental and legal fees are to be charged to 004-11.

**Report prepared by: Ron Dewell, extension 5245**

**For Information contact: Ron Dewell, extension 5245**

**Mike Fenning extension 5223**

**Date: November 10, 2003**

**Attachments: 1**

Attachment 1



**RES.#B176/03 - NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005**

Flood Plain and Conservation Component / Humber River Watershed Fandor Homes (Bloomington Forest) Inc., CFN 34866. Purchase of property located on the north side of Snively Street, west of Bayview Avenue, Town of Richmond Hill, Regional Municipality of York, under the "Natural Heritage Lands Protection and Acquisition Project 2001-2005", Flood Plain and Conservation Component, Humber River Watershed.

Moved by: Gerri Lynn O'Connor  
Seconded by: Irene Jones

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.44 hectares (1.09 acres), more or less, of vacant land be purchased from Fandor Homes (Bloomington Forest) Inc., being Part of Lot 9 and 10, Registered Plan 200 and designated as Blocks 27, 28, and 29 on a draft Plan of Subdivision prepared by J. D. Barnes Ltd. Surveyors under their Reference No. 02-21-989-00-A, Town of Richmond Hill, Regional Municipality of York, located on the north side of Snively Street, west of Bayview Avenue;**

**THAT the purchase price be \$2.00;**

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

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

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

**CARRIED**

**BACKGROUND**

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

Negotiations have been conducted with the owner's agent, Mr. Edward H. Richardson of Richardson, Tatangelo LLP, Barristers and Solicitors.

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

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

**RATIONALE**

The subject property falls within lands identified in The Toronto and Region Conservation Authority's Natural Heritage Lands and Acquisition Project. Blocks 27 and 29 have been designated Environmental Protection Area 1 (EPA1) in the Town of Richmond Hill's Official Plan Amendment No. 29; Block 28 serves as a vegetated buffer to the EPA1 lands known as the Class 3 Provincially Significant Snively Street Wetland Complex.

**TAXES AND MAINTENANCE**

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

**FINANCIAL DETAILS**

Funding for this acquisition will be charged to account 004-11

**Report prepared by: George Leja, extension 5342**

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

**Date: November 21, 2003**

**Attachments: 1**

**Attachment 1**

NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005  
Flood Plain and Conservation Component / Humber River Watershed  
Paisor Homes (Bloomington Forest) Inc.  
CFN 84868



**RES.#B177/03 - NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT 2001-2005**

Flood Plain and Conservation Component, Humber River Watershed Mary and Bruno Nicolini, CFN 34867. Acquisition of a conservation easement, located on the west side of Pine Valley Drive, north of Highway No. 7 (7890 Pine Valley Drive), City of Vaughan, Regional Municipality of York, Humber River Watershed.

Moved by: Gerri Lynn O'Connor  
Seconded by: Irene Jones

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT a conservation easement for the protection of the environmental features and functions containing 0.171 hectares (0.422 acres), more or less, consisting of an irregular shaped parcel of land, be purchased from Mary and Bruno Nicolini, said land being Part of Lot 6, Concession 7 and designated as Part 2 on Reference Plan 65R-26421, City of Vaughan, Regional Municipality of York, on the west side of Pine Valley Drive, north of Highway No. 7 (7890 Pine Valley Drive);**

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

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

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

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

**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.

Mary and Bruno Nicolini have received conditional approval from the Ontario Municipal Board (OMB) to rezone this residential property to allow for a long term care facility. One of the conditions imposed by the OMB requires a conservation easement over a significant environmental feature on the southern portion of the subject lands, as identified by TRCA staff through the review of the rezoning application.

Negotiations have been conducted with Mr. John Stevens of R. H. Stevens Planning and Development Consultants, the agent acting on behalf of the owners.

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

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

**RATIONALE**

The portion of the property subject to the conservation easement is comprised entirely of a valley corridor along the Jersey Creek, a tributary of the Humber River, and falls within lands identified in the TRCA's Natural Heritage Lands Protection and Acquisition Project.

**TAXES AND MAINTENANCE**

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

**FINANCIAL DETAILS**

Funding for this acquisition will be charged to account 004-11.

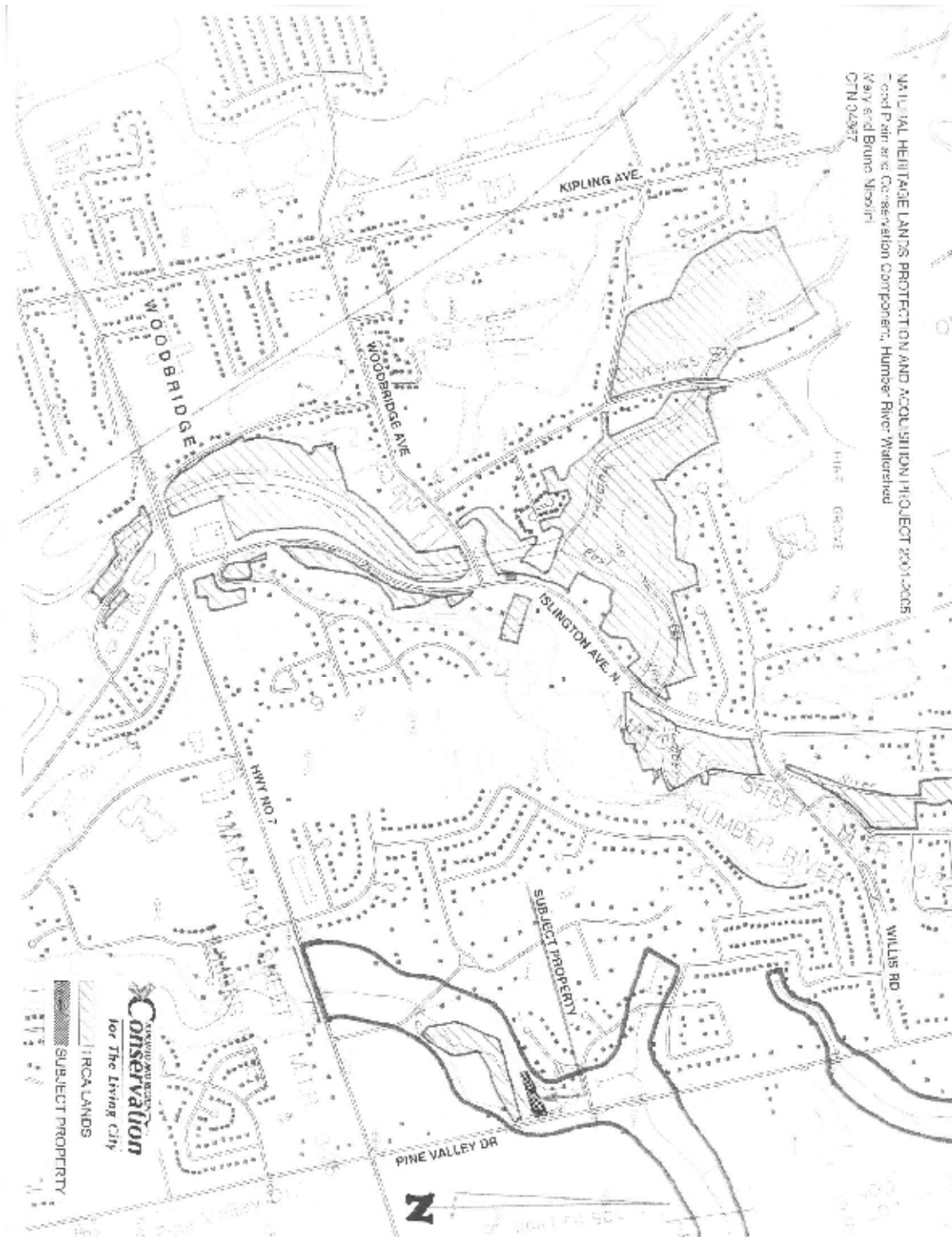
**Report prepared by: George Leja, extension 5342**

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

**Date: November 21, 2003**

**Attachments: 1**

Attachment 1



**RES.#B178/03 -**

**YORK CATHOLIC DISTRICT SCHOOL BOARD**

Request for release of any and all interest of The Toronto and Region Conservation Authority (TRCA) in a small parcel of land located on the east side of Islington Avenue, north of Rutherford Road, City of Vaughan, Regional Municipality of York, Humber River Watershed, CFN 22925. The TRCA is in receipt of a request from the York Catholic District School Board, the owner of the property located on the east side of Islington Avenue, north of Rutherford Road, in the City of Vaughan, Regional Municipality of York, for the TRCA to release any and all interest in a small parcel of land to allow its sale to the Regional Municipality of York for the widening of Islington Avenue.

Moved by: Michael Di Biase  
Seconded by: Lorna Bissell

**THE EXECUTIVE RECOMMENDS THAT WHEREAS The Toronto and Region Conservation Authority is in receipt of a request from the York Catholic District School Board to release any and all interest in land located on the east side of Islington Avenue, north of Rutherford Road, in the City of Vaughan, Regional Municipality of York;**

**AND WHEREAS it is the opinion of TRCA that it is in the best interest of the TRCA in furthering its objectives, as set out in Section 20 of the Conservation Authorities Act, to cooperate with the York Catholic District School Board in this instance;**

**LET IT BE RESOLVED THAT TRCA release any and all interest in a small parcel of land containing 0.22 hectares (0.54 acres), more or less, to the York Catholic District School Board, said land being Part of Lot 16, Concession 7, further being described as Part 1 on Reference Plan 65R-25716, City of Vaughan, Regional Municipality of York;**

**THAT consideration is to be the nominal sum of \$2.00, with the York Catholic District School Board being responsible for all legal and other costs involving the release of the interest in land;**

**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 land is part of a much larger parcel of land that was acquired by the TRCA on January 9, 1968 from R. H. Barker under the Boyd Dam and Reservoir Project.

At Authority Meeting #9/90 held on January 19, 1990, under Resolution #290/90, the TRCA approved the sale of 6.090 hectares (15.049 acres) of the former Barker property, which was deemed surplus to the requirements of the TRCA, to the York Region Roman Catholic Separate School Board. This sale was completed on July 30, 1991.

As a condition of sale, the TRCA imposed certain restrictive covenants on title, including:  
"During the period from July 19, 1991 to July 18, 2011, inclusive, if the whole or any part of the property ceases to be used for a school, the School Board shall not sell, or otherwise dispose of, or agree to sell, or otherwise dispose of the property, or any part thereof, without first giving the TRCA the right to re-purchase the property, or such part thereof, for a predetermined purchase price".

The Regional Municipality of York has approached the York Catholic District School Board for conveyance of a strip of land for the widening of Islington Avenue. It is necessary for the TRCA to release the School Board from the restrictive covenant on this parcel so that the School Board can convey the lands to the Region of York for the widening of Islington Avenue. The restrictive covenant will remain on the balance of the lands the York Region Roman Catholic Separate School Board purchased from the TRCA on July 30, 1991.

A plan showing the location of the subject lands is attached.

#### **FINANCIAL DETAILS**

The York Catholic District School Board is responsible for all legal and other costs associated with this transaction.

**Report prepared by: George Leja, extension 5342**

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

**Date: November 20, 2003**

**Attachments: 1**

**Attachment 1**

YORK CATHOLIC DISTRICT SCHOOL BOARD  
Request for release of any and all interests of The Toronto and Region Conservation Authority (TRCA) in a small parcel of land located on the east side of Islington Avenue, north of Rutherford Road, City of Vaughan, Regional Municipality of York, Humber River Watershed  
CFN 22395



**RES.#B179/03 - CONTRACT FOR DAM SAFETY STUDIES AT CLAIREVILLE, G. ROSS LORD, MILNE, AND STOUFFVILLE DAMS**

To retain a consultant to complete a Dam Safety Study at Claireville, G. Ross Lord, Milne and Stouffville dams.

Moved by: Gerri Lynn O'Connor  
Seconded by: Irene Jones

**THE EXECUTIVE COMMITTEE RECOMMENDS THAT the consulting firm Mobec Engineering be retained to complete Dam Safety studies at Claireville, G. Ross Lord, Milne and Stouffville dams at an upset cost of \$152,840 plus applicable taxes.**

**CARRIED**

**BACKGROUND**

The Ministry of Natural Resources (MNR), in concert with the Canadian Dam Safety Organization and other major stakeholders such as Ontario Power Generation, has been developing Dam Safety Guidelines for the province. The intention of the province is to develop legislation requiring all owners of dams, public and private, to undertake safety and operational reviews in an attempt to ascertain the risk to the general public and critical infrastructure. The Toronto and Region Conservation Authority (TRCA) along with other conservation authorities have recognized the need to carry out comprehensive operational and safety reviews, including analysis of dam break at our structures. This activity is included in the activities related to flood control structures for which Conservation Ontario has been lobbying the province to make funds available.

In addition to the Conservation Ontario activities, the recent Ontario Emergency Plans Act has identified a number of risks which municipalities have been asked to investigate in determining the hazards which exist within their communities. Included within the list of probable risks is the potential for dam breaks.

MNR recommends that Dam Safety Reviews be carried out on a regular basis. For dams classified with High Hazard potential, using the criteria established by the Canadian Dam Association (CDA), MNR suggests these safety reviews be carried out at a minimum of every ten years. TRCA operates three dams which fall under this classification. G. Ross Lord Dam and Claireville Dam are classified as being a Very High Hazard and Milne Dam is a High Hazard. Stouffville Dam was classified as having a Low Hazard potential.

While inspection and structural studies as well as operational reviews have been undertaken, no comprehensive analysis or dam breaks have been completed at Claireville, G. Ross Lord, Milne and Stouffville dams since they were built.

Claireville Dam is located on the west branch of the Humber River off of Finch Avenue, south of Steeles Avenue in the City of Toronto (former Etobicoke). The dam was constructed in 1962 for flood control purposes.

G. Ross Lord Dam is located on the west branch of the Don River on the northeast corner of Dufferin Street and Finch Avenue West in the City of Toronto (former North York). The dam was constructed in 1971 for flood control purposes.

Milne Dam is located on the Rouge River, south of Highway 7, west of Markham Road in the City of Markham. The dam is an earth fill dam built for flood control purposes in 1968.

The Stouffville Dam, built in 1969, is located on a tributary on the west branch of Duffins Creek. The dam is in Stouffville on Millard St., north of Main St and east of 9th Concession Road.

### **RATIONALE**

Four consultants were invited to submit proposals based on a detailed Terms of Reference for this project. The Terms of Reference was based upon the staff assessment of a Dam Break analysis as well as the requirements set out in the Draft MNR Ontario Dam Safety Guidelines (ODSG) - 1999. OSDG specifically calls for the review to address the following components:

1. Dam Classification
2. Site Inspection
3. Design and Construction review
4. Operation review
5. Maintenance review
6. Surveillance and Monitoring of Dam Performance
7. Emergency Preparedness
8. Dam Safety Review Report requirements
9. Failure to meet requirements

The following proposals were submitted:

Mobec Engineering	\$152,840
Golder Associates	\$206,998
Acres International	\$159,790 (excludes Stouffville Dam Break Analysis)
Klohn Crippen Consultants	\$158,120

\*All prices are excluding G.S.T.

An internal TRCA team of 5 staff reviewed and graded the proposals based on criteria set out in a consultant score chart. The scoring criteria included components such as: understanding the components of the Request For Proposal and of the Dam Safety Study/Dam Break; past experience/study team qualifications; approach/innovative components; and work plan and budget. Based on this evaluation, the team of Mobec Engineering was determined to provide the best combination of experience and knowledge required to complete these studies.

The project lead will be Mona Bechai, M.A.Sc., Dip BA, P.Eng, Principal at Mobec Engineering. Her team for this project includes Scott Peaker, P.Eng of Shaheen & Peaker Limited conducting the Geotechnical work and John Juffs, P.Eng and Harold Belore, P.Eng of Cumming Cockburn Limited (CCL) completing the hydraulic components and dam breaks. Mona Bechai has been a part of the MNR Dam Safety Guidelines task group since 2000 and she has been the Ontario Director at CDA since 2001. Ms Bechai is on several committees relating to Dam Safety Studies and has worked with the Ontario Power Generation(OPG) as a Director of the Dam Safety Program from 1999 to 2002 before starting Mobec Engineering. Prior to OPG, she was employed with Ontario Hydro where she maintained their dam operational and safety programs.

### **FINANCIAL DETAILS**

Funds are provided from account 115-34 to undertake this project. In early summer of 2003, the Ministry of Natural Resources announced a capital works program of five million dollars which would be available for major maintenance works and to begin studies related to major maintenance works and for Dam Safety Studies, including Dam Breaks. MNR will provide 50% of the total funding as part of this initiative. This study is included in the 2004 capital budgets. If the funds are not available in the final budget, funding will be allocated from reserves. The timelines and conditions set for receiving funds require that any works approved be completed by the end of the provincial fiscal year, March 31, 2004. With the availability of provincial funds, the TRCA has moved its Dam Safety Study forward to meet the time line requirements.

**Report prepared by: Nicole Langton, extension 5239**

**For Information contact: Nicole Langton, extension 5239**

**Date: November 24, 2003**

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## **SECTION II - ITEMS FOR EXECUTIVE ACTION**

### **RES.#B180/03 - 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: Jim McMaster  
Seconded by: Lorna Bissell

**THAT permits be granted in accordance with Ontario Regulation 158 for the applications (8.1.1 - 8.1.9 and 8.1.27 - 8.1.29, inclusive), which are listed below.**

**CARRIED**

**CITY OF TORONTO (TORONTO WEST COMMUNITY COUNCIL AREA,  
FORMERLY ETOBICOKE COMMUNITY COUNCIL AREA)**

**8.1.1 AGOSTINO AND CHRISTINA CAMARDA**

To place fill within a regulated area on Lot 580, Plan M-670, (21 Riverhead Drive), in the City of Toronto (Etobicoke Community Council Area), Humber River Watershed as located on the property owned by Agostino and Christina Camarda.

The purpose is to excavate and place fill to facilitate the construction of a basement extension, garage and family room extension within a Fill Regulated Area of the Humber River.

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

- **Proposed Garage and Family Room, 21 Riverhead Drive, French Drain and Silt Fence Drawing and French Drain and Silt Fence Location, both prepared by Applicant and received on November 26, 2003.**

**RATIONALE**

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

Proposal:

The proposal is to excavate and place fill to facilitate the construction of a basement extension, garage and family room extension within a Fill Regulated Area of the Humber River. The subject property is located east of Kipling Avenue and south of Albion Road. All works will be sufficiently setback from the top of bank. A french drain will be installed to ensure adequate storm water management on site.

Control of Flooding:

All works will take place outside of the Regional Storm Floodplain of the Humber River. There will be no impacts on the storage or conveyance of flood waters.

Pollution:

A silt fence will be erected and maintained during construction in order to contain any construction generated sediment. All excavated material will be removed off site.

Conservation of Land:

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

*Plantings*

All disturbed areas will be restored following construction.

Policy Guidelines:

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

**CFN: 34876**

**Application #: 451/03/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: November 25, 2003**

**8.1.2 STEVEN DOEDE**

To place fill within a regulated area on Lot 8, Plan 4079, (8 Aintree Court), in the City of Toronto (Etobicoke Community Council Area), Etobicoke Creek Watershed as located on the property owned by Steven Doede.

The purpose is to excavate and place fill within a Fill Regulated Area of the Etobicoke Creek to facilitate the construction of an attached garage to the existing residential dwelling.

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

- **Site Plan - 8 Aintree Court, received September 23, 2003**

**RATIONALE**

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

Proposal:

The proposal is to excavate and place fill to facilitate the construction of an attached garage to an existing residential dwelling. The subject property is located within a Fill Regulated Area of Etobicoke Creek. All works will be sufficiently setback from the top of bank.

Control of Flooding:

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

Pollution:

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

Conservation of Land:

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

*Plantings*

All disturbed areas will be restored to original conditions.

Policy Guidelines:

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

**CFN: 34777**

**Application #: 399/03/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: October 24, 2003**

**CITY OF TORONTO (TORONTO NORTH COMMUNITY COUNCIL AREA,  
FORMERLY MIDTOWN COMMUNITY COUNCIL AREA)**

**8.1.3 KHOSROW MSOUMI**

To place fill within a regulated area on Lot 10, 11, Plan 5454, (88 Post Road), in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by Khosrow Msoumi.

The purpose is to demolish the existing dwelling and construct a new two storey single family dwelling.

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

- **Drawing No. A-1, Site Plan; No. A-2, Basement Floor Plan; No. A-3, Ground Floor Plan; No. A-4, Second Floor Plan; No. A-5, North and South Elevations; No. A-6, East Elevation; and No. A-7, West Elevation, dated March 2003, received June 18, 2003, prepared by M-Arch Design Group Inc.**
- **Drawing No. L1, Tree Survey & Preservation Plan dated October 26, 2003, prepared by MSL Landscape Architects.**
- **Landscape Plan received October 17, 2003 prepared by Framar.**

**RATIONALE**

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

Proposal:

The proposal involves the excavation and placement of fill within a Fill Regulated Area in order to facilitate the construction of a new two storey single family dwelling having a gross floor area of 652.35 sq.m (7022 sq.ft.). The property is adjacent to Wilket Creek Ravine.

Control of Flooding:

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

Pollution:

Silt fencing will be installed and maintained during construction to prevent sediment from entering the watercourse which is located approximately 70 metres away.

Conservation of Land:

The proposed works will not impact any significant natural features and no geotechnical/slope instability or fisheries issues are associated with the project.

*Plantings*

The applicant is proposing new plantings of trees and shrubs as part of the overall site development.

Policy Guidelines:

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

**CFN: 34445**

**Application #: 233/03/TOR**

**Report Prepared by: Mark Rapus, extension 5259**

**For information contact: Steve Heuchert, extension 5311**

**Date: November 24, 2003**

**8.1.4 SNC LAVALIN PROFAC INC.**

To place fill within a regulated area on Part Lot 1, Concession 3 EYS, Part Lot 9 AND 10, Concession 3 FTB , (770 Don Mills Road), in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by City of Toronto - Parks and Recreation Department.

The purpose is to remove an existing deteriorated underground fuel storage tank at the Ontario Science Centre and replace with a new underground storage tank in the same location and renaturalize the surrounding area.

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

- **Ontario Science Centre Oil Tank Replacement, Drawing No. TA-1, Tree Inventory and Assessment Plan; Drawing No. L-1, Landscape Restoration Plan; Drawing No. LD-1, Details, all prepared by Schollen and Company Inc., dated November 2003 and received on November 19, 2003.**
- **Ontario Science Centre Oil Tank Replacement Site, Tree Inventory and Assessment Report and Restoration Plan, prepared by Schollen and Company Inc., dated November 2003 and received on November 19, 2003.**

**RATIONALE**

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

Proposal:

The proposal is to remove four existing deteriorated underground fuel storage tanks and associated piping and replace with one new underground storage tank in the same location. Grades will remain the same after excavation and replacement of fill. Vegetation located above the existing infrastructure will be removed. The adjacent buffer zone and restored area will be renaturalized.

Control of Flooding:

The proposed works are not located in or near the Regional Storm Floodplain. There will be no impacts on the storage or conveyance of flood waters.

Pollution:

A combination tree protection hoarding and sediment control fence will be erected and will remain in place until all exposed areas have been restored.

Conservation of Land:

Eight mature non-native trees and five mature native trees located above the existing infrastructure will be removed. Significant reforestation of the site and adjacent lands will take place as compensation. A root barrier will be installed around the new fuel tank to protect the plantings from future impacts.

*Plantings*

The eight removed trees will be replaced with thirty six native trees and 129 native shrubs in order to reforest the buffer zone adjacent to the top of bank. In addition, native grasses and wildflowers will be planted to replace the existing manicured lawn area above the replacement tank. Additional native plantings adjacent to a walkway leading from the parking lot will also be provided.

Policy Guidelines:

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

**CFN: 34889**

**Application #: 458/03/TOR**

**Report Prepared by: Steve Heuchert, extension 5311**

**For information contact: Steve Heuchert, extension 5311**

**Date: November 25, 2003**

**CITY OF TORONTO (TORONTO NORTH COMMUNITY COUNCIL AREA,  
FORMERLY NORTH YORK COMMUNITY COUNCIL AREA)**

**8.1.5 FRANCES WOODHOUSE**

To place fill within a regulated area on Part Lot 13, Lot 12, Plan 3955, (3 May Tree Road), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Frances Woodhouse.

The purpose is to excavate and place fill within a Fill Regulated Area of the Don River within the Hoggs Hollow Special Policy Area (SPA) to facilitate the construction of a rear addition, deck and extension of basement..

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

- **Site Plan Drawing No. A1, prepared by Dharam Malik and Associates Inc., dated June 15, 2003, received November 12, 2003.**
- **Existing Floor Plans Drawing No. A2, Basement Floor Plans Drawing No. A3, Proposed Elevations and Sections A4, prepared by Dharam Malik and Associates Inc., dated June 15, 2003, received October 20, 2003.**
- **Letter of Opinion - prepared by Kam Sedani, KAMCO Technique Ltee, prepared November 27, 2003, received November 27, 2003.**

## **RATIONALE**

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

### Proposal:

The proposal is to construct a rear addition, deck and extension of basement within the Regional Storm Floodplain of the Don River within the Hoggs Hollow Special Policy Area (SPA). The subject property is located west of Bayview Avenue and south of York Mills Road. The works will be in excess of 10 metres from the toe of the slope.

### Control of Flooding:

The proposed works will be floodproofed to the Regional Storm elevation. All excess fill material will be removed from the site. The applicant will be submitting a letter from a structural engineer stating that the proposed addition can withstand depths and velocities expected under a Regional Storm.

### Pollution:

A sediment control fence is to be erected before commencement of the work and will remain in place until the works have been completed and any exposed areas have been stabilized.

### Conservation of Land:

There are no geo-technical/slope stability issues associated with this project. The proposed works will not have an impact on fisheries, significant natural features or riparian vegetation.

### *Plantings*

All disturbed areas will be restored to existing conditions.

### Policy Guidelines:

The proposal is consistent with Section 4.2.1 B) Development Guidelines for Development/Redevelopment within Designated Two Zone Areas or Special Policy Areas - of the Authority's Valley and Stream Corridor Management Program.

CFN: 34824

Application #: 424/03/TOR

Report Prepared by: Steve Heuchert, extension 5311

For information contact: Annemarie Sanchez, extension 5284

Date: November 3, 2003

#### 8.1.6 TINA GIANCARLO

To place fill within a regulated area on (10 Benjamin Boake Trail), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Tina Giancarlo.

The purpose is to place fill in a Fill Regulated Area in order to facilitate the construction of a retaining wall on the subject property for erosion control purposes.

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

- **Proposed Grading Plans, prepared by Risi Stone Retaining Wall Systems, dated September 26, 2003, received October 31, 2003.**
- **Retaining Wall Details, prepared by Risi Stone Retaining Wall Systems, dated September 26, 2003, received October 31, 2003.**

#### RATIONALE

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

##### Proposal:

The proposal is to excavate and place fill in a Fill Regulated Area of the Humber River in order to facilitate the construction of a retaining wall on the subject property for erosion control purposes. The backyard of the dwelling is partially affected by a slope. The retaining wall will be 15 metres long and 4 metres high and is sufficiently setback from the top of the slope. Significant natural areas will not be affected. Slope instability or erosion impacts will not take place on adjacent properties.

##### Control of Flooding:

The retaining wall will be outside of the Regional Storm Floodplain of the Humber River. There will be no impacts on the storage or conveyance of flood waters.

##### Pollution:

Sediment and erosion control fencing will be erected and maintained during construction in order to contain any construction generated sediment. All excavated material will be removed off the site.

##### Conservation of Land:

TRCA geo-technical engineering staff are satisfied with the design and placement of the wall. There will be no impact on fisheries, riparian vegetation or significant natural features.

*Plantings*

All disturbed areas are to be restored following construction.

Policy Guidelines:

The project is consistent with Section 3.2.1 (D) - Valley Corridors - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 34850**

**Application #: 435/03/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: November 10, 2003**

**CITY OF TORONTO (TORONTO SOUTH COMMUNITY COUNCIL AREA,  
FORMERLY TORONTO EAST YORK COMMUNITY COUNCIL AREA)**

**8.1.7 CITY OF TORONTO**

To place fill within a regulated area on (North of Stan Wadlow Park), in the City of Toronto (Toronto East York Community Council Area), Don River Watershed as located on the property owned by City of Toronto.

The purpose is to excavate and place fill to facilitate the construction of a catch basin and a 4 inch pipe at a ponding area near Massey Creek. These works will prevent the discharge of leachate into surface waters near a wetland area north of Stan Wadlow Park..

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

- **Stan Wadlow Landfill, Polyethylene Pipe Connection at Massey Creek S.T.S. M.H. No. 14, prepared by City of Toronto Works and Emergency Services, dated August 12, 2003, received September 11, 2003, Drawing No. 1630-2003-19**

**RATIONALE**

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

Proposal:

The proposed works involve the construction of a catch basin and a 4 inch pipe to connect this catch basin to a Manhole No. 14 of the Massey Creek Sanitary Trunk Sewer (MCSTS). These works will prevent the discharge of leachate into surface waters near a wetland area north of Stan Wadlow Park. A swale will also be designed and constructed around the wetland area to direct surface runoff and wet weather flow away from the wetland area. The subject property is entirely within a Fill Regulated Area of the Don River and is located east of O'Connor Drive and south of St. Clair Avenue East.

Control of Flooding:

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

Pollution:

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

Conservation of Land:

There are no slope stability issues associated with this project and there will be no impact on significant resource features. There will be no fisheries issues or impacts on riparian vegetation. An additional easement was not required for this project.

*Plantings*

All disturbed areas will be stabilized immediately after the construction and will be re-vegetated as soon as conditions allow. All excavated areas will be restored with 300 mm of topsoil and sod.

Policy Guidelines:

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

**CFN: 34604**

**Application #: 339/03/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: September 17, 2003**

**CITY OF VAUGHAN**

**8.1.8 GIUSEPPE DELCASALE**

To place fill within a regulated area on Lot 52, Plan 65M-2187, (22 St. Ives Court), in the City of Vaughan, Humber River Watershed as located on the property owned by Giuseppe Delcasale.

The purpose is to place and remove fill to facilitate the construction of a wood deck to the rear of an existing residential home located within a Fill Regulated Area along Rainbow Creek.

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

- **Site Survey, revised to indicate the location of the deck, received by the TRCA on November 18, 2003.**
- **Sketch depicting the dimensions of the deck, received by the TRCA on November 18, 2003.**

**RATIONALE**

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

Proposal:

The purpose is to remove and place fill to facilitate the construction of a wood deck to the rear of an existing home. The deck is 36' x 10' in dimension. The deck is attached to the existing home and is further supported by four 8" x 8" posts. Concrete footings, 4 feet below grade, support each of the four posts. The deck was constructed prior to receipt of the permit application. However, staff have been on-site and note that the deck is sufficiently set back from the adjacent stable top of bank and that it is not located within the Regional Storm Flood Plain.

Control of Flooding:

No impact to the storage or conveyance of flood waters is expected.

Pollution:

No sedimentation is expected from the project, as the location of the deck is approximately 135 metres from the watercourse.

Conservation of Land:

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

*Plantings*

The project will not affect any significant natural features. All disturbed areas were restored upon completion of the project.

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: 34870**

**Application #: 449/03/VAUG**

**Report Prepared by: Coreena Smith, extension**

**For information contact: Mary-Ann Burns, extension 5267**

**Date: November 24, 2003**

**TOWN OF MARKHAM**

**8.1.9**

**J. HATCH**

To construct in a flood plain, place fill within a regulated area on Concession 6, Lot 10, 11, Plan 489, (33 Victoria Lane), in the Town of Markham, Rouge River Watershed as located on the property owned by J. Hatch.

The purpose is to place fill within a Fill Regulated Area and construct within the Regional Storm Flood Plain of the Rouge River in order to facilitate the construction of a single family residential dwelling within the Unionville Special Policy Area.

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

- **Red-line revised Site Plan to indicate silt fence, Sheet 9, prepared by Michael Hatch Designs Ltd., dated October, 2003, date received November 5, 2003**
- **Lot Drainage & House Siting Control Plan, prepared by R.G. McKibbon Limited, dated November 21, 2003, date received November 25, 2003**

## **RATIONALE**

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

### Proposal:

The purpose of this project is to place fill within a Fill Regulated Area and construct in the Regional Storm Flood Plain of the Rouge River in order to facilitate the construction of a single family residence within the Unionville Special Policy Area. A severance application has been reviewed on the same property and the top of bank on the eastern portion of the site subsequently staked by TRCA staff. While the previous house was located less than 10m from the top of bank, the proposed residence is located over 10m from the top of bank. In addition, the finished floor elevation and all openings are appropriately located above the 350 year flood elevation. There are no vegetation removals required as part of the proposed development. As such, TRCA staff is satisfied that there are no geotechnical, natural heritage or flooding concerns related to this proposal.

### Control of Flooding:

TRCA engineering staff has confirmed that the finished floor elevation and all openings of the proposed residence will be located above the 350 year flood elevation of 172.01m. The residence will be located approximately 40m from the watercourse and staff is satisfied that no impacts to the conveyance or storage of flood waters will result.

### Pollution:

Silt fencing will be erected and maintained throughout construction in order to prevent construction-generated sediment from entering the watercourse.

### Conservation of Land:

The proposed residence is located over 10m from the top of bank, which is a gradual slope down to the watercourse. As part of the severance application, TRCA staff requested that any redevelopment of the site be located, at minimum, 10m from the top of bank in order to conserve the slope and associated vegetation. As such, no vegetation removals are required and the valleylands will be appropriately protected through this development proposal. There are therefore no geotechnical concerns related to this proposal, nor are there any fisheries concerns.

### *Plantings*

There are no vegetation removals required as part of this proposal and no significant natural features or areas will be negatively impacted as a result. As such, no additional plantings are required for this project.

Policy Guidelines:

This proposal is consistent with Section 4.2.1B) - Development Guidelines for Development/Redevelopment within Designated Two Zone Areas or Special Policy Areas - of the Authority's Valley and Stream Corridor Management Program.

**CFN: 34854**

**Application #: 440/03/MARK**

**Report Prepared by: Kirsten Kontor, extension 5370**

**For information contact: Kirsten Kontor, extension 5370**

**Date: November 25, 2003**

**THE FOLLOWING PERMIT APPLICATIONS WERE ERRATA ITEMS:**

**RES.#B181/03 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO  
REGULATION 158 - ERRATA APPLICATIONS**

Moved by: Jim McMaster  
Seconded by: Lorna Bissell

**THAT permits be granted in accordance with Ontario Regulation 158 for the applications (8.1.10 - 8.1.26, with the exception of 8.1.17 - Carterm Intermodal Logistics Inc. and 8.1.20 - City of Toronto, 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**

**8.1.10 AEGEUS INVESTMENTS LIMITED**

To construct in a flood plain on (16 Cadetta Road), in the City of Brampton, Humber River Watershed as located on the property owned by Aegeus Investments Limited.

The purpose is to construct within the regulatory floodplain in order to facilitate the construction of an office addition to an existing industrial building and to asphalt an existing gravel parking lot.

The permit will be issued for the period of December 5, 2003 to December 4, 2005.

- **Letter of Undertaking from Antonio Patullo of Aegeus Investments Ltd., dated November 26, 2003 to address structural engineering details.**

**RATIONALE**

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

Proposal:

The proposal is to construct within the regulatory floodplain of the Humber River to facilitate the construction of a 437.4 square metre (4,708 square foot) office addition located at 16 Cadetta Road in the City of Brampton. There is currently an existing warehouse on the subject property and an associated gravel parking lot. The rear of the property is currently being used as storage space for industrial purposes and stockpiling. The proposed addition will be flood-proofed to the Regional Storm Flood elevation and is certified to withstand the associated flood velocities.

Control of Flooding:

The proposed works are within the regulatory floodplain but located outside of the hydraulic floodway. This development is not expected to impact the storage or conveyance of floodwaters. The applicant has provided certification from a Structural Engineer that the proposed works will withstand Regional Storm flood flows.

Pollution:

Sedimentation and erosion control fencing shall be installed and maintained around the construction area during the construction of the works.

Conservation of Land:

The proposal does not involve the removal of any significant vegetation and there are no geotechnical or fisheries related concerns with the application.

*Plantings*

The area between the parking lot and adjacent watercourse is to be planted with a variety of native and non-invasive plant species to improve the ecological function of the buffer zone. Plantings will cover an area of 760.9 square metres (8190.3 square feet).

Policy Guidelines:

The proposal is consistent with Section 4.2.2 (C) - Development and Redevelopment/Intensification Within Non-Established Communities/Highly Urbanized Area - Minor Additions

**CFN: 34775**

**Application #: 398/03/BRAM**

**Report Prepared by: Adam Miller, extension 5244**

**For information contact: Quentin Hanchard, extension 5324**

**Date: November 26, 2003**

**8.1.11 DUFFERIN CONSTRUCTION CO.**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Castlemore Road (380m east of McVean Drive), in the City of Brampton, Humber River Watershed as located on the property owned by Regional Municipality of Peel.

The purpose is to place fill in a Fill Regulated Area; construct a structure within a Regional Storm Floodplain; alter a watercourse (Humber River) through a dam and flume method in order to install an 1800mm Feedermain.

The permit will be issued for the period of December 5, 2003 to December 4, 2005.

- **Letter of Undertaking to satisfy minor revisions to engineering and restoration drawings; dated November 24, 2003; received November 25, 2003; prepared by the Regional Municipality of Peel.**

**RATIONALE**

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

Proposal:

A permit is required as part of the York-Peel Feedermain works. The new York-Peel Feedermain will supply water from the future Airport Reservoir and Pumping Station (on Airport Road, south of Castlemore Road) in Peel Region to the Maple Reservoir (near Keele Street and Teston Road) in York Region.

The feedermain will be located east along Castlemore Road from the future Airport Reservoir and Pumping Station to the Peel-York boundary, east on Rutherford Road to Weston Road, north on Weston Road, northeast through a future development to Teston Road, east on Teston Road to Keele Street, and south on Keele Street to the Maple Reservoir. In total, 19 permit applications are associated with this project.

This permit is for an open cut crossing of Salt Creek, a tributary of the Humber River, near the intersection of Castlemore Drive and McVean Drive, to install a 1800mm Feedermain. The project was reviewed by TRCA staff during the Environmental Assessment process and all concerns have been addressed.

Control of Flooding:

Final grades will match existing therefore there will be no impact on the storage or conveyance of floodwaters.

Pollution:

Standard erosion control measures including a silt fence and the dam and flume method will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

The distance from the invert of the creek to the obvert of the pipe has been reviewed and is adequate.

Conservation of Land:

Instream works are required for this project. A dam and flume method will be utilized in order to work in dry conditions. With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). The proposed works will not impact significant terrestrial resource features. There are no slope stability issues related to the works.

*Plantings*

All disturbed areas will be restored with native and 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: 34723

Application #: 371/03/BRAM

Report Prepared by: Suzanne Bevan, extension 5374  
For information contact: June Murphy, extension 5304  
Date: November 25, 2003

**8.1.12 DUFFERIN CONSTRUCTION CO.**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Castlemore Road, (590m east of McVean Drive), in the City of Brampton, Humber River Watershed as located on the property owned by Regional Municipality of Peel.

The purpose is to place fill in a Fill Regulated Area; construct a structure within a Regional Storm Floodplain; alter a watercourse (Humber River) through a dam and flume method in order to install an 1800mm Feedermain.

The permit will be issued for the period of December 5, 2003 to December 4, 2005.

- **Letter of Undertaking to satisfy minor revisions to engineering and restoration plans; dated November 24, 2003; received November 25, 2003; prepared by the Regional Municipality of Peel.**

**RATIONALE**

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

Proposal:

A permit is required as part of the York-Peel Feedermain works. The new York-Peel Feedermain will supply water from the future Airport Reservoir and Pumping Station (on Airport Road, south of Castlemore Road) in Peel Region to the Maple Reservoir (near Keele Street and Teston Road) in York Region.

The feedermain will be located east along Castlemore Road from the future Airport Reservoir and Pumping Station to the Peel-York boundary, east on Rutherford Road to Weston Road, north on Weston Road, northeast through a future development to Teston Road, east on Teston Road to Keele Street, and south on Keele Street to the Maple Reservoir. In total, 19 permit applications are associated with this project.

This permit is for an open cut crossing of the West Humber River, near the intersection of Castlemore Drive and McVean Drive, to install a 1800mm Feedermain. The project was reviewed by TRCA staff during the Environmental Assessment process and all concerns have been addressed.

Control of Flooding:

Final grades will match existing therefore there will be no impact on the storage or conveyance of floodwaters.

Pollution:

Standard erosion control measures including a silt fence and the dam and flume method will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

The distance from the invert of the creek to the obvert of the pipe has been reviewed and is adequate.

Conservation of Land:

Instream works are required for this project. The dam and flume method will be utilized in order to work in dry conditions. With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). The proposed works will not impact significant terrestrial resource features. There are no slope stability issues related to the works.

*Plantings*

All disturbed areas will be restored with native and 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: 34724**

**Application #: 372/03/BRAM**

**Report Prepared by: Suzanne Bevan, extension 5374**

**For information contact: June Murphy, extension 5304**

**Date: November 25, 2003**

**8.1.13 DUFFERIN CONSTRUCTION CO.**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Castlemore Road (90m west of The Gore Road), in the City of Brampton, Humber River Watershed as located on the property owned by Regional Municipality of Peel.

The purpose is to place fill in a Fill Regulated Area; construct a structure within a Regional Storm Floodplain; alter a watercourse (Humber River) through a dam and flume method in order to install an 1800mm Feedermain.

The permit will be issued for the period of December 5, 2003 to December 4, 2005.

- **Letter of Undertaking to satisfy minor revisions to engineering and restoration plans; dated November 24, 2003; received November 25, 2003; prepared by the Regional Municipality of Peel.**

**RATIONALE**

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

Proposal:

A permit is required as part of the York-Peel Feedermain works. The new York-Peel Feedermain will supply water from the future Airport Reservoir and Pumping Station (on Airport Road, south of Castlemore Road) in Peel Region to the Maple Reservoir (near Keele Street and Teston Road) in York Region.

The feedermain will be located east along Castlemore Road from the future Airport Reservoir and Pumping Station to the Peel-York boundary, east on Rutherford Road to Weston Road, north on Weston Road, northeast through a future development to Teston Road, east on Teston Road to Keele Street, and south on Keele Street to the Maple Reservoir. In total, 19 permit applications are associated with this project.

This permit is for an open cut crossing of a tributary of the Humber River, near the intersection The Gore Road and Castlemore Drive, to install a 1800mm Feedermain. The project was reviewed by TRCA staff during the Environmental Assessment process and all concerns have been addressed.

Control of Flooding:

Final grades will match existing therefore there will be no impact on the storage or conveyance of floodwaters.

Pollution:

Standard erosion control measures including a silt fence and the dam and flume method will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

The distance from the invert of the creek to the obvert of the pipe has been reviewed and is adequate.

Conservation of Land:

Instream works are required for this project. A dam and flume method will be utilized in order to work in dry conditions. With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). The proposed works will not impact significant terrestrial resource features. There are no slope stability issues related to the works.

*Plantings*

All disturbed areas will be restored with native and 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: 34725

Application #: 373/03/BRAM

Report Prepared by: Suzanne Bevan, extension 5374  
For information contact: June Murphy, extension 5304  
Date: November 25, 2003

**8.1.14 DUFFERIN CONSTRUCTION CO.**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Castlemore Road (500m west of Clarkway Drive), in the City of Brampton, Humber River Watershed as located on the property owned by Regional Municipality of Peel.

The purpose is to place fill in a Fill Regulated Area; construct a structure within a Regional Storm Floodplain; alter a watercourse (Humber River) through a dam and pump method in order to install an 1800mm Feedermain.

The permit will be issued for the period of December 5, 2003 to December 4, 2005.

- **Letter of Undertaking to satisfy minor revisions to engineering and restoration plans; dated November 24, 2003; received November 25, 2003; prepared by the Regional Municipality of Peel.**

**RATIONALE**

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

Proposal:

A permit is required as part of the York-Peel Feedermain works. The new York-Peel Feedermain will supply water from the future Airport Reservoir and Pumping Station (on Airport Road, south of Castlemore Road) in Peel Region to the Maple Reservoir (near Keele Street and Teston Road) in York Region.

The feedermain will be located east along Castlemore Road from the future Airport Reservoir and Pumping Station to the Peel-York boundary, east on Rutherford Road to Weston Road, north on Weston Road, northeast through a future development to Teston Road, east on Teston Road to Keele Street, and south on Keele Street to the Maple Reservoir. In total, 19 permit applications are associated with this project.

This permit is for an open cut crossing of a tributary of the 'West Humber River, near the intersection of Castlemore Drive and Clarkway Drive, to install a 1800mm Feedermain. The project was reviewed by TRCA staff during the Environmental Assessment process and all concerns have been addressed.

Control of Flooding:

Final grades will match existing therefore there will be no impact on the storage or conveyance of floodwaters.

Pollution:

Standard erosion control measures including a silt fence and the dam and pump method will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

The distance from the invert of the creek to the obvert of the pipe has been reviewed and is adequate.

Conservation of Land:

Instream works are required for this project. A dam and flume method will be utilized in order to work in dry conditions. With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). The proposed works will not impact significant terrestrial resource features. There are no slope stability issues related to the works.

*Plantings*

All disturbed areas will be restored with native and 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: 34726**

**Application #: 374/03/BRAM**

**Report Prepared by: Suzanne Bevan, extension 5374**

**For information contact: June Murphy, extension 5304**

**Date: November 25, 2003**

**8.1.15 DUFFERIN CONSTRUCTION CO.**

To alter a waterway, construct in a flood plain on (Castlemore Road - 400M west of Highway 50), in the City of Brampton, Humber River Watershed as located on the property owned by Regional Municipality of Peel.

The purpose is to construct a structure within a Regional Storm Floodplain; alter a watercourse (Humber River) through a dam and pump method in order to install an 1800mm Feedermain. The subject property is not fill regulated at this time.

The permit will be issued for the period of December 5, 2003 to December 4, 2005.

- **Letter of Undertaking to satisfy minor revisions to engineering and restoration plans; dated November 24, 2003; received November 25, 2003; prepared by the Regional Municipality of Peel.**

**RATIONALE**

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

Proposal:

A permit is required as part of the York-Peel Feedermain works. The new York-Peel Feedermain will supply water from the future Airport Reservoir and Pumping Station (on Airport Road, south of Castlemore Road) in Peel Region to the Maple Reservoir (near Keele Street and Teston Road) in York Region.

The feedermain will be located east along Castlemore Road from the future Airport Reservoir and Pumping Station to the Peel-York boundary, east on Rutherford Road to Weston Road, north on Weston Road, northeast through a future development to Teston Road, east on Teston Road to Keele Street, and south on Keele Street to the Maple Reservoir. In total, 19 permit applications are associated with this project.

This permit is for an open cut crossing of the Humber River, near the intersection of Castlemore Drive and Highway 50, to install a 1800mm Feedermain. The project was reviewed by TRCA staff during the Environmental Assessment process and all concerns have been addressed.

Control of Flooding:

Final grades will match existing therefore there will be no impact on the storage or conveyance of floodwaters.

Pollution:

Standard erosion control measures including a silt fence and the dam and pump method will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

The distance from the invert of the creek to the obvert of the pipe has been reviewed and is adequate.

Conservation of Land:

Instream works are required for this project. A dam and pump method will be utilized in order to work in dry conditions. With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). The proposed works will not impact significant terrestrial resource features. There are no slope stability issues related to the works.

*Plantings*

All disturbed areas will be restored with native and 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: 34727**

**Application #: 375/03/BRAM**

**Report Prepared by: Suzanne Bevan, extension 5374**

**For information contact: June Murphy, extension 5304**

**Date: November 25, 2003**

**8.1.16 GIFFELS DESIGN BUILD INC.**

To place fill within a regulated area on (350 First Gulf Boulevard), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Giffels Design Build Inc..

The purpose is to place fill within a Fill Regulated Area for the purpose of providing erosion protection measures at overland flow locations for an associated industrial building construction at 350 First Gulf Boulevard, City of Brampton.

The permit will be issued for the period of December 5, 2003 to December 4, 2005.

- **Site Plan, prepared by A. Van Veen, drawing no. AOO1, dated September 2002, revised June 18, 2003, received by TRCA staff on September 17, 2003.**
- **Site Servicing, Grading & Stormwater Management Plan, prepared by A.M. Candaras, drawing no. G-1, dated September 2002, revised January 2003, received by TRCA staff on September 17, 2003.**
- **Landscape Plan, prepared by D.P. Warenycia, drawing no. L1, dated September 2002, redline revised November 27, 2003 to address minor landscape details, received by TRCA staff on November 24, 2003.**
- **Legal Survey, prepared by A. Skranda Surveying Ltd., drawing no. 4201-7R, dated July 6, 1989, received by TRCA staff on September 17, 2003.**
- **Native Seed Mix, prepared by Insite Landscape Architects Inc., dated November 25, 2003, received by TRCA staff on November 25, 2003.**

**RATIONALE**

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

Proposal:

This proposal involves the construction of erosion control works at all overland flow locations associated with an industrial building development at 350 First Gulf Boulevard in the City of Brampton. The industrial building is outside of the Fill Regulated Area and, as such, a TRCA permit is not required for the industrial building. The works proposed were requested by the TRCA as a condition of Site Plan approval for the industrial building.

While assessing the site, staff noted the presence of drainage flow towards the south of the industrial building that is causing erosion to the nearby valley corridor. Engineering staff have made note that on-site stormwater management includes concentrated flow to this swale, which could cause greater risk to the adjacent pathway and to the development. Continued erosion in this area could compromise the safety of the adjacent pedestrian pathway and eventually the industrial building.

The swale feature is located within the Fill Regulated Area, and as such, a permit is required for any works within this area. The proposed erosion control measures involve plantings of shrubs and plants at all overland flow locations.

Control of Flooding:

The proposed works are located outside of the Regulatory Floodplain, as such, no impact to the conveyance or storage of floodwaters is expected.

Pollution:

Sedimentation and erosion control fencing is currently installed around the construction area. As a result, no sedimentation or pollution to the watercourse is expected.

Conservation of Land:

The proposal does not involve the removal of any significant vegetation and will resolve the geotechnical concerns associated with the swale feature. There are no fisheries related concerns with this application.

*Plantings*

A variety of native and non-invasive shrubs and plants are to be planted along overland flow locations associated with the swale feature. The plantings include 25 Redosier Dogwood, 18 Staghorn Sumac, 10 White Spruce and 4 Red Oak.

Policy Guidelines:

The proposal is consistent with Section 5.2 - Erosion Control and Slope Stability Remedial Works of the TRCA's Valley and Stream Corridor Management Program.

**CFN: 34753**

**Application #: 391/03/BRAM**

**Report Prepared by: Adam Miller, extension 5244**

**For information contact: Quentin Hanchard, extension 5324**

**Date: November 26, 2003**

**CITY OF MISSISSAUGA**

**8.1.17 CARTERM INTERMODAL LOGISTICS INC.**

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

- **Withdrawn**

**CITY OF TORONTO (TORONTO WEST COMMUNITY COUNCIL,  
FORMERLY ETOBICOKE COMMUNITY COUNCIL AREA)**

**8.1.18 ANNA D. KACIAK**

To construct in a flood plain on Lot 53, Plan 2234, (17 Bonnyview Drive), in the City of Toronto (Etobicoke Community Council Area), Mimico Creek Watershed as located on the property owned by Anna D. Kaciak.

The purpose is to excavate and place fill within a Fill Regulated Area to facilitate the construction of a single family dwelling in the Etobicoke district Special Policy Area (SPA). The existing dwelling will be demolished.

The permit will be issued for the period of December 5, 2003 to December 4, 2005.

- **Drawing No. 1 of 1, Site Plan, revised December 2, 2003, received December 3, 2003, prepared by Sagittarius.**
- **Drawing No. 1 of 10, dated July 2003, received December 3, 2003, prepared by Sagittarius.**
- **Drawing No. 2 of 10, Rear Elevation, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 3 of 10, Left Side Elevation, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 4 of 10, Right Side Elevation, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 5 of 10, Foundation Plan, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 6 of 10, Basement Floor Plan, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 7 of 10, Main Floor Plan, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 8 of 10, Upper Floor Plan, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 9 of 10, Attic Plan, dated July 2003, received September 4, 2003, prepared by Sagittarius.**
- **Drawing No. 10 of 10, Section Through, dated July 2003, received September 4, 2003, prepared by Sagittarius.**

**RATIONALE**

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

Proposal:

The proposal is to excavate and place fill to facilitate the construction of a new single family dwelling within a Fill Regulated Area of Mimico Creek. The existing dwelling will be demolished. The subject property is within the Etobicoke district Special Policy Area (SPA) and is located North of the Queensway and west of Parklawn Road. All works will be sufficiently setback from the top of bank.

Control of Flooding:

The proposed residence will be above the Regional Storm Elevation. All excess material will be removed from the site.

Pollution:

A silt fence will be installed and maintained until all the works have been completed and that any exposed areas be stabilized.

Conservation of Land:

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

*Plantings*

All disturbed areas will be restored to existing conditions.

Policy Guidelines:

The proposal is consistent with Section 4.2.1 B) Development Guidelines for Development/Redevelopment within Designated Two Zone Areas or Special Policy Areas of this Authority's Valley and Stream Corridor Management Program.

**CFN: 34561**

**Application #: 324/03/TOR**

**Report Prepared by: Annemarie Sanchez, extension 5284**

**For information contact: Steve Heuchert, extension 5311**

**Date: September 5, 2003**

**CITY OF TORONTO (TORONTO NORTH COMMUNITY COUNCIL AREA,  
FORMERLY NORTH YORK COMMUNITY COUNCIL AREA)**

**8.1.19 CITY OF TORONTO - ECONOMIC DEVELOPMENT, CULTURE & TOURISM  
DEPARTMENT, POLICY & DEVELOPMENT DIVISION**

To place fill within a regulated area on Lot 23, 24, Concession 2 WYS , (G. Ross Lord Park), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by the City of Toronto.

The purpose is to place fill within a Fill Regulated Area of the Don River, in order to facilitate the removal of an existing pedestrian bridge and abutments at G. Ross Lord Park and install a new pedestrian bridge and abutments.

The permit will be issued for the period of December 5, 2003 to December 4, 2005.

- **Drawing No. 1, G. Ross Lord Park Bridge Reconstruction, Parkland Restoration (redlined), revised December 1, 2003, received December 2, 2003 and prepared by Terraprobe.**

## **RATIONALE**

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

### Proposal:

The proposal involves construction of a new bridge and abutments within G. Ross Lord Park. The existing bridge appears to have collapsed because the east support which comprises two large concrete blocks were undermined and have slid down into the river. The collapsed abutment, existing abutment and bridge deck are to be replaced with a new 3.65m (12') wide pre-engineered bridge with new abutments.

### Control of Flooding:

The new bridge abutments will be set back further than the previous bridge in order to reduce the "pinching" of the creek, therefore, the proposed works will not impact the storage or conveyance of floodwater.

### Pollution:

A siltation fence will be secured around the perimeter of the river for the full limit of the project works to prevent the migration of construction generated sediment into the watercourse. Dewatering is not anticipated at the site.

### Conservation of Land:

All filled and disturbed areas will be stabilized and revegetated following construction. No significant resource features will be impacted by the proposed works.

### *Plantings*

The east bank of the river extending approximately 9 metres (30') upstream from the bridge will be planted with new native shrubs to enhance the riparian zone.

### Policy Guidelines:

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

**CFN: 34558**

**Application #: 318/03/TOR**

**Report Prepared by: Mark Rapus, extension 5259**

**For information contact: Steve Heuchert, extension 5311**

**Date: November 21, 2003**

## **CITY OF TORONTO (TORONTO SOUTH COMMUNITY COUNCIL AREA, FORMERLY TORONTO EAST YORK COMMUNITY COUNCIL AREA)**

### **8.1.20 CITY OF TORONTO**

To construct in a flood plain on Lot 11, 12, Concession 3, (21 Redway Road), in the City of Toronto (Toronto East York Community Council Area), Don River Watershed as located on the property owned by City of Toronto.

- **Withdrawn**

## CITY OF VAUGHAN

### 8.1.21 DUFFERIN CONSTRUCTION CO.

To alter a waterway, construct in a flood plain, place fill within a regulated area on Rutherford Road (approximately 837m west of CPR Tracks), in the City of Vaughan, Humber River Watershed as located on the property owned by Regional Municipal of York.

The purpose is to place fill in a Fill Regulated Area; construct a structure within a Regional Storm Floodplain; alter a watercourse (Humber River) through a dam and flume method in order to install an 1800mm Feedermain.

The permit will be issued for the period of December 5, 2003 to December 4, 2005.

- **Letter of Undertaking to satisfy minor revisions to engineering and restoration plans; dated November 25, 2003; received November 28, 2003; prepared by the Regional Municipality of York.**

### RATIONALE

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

#### Proposal:

A permit is required as part of the York-Peel Feedermain works. The new York-Peel Feedermain will supply water from the future Airport Reservoir and Pumping Station (on Airport Road, south of Castlemore Road) in Peel Region to the Maple Reservoir (near Keele Street and Teston Road) in York Region.

The feedermain will be located east along Castlemore Road from the future Airport Reservoir and Pumping Station to the Peel-York boundary, east on Rutherford Road to Weston Road, north on Weston Road, northeast through a future development to Teston Road, east on Teston Road to Keele Street, and south on Keele Street to the Maple Reservoir. In total, 19 permit applications are associated with this project.

This permit is for an open cut crossing of the Robinson Creek, Humber River, near the intersection of Rutherford Road and McGillvary Road, to install a 1800mm Feedermain. Construction of the new feedermain is to be completed prior to the proposed roadworks and bridge widening which are covered under a separate permit. The project was reviewed by TRCA staff during the Environmental Assessment process and all concerns have been addressed.

#### Control of Flooding:

Final grades will match existing therefore there will be no impact on the storage or conveyance of floodwaters.

#### Pollution:

Standard erosion control measures including a silt fence and the dam and flume method will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

### Conservation of Land:

Instream works are required for this project. A dam and flume method will be utilized in order to work in dry conditions. With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). The proposed works will not impact significant terrestrial resource features. There are no slope stability issues related to the works.

### *Plantings*

All disturbed areas will be restored with native and 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: 34730**

**Application #: 378/03/VAUG**

**Report Prepared by: Suzanne Bevan, extension 5374**

**For information contact: June Murphy, extension 5304**

**Date: November 25, 2003**

### **8.1.22 DUFFERIN CONSTRUCTION CO.**

To alter a waterway, construct in a flood plain, place fill within a regulated area on Rutherford Road (203m west of CPR tracks), in the City of Vaughan, Humber River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to place fill in a Fill Regulated Area; construct a structure within a Regional Storm Floodplain; alter a watercourse (Humber River) through a dam and flume method in order to install an 1800mm Feedermain.

The permit will be issued for the period of December 5, 2003 to December 4, 2005.

- **Letter of Undertaking to satisfy minor revisions to engineering and restoration plans; dated November 25, 2003; received November 28, 2003; prepared by the Regional Municipality of York.**

### **RATIONALE**

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

### Proposal:

A permit is required as part of the York-Peel Feedermain works. The new York-Peel Feedermain will supply water from the future Airport Reservoir and Pumping Station (on Airport Road, south of Castlemore Road) in Peel Region to the Maple Reservoir (near Keele Street and Teston Road) in York Region.

The feedermain will be located east along Castlemore Road from the future Airport Reservoir and Pumping Station to the Peel-York boundary, east on Rutherford Road to Weston Road, north on Weston Road, northeast through a future development to Teston Road, east on Teston Road to Keele Street, and south on Keele Street to the Maple Reservoir. In total, 19 permit applications are associated with this project.

This permit is for an open cut crossing of East Robinson Creek, Humber River, near the intersection of Rutherford Road and Highway 27, to install a 1800mm Feedermain. Construction of the new feedermain is to be completed prior to the proposed roadworks and culvert replacement which are covered under a separate permit. The project was reviewed by TRCA staff during the Environmental Assessment process and all concerns have been addressed.

Control of Flooding:

Final grades will match existing therefore there will be no impact on the storage or conveyance of floodwaters.

Pollution:

Standard erosion control measures including a silt fence and the dam and flume method will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

Conservation of Land:

Instream works are required for this project. A dam and flume method will be utilized in order to work in dry conditions. With erosion and sedimentation plans in effect, the potential for a harmful alteration, disruption or destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). The proposed works will not impact significant terrestrial resource features. There are no slope stability issues related to the works.

*Plantings*

All disturbed areas will be restored with native and 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: 34732**

**Application #: 380/03/VAUG**

**Report Prepared by: Suzanne Bevan, extension 5374**

**For information contact: June Murphy, extension 5304**

**Date: November 25, 2003**

### **8.1.23 LOUKAS PROPERTIES**

To place fill within a regulated area on (488 Basaltic Road), in the City of Vaughan, Don River Watershed as located on the property owned by Loukas Properties.

The purpose is to move/place fill within a Fill Regulated Area in order to construct an industrial building, associated parking and circulation areas, and a landscape strip.

The permit will be issued for the period of December 5, 2003 to December 4, 2005.

- **Drawing A0, Site Plan Miscellaneous Details, prepared by Climans Green Liang Architects Inc., date last revised October 28, 2003.**
- **Drawing SS-1, Site Servicing & Grading, prepared by W.G. Notenboom, date last revised October 2, 2003.**
- **Sheet No. L1 of 2, Landscape Concept, prepared by M+S Landscape Architects, date last revised November 20, 2003.**
- **Sheet No. L2 of 2, Landscape Details, prepared by M+S Landscape Architects, date last revised November 20, 2003.**

### **RATIONALE**

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

#### Proposal:

The proposal is to place fill within a Fill Regulated Area in order to construct an industrial building, associated parking and circulation areas and a landscape strip. The proposal was reviewed by staff through the site plan application process and was approved subject to a TRCA permit being obtained. It is sufficiently set back from the stable top of bank and is not located within the Regional Storm Flood Plain. The landscape strip on the valley land side of the site will be planted with several native varieties of trees and shrubs.

#### Control of Flooding:

The proposed works are not located within the Regional Storm Flood Plain and therefore the control of flooding will not be affected.

#### Pollution:

A sediment and erosion control plan will be installed and maintained for the duration of construction, so that sedimentation of the valley will not occur. All excess fill will be removed from the site.

#### Conservation of Land:

There are no slope stability issues or fisheries issues associated with this project.

#### *Plantings*

The site will be planted in accordance with a landscape plan that was reviewed to the satisfaction of Authority staff. The valley side of the site will be planted with approximately 200 native trees and shrubs, as well as a native seed mix.

Policy Guidelines:

This proposal is consistent with Section 4.1, New Urban Development, of the Authority's Valley and Stream Corridor Management Program.

**CFN: 34463**

**Application #: 245/03/VAUG**

**Report Prepared by: Mary-Ann Burns, extension 5267**

**For information contact: Mary-Ann Burns, extension 5267**

**Date: July 9, 2003**

**8.1.24 THE FOREST HILL OF KLEINBURG LIMITED**

To place fill within a regulated area on (east of Stevenson Avenue, south of Valleyview Court), in the City of Vaughan, Humber River Watershed as located on the property owned by The Forest Hill of Kleinburg Limited.

The purpose is to move/place fill in a Fill Regulated Area in order to construct a 12-lot draft approved plan of residential subdivision, two storm water outfalls, and the extension of Stevenson Avenue, to service the subdivision, known as the Forest Hill of Kleinburg (19T-80002).

The permit will be issued for the period of December 5, 2003 to December 4, 2008.

- **Letter of Undertaking to submit revised drawings to TRCA's satisfaction, from Ander Engineering, dated December 2, 2003.**

**RATIONALE**

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

Proposal:

The proposal is place/move fill in a Fill Regulated Area in order to construct a 12-lot draft approved plan of residential subdivision, two storm water outfalls, and the extension of Stevenson Avenue, to service the subdivision. This subdivision received draft plan approval in 1986, with Authority conditions that this permit be obtained, and that site servicing and grading plans be reviewed to our satisfaction, prior to any work commencing on the site. The City of Vaughan granted a grading permit to the applicants in advance of the Authority receiving these plans and before an Authority permit was issued. Therefore, the applicants were served with a notice that they were in violation of Ontario Regulation 158. Our review of the site servicing and grading plans, through the Authority's permit application process, will resolve these violations and fulfill the Authority's conditions of draft approval for the subdivision.

Six of the lots in this subdivision contain portions of the valley corridor of a Humber River tributary. The subdivision was approved in 1986, before the Valley and Stream Corridor Management Program was in place. These six lots have building envelopes established through the subdivision's implementing zoning by-law, so that only a portion of the lots can be developed. The envelopes were staked by Authority staff in 1986, and facilitate the protection of the majority of the vegetation in the riparian zone of the tributary. Further, this tributary is intermittent, and is not subject to flooding under a Regional Storm.

Two of these six lots require a retaining wall in the rear yard in order for the yards to be graded to the municipal standard. The TRCA permits for these retaining walls will be obtained by the individual builders that purchase the lots, and are not part of this application.

Control of Flooding:

The proposed works are not located within the Regional Storm Flood Plain and therefore, the control of flooding will not be affected.

Pollution:

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

Conservation of Land:

There are no slope stability or fisheries issues associated with the proposed works.

*Plantings*

All disturbed areas associated with the proposed storm water outfalls will be stabilized and restored with native trees, shrubs and a native seed mix, in accordance with a restoration plan that was reviewed to staff's satisfaction.

Policy Guidelines:

This proposal for the extension of Stevenson Avenue and the two storm water outfalls is consistent with Section 4.3 - Infrastructure and Servicing - of the Authority's Valley and Stream Corridor Management Program (VSCMP). The proposed grading work associated with the construction of the subdivision is not entirely consistent with Section 4.2.1 - Development and Redevelopment/Intensification Within Established Communities/Highly Urbanized Areas - because the subdivision was approved prior to the implementation of the VSCMP. However, as mentioned, the building envelopes staked by Authority staff in 1986, for the lots in the valley corridor, facilitate the protection of the majority of the vegetation in the riparian zone of the watercourse. Further, this watercourse is intermittent, and is not subject to flooding under a Regional Storm.

**CFN: 34457**

**Application #: 244/03/VAUG**

**Report Prepared by: Mary-Ann Burns, extension 5267**

**For information contact: Mary-Ann Burns, extension 5267**

**Date: July 7, 2003**

**8.1.25 VILLATA GARDENS INC.**

To place fill within a regulated area on Lot 38, Concession 8 Lot 38 AND PART LOT 39, Plan, (10504 Islington Avenue), in the City of Vaughan, Humber River Watershed as located on the property owned by Villata Gardens Inc..

The purpose is to place/move fill within a Fill Regulated Area in order to construct a 7-car garage that will service a commercial/residential building.

The permit will be issued for the period of December 5, 2003 to December 4, 2005.

- **Drawing No. A1, Site Plan, prepared by Joseph D. Battaglia Architect, date last revised June 11, 2003.**
- **Drawing No. G1, Grading Plan, prepared by AME-TECH Developments Limited, date last revised June 18, 2003.**

## **RATIONALE**

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

### Proposal:

The proposal is to place/move fill within a Fill Regulated Area in order to construct a 7-car garage that will service a mixed use, commercial/residential building. The mixed use building will not be located within the Fill Regulated Area. The proposed garage will be set well back from the top of bank. Further, the property's rear boundary line is separated from the valley corridor by a surface parking lot for the neighboring property.

### Control of Flooding:

The proposed works are not located within the Regional Storm Flood Plain and therefore the control of flooding will not be affected.

### Pollution:

The proposed works are located over 100 metres from the watercourse and are separated from the valley corridor by an asphalt parking lot on a neighboring lot, and therefore sedimentation of the watercourse or valley vegetation will not occur.

### Conservation of Land:

There are no slope stability or fisheries issues related to this proposal.

### *Plantings*

No natural heritage features will be affected by the proposal. All disturbed areas will be stabilized and restored upon completion of the work.

### 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: 34868**

**Application #: 445/03/VAUG**

**Report Prepared by: Mary-Ann Burns, extension 5267**

**For information contact: Mary-Ann Burns, extension 5267**

**Date: November 24, 2003**

## TOWN OF MARKHAM

### 8.1.26 BORDEAUX DEVELOPMENTS (ONTARIO) INC.

To alter a waterway, construct in a flood plain on (10370 Woodbine Avenue North), in the Town of Markham, Rouge River Watershed as located on the property owned by Bordeaux Developments (Ontario) Inc..

The purpose is to alter a waterway and construct in the Regional Storm Flood Plain of the Rouge River in order to facilitate the construction of a temporary culvert and two temporary storm outfalls within draft approved plan of subdivision 19TM-01001.

The permit will be issued for the period of December 5, 2003 to December 4, 2008.

- **Letter of Undertaking, prepared by URS Canada Inc., dated December 3, 2003, date received December 3, 2003.**
- **Cut Fill Contour Plan, Phase 1, Drawing CF-1, prepared by URS Canada Inc., dated September, 2003, date received November 28, 2003.**
- **Erosion/Sedimentation Control Plan Phase I, Drawing SE-1, prepared by URS Canada Inc., dated September, 2003, date revised November 26, 2003, date received November 28, 2003.**

## RATIONALE

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

### Proposal:

The purpose of this proposal is to alter a waterway and construct in the Regional Storm Flood Plain of the Rouge River in order to facilitate the construction of a temporary culvert and two temporary storm outfalls within draft approved plan of subdivision 19TM-01001. The TRCA has been involved in the plan of subdivision approval process and has approved the residential, open space and stormwater management facility block sizes. In order to initiate preliminary site grading and topsoil stripping, these temporary structures are required.

As part of this proposal, fill will be removed from the proposed stormwater management pond location (on the south side of the valleylands) and transported across the valleylands for grading of the residential blocks (on the north side). The temporary culvert is therefore required in order to facilitate the passage of machinery across the valleylands. TRCA engineering staff is satisfied with the design details of this temporary culvert. As the future stormwater management pond will be excavated through this phase of development, a temporary drain (outfall) is required in order to control water levels within the excavated area. In addition, a temporary stormwater management pond will be constructed on tableland on the north side of the valleylands and a temporary outfall structure connecting to the Rouge River in the open space block will therefore also be required.

The construction of the permanent stormwater management pond and associated outfall will be considered in a permit application that will be reviewed by staff over the winter for approval in summer, 2004. This future application will include restoration and stabilization of all areas disturbed through both the temporary and permanent phases of construction. Until the proposal for the permanent stormwater management pond construction is considered, interim stabilization measures will be undertaken, to the satisfaction of TRCA staff.

Control of Flooding:

TRCA engineering staff has reviewed the proposal for the temporary works and is satisfied that there will be no negative impacts to the storage or conveyance of flood waters.

Pollution:

Sediment and erosion control measures will be erected and maintained throughout construction in order to prevent construction-generated sediment from entering the watercourse. The silt fencing will enclose both outlets and all disturbed areas and will remain in place in the event that the banks cannot be effectively stabilized until spring, given seasonal planting constraints.

Conservation of Land:

There are no geotechnical or fisheries concerns with this proposal. The full restoration of all disturbed areas will be undertaken as part of a future permit for the construction of the permanent stormwater management pond and outfall. In the interim, TRCA staff is satisfied that the disturbed areas will be adequately stabilized.

*Plantings*

A comprehensive restoration plan will be submitted as part of the future permit application. Until such time, interim stabilization measures will be undertaken, to the satisfaction of the TRCA.

Policy Guidelines:

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

**CFN: 34855**

**Application #: 439/03/MARK**

**Report Prepared by: Kirsten Kontor, extension 5370**

**For information contact: Kirsten Kontor, extension 5370**

**Date: November 25, 2003**

**CITY OF BRAMPTON**

**8.1.27 CITY OF BRAMPTON**

To alter a waterway, place fill within a regulated area on (Chinguacousy Park), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton.

The purpose is to alter a watercourse in a Fill Regulated area to facilitate the dredging of two existing on-line ponds on a tributary of Etobicoke Creek in Chinguacousy Park in the City of Brampton.

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

- **Letter of Undertaking from the City of Brampton, dated December 2, 2003 to address future compensation of ponds and stream corridor.**

## **RATIONALE**

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

### Proposal:

The City of Brampton is seeking this permit to facilitate the dredging of two on-line ponds on Spring Creek, a tributary of Etobicoke Creek in Chinguacousy Park for cleaning and maintenance purposes. The dredging work is being undertaken as part of a long term strategy to improve water quality of the ponds. Over the last number of years, significant volumes of sediment have accumulated in the pond, which is adversely affecting water quality and habitat. Public concern is being expressed for health risks associated with the two ponds.

This is a warm water stream, and thus the Ministry of Natural Resources (MNR) fisheries timing window requires this work to be completed before April 1, 2004. To complete the dredging works, the applicant is proposing to temporarily take the pond off-line through damming the flow, and pumping water to the downstream side of the pond. The proposed works will take approximately one month to complete. Areas affected by the proposed dredging will be rehabilitated and revitalized.

The park area was subject to an Environmental Assessment (EA) in 2002 for the revitalization of the ponds and stream. The EA was based on maintaining the ponds on-line, with significant alterations to the associated watercourse to restore a more natural stream ecosystem.

The proposed pond dredging will require authorization from the Department of Fisheries and Oceans (DFO) as the proposal will result in a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat. Due to the urgency of the proposed dredging works, DFO is willing to expedite the review process of the HADD, on the condition that the City of Brampton commit to the construction of a fish passage channel between the south pond and the lower watercourse when future revitalization of the stream occurs.

### Control of Flooding:

The works will occur in the Regional Storm Floodplain, however, this is a temporary project for which permanent modifications to the storage and conveyance of stream and storm flows are not anticipated. In fact, it is expected that storage capacity of the ponds will be increased through these works.

Pollution:

Sediment and erosion control measures will be put in place during construction to reduce the impact on surrounding features. Any surrounding vegetation disturbed during construction process will be restored to pre-construction condition.

Conservation of Land:

No significant vegetation or geotechnical concerns exist with respect to this project. Fisheries related issues are being addressed through adherence to the Fisheries Warm Water Timing Window and commitment from the City of Brampton to enhance fish habitat on this site. A permit from the Authority will be released upon receipt of the authorization from the Department of Fisheries and Oceans.

*Plantings*

No significant vegetation is to be removed near the ponds and stream. During this phase of the proposed works, City of Brampton staff also ensured the TRCA that significant planting and revitalization of the pond and stream corridor will occur in subsequent phases of park revitalization. As a result, only compensatory plantings are currently proposed.

Policy Guidelines:

The works are in compliance with Section 4.2.2 (c) - Existing Resource Based Uses and Section 3.3 - Policies and Procedures For Identifying Watercourses and Alterations of the Authority's Valley and Stream Corridor Management Program.

**CFN: 34772**

**Application #: 395/03/BRAM**

**Report Prepared by: Adam Miller, extension 5244**

**For information contact: Quentin Hanchard, extension 5324**

**Date: December 3, 2003**

**8.1.28 SANDRINGHAM PLACE INC. AND CASA-NORTH INVESTMENTS INC.**

To alter a waterway, construct in a flood plain on Lot 13, 14, Concession 5 , Lot 13, Concession 6 , in the City of Brampton, Humber River Watershed as located on the property owned by Sandringham Place Inc. and Casa-North Investments Inc..

The purpose is to construct and place fill within a Fill Regulated area, and the Regulatory Floodplain, to facilitate the construction of a bridge crossing over the Humber River (H3 Tributary) at Mountain Ash Road.

The permit will be issued for the period of December 5, 2003 to December 4, 2008 in accordance with the following documents and plans which form part of this permit:

- **Voluntary Restoration Plan - Tributary of the West Humber River, prepared by Dillon Consulting, September, 2003.**
- **Valleyland Block 441 Enlargements -1 & 2, drawing number VR-6, prepared by Dillon Consulting, January, 2002, revised to September 26, 2003.**

- **Details, drawing number VR-9, prepared by Dillon Consulting, January, 2002, revised to September 26, 2003.**
- **Casa North Investments Inc. Springdale Neighborhood #502 - Stage 2, General Plan (Underground Services), drawing number 2, dated January, 2002, revised to July 18, 2003.**
- **Casa North Investments Inc. Springdale Neighborhood #502 - Stage 2, Construction Staging and Sediment Control Plan Mountainash Road North Crossing, drawing number 19A, dated May, 2001, revised to July 18, 2003.**
- **Casa North Investments Inc. Springdale Neighborhood #502 - Stage 2, Grading Plan, drawing number 19, dated May, 2001, revised to July 18, 2003.**
- **Casa North Investments Inc. Springdale Neighborhood #502 - Stage 2, Mountainash Road STA 0+048 to STA 0+260, drawing number 31, dated May, 2001, revised to July 18, 2003.**
- **Casa North Investments Inc. Springdale Neighborhood #502 - Stage 2, Mountainash Road Bridge, drawing number 1, dated August 1, 2003.**
- **Letter of Undertaking from Metrus Developments Ltd., dated December 3, 2003, to address all outstanding TRCA Engineering and Ecology issues prior to the issuance of a TRCA permit.**

## **RATIONALE**

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

### Proposal:

This proposal involves the construction of a bridge crossing over the H3 tributary of the Humber River at Mountainash Road, in the City of Brampton. TRCA staff have advocated for a single span bridge which spans the meander belt of the watercourse at this location. Through related discussions, TRCA staff and the applicant have agreed upon a span width of approximately 39 metres for the bridge, which is less than the meander belt of approximately 51 metres, however represents the maximum feasible single span length.

To provide access for the machinery required to construct the bridge, a significant amount of fill must be placed within the valley. Encroachment within the 10 metre riparian zone and realignment of the watercourse will also be required to facilitate the construction of the bridge. As a result of the above, some of the proposed works will constitute a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat, and will require approval from the Department of Fisheries and Oceans. As partial compensation for this HADD, the applicant is required to complete a voluntary restoration plan, which details proposed restoration and compensation measures. Compensation measures proposed include the provision of substantial riparian plantings, and maintaining and enhancing fish habitat. TRCA staff have reviewed this Plan, and are generally satisfied that with some revisions (as addressed through an associated letter of undertaking from the applicant) to address TRCA Engineering and Ecology comments, that this Plan will meet TRCA requirements.

This project is subject to MNR Fisheries Timing Window restrictions, and construction of this project in-water aspects of this project may not commence prior to June-July of 2004. Notwithstanding the above, the applicant has established that there is a tight timeline for attaining the requisite approvals for this project, and may proceed with works outside of the watercourse in advance of the in-water works. On this basis, although there are additional details to be addressed prior to the commencement of this project, TRCA staff are satisfied that these interests can be addressed prior to the initiation of this project, based on the letter of undertaking provided by the applicant. This permit will not be released until such time as all of TRCA's outstanding concerns are addressed.

Control of Flooding:

The works will occur in the Regional Storm Floodplain, however this bridge has been designed with the largest possible span to reduce potential impacts on stream and storm flows. Based on this design, no significant modifications to the storage and conveyance of stream and storm flows are anticipated.

Pollution:

Sediment and erosion control measures will be put in place, and the work environment will be isolated during construction to reduce the impact on surrounding features. All vegetation affected during the construction process will be restored to pre-construction condition and enhanced in accordance with the voluntary restoration plan.

Conservation of Land:

Geotechnical concerns will be addressed through the submission of a geotechnical report to the satisfaction of TRCA staff. Fisheries concerns will be addressed through the application of the MNR fisheries timing window, and the implementation of an approved voluntary restoration plan for the site.

*Plantings*

Affected lands will be restored to pre-construction condition in accordance with the approved voluntary restoration plan. The density and volume of species will be maximized in these areas to enhance existing conditions.

Policy Guidelines:

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

**CFN: 33149**

**Application #: 160/02/BRAM**

**Report Prepared by: Quentin Hanchard, extension 5324**

**For information contact: Quentin Hanchard, extension 5324**

**Date: December 3, 2003**

**CITY OF TORONTO (TORONTO NORTH COMMUNITY COUNCIL AREA,  
FORMERLY MIDTOWN COMMUNITY COUNCIL AREA)**

**8.1.29 BLOORVIEW MACMILLAN CHILDREN'S CENTRE**

To construct in a flood plain, place fill within a regulated area on Part Lot 2,3, Concession 2, (Rumsey Road), in the City of Toronto (Midtown Community Council Area), Don River Watershed as located on the property owned by Bloorview MacMillan Children's Centre.

The purpose is to alter a waterway and regrade within the Fill Regulated Area in order to construct a sanitary pipe connection to service the Bloorview MacMillian Children Centre.

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

- **BMCC Sanitary Easement drawing No. 8, Project No. 01-192, prepared by David Schaeffer Engineering as received on November 13th, 2003.**
- **Siltation Control Plan and Sanitary Outfall Details Drawing Nos 16 and 17, Project No 01-192 prepared by David Schaeffer Engineering Limited as received on November 13th, 2003.**
- **Restoration and Planting Plans Drawing Nos., L102 and L105, Project No. 0347 prepared by Vertechs Design Inc. as received on November 13th, 2003.**
- **Letter of Undertaking regarding proposed upgrades to the landscape restoration plans provided by David Schaeffer Engineering Ltd. and Associates dated December 3rd, 2003**

**RATIONALE**

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

Proposal:

The Bloorview MacMillian Children Centre (BMCC) located at 350 Rumsey Road has been a continual institutional use since the mid 1900's. The site is being redeveloped and upgraded to meet the needs of the community. The site is currently serviced by an existing combined sewer system located on the south side of the leaside community. The combined sewer is not performing satisfactorily and has led to basement flooding downstream of the site. In order to reduce the frequency of basement flooding, the City of Toronto has advised BMCC that they must connect to an existing subtrunk sewer within the Burke Brooke Ravine north of the subject lands.

As a result, the applicant proposes to construct a sanitary outfall connection to the existing subtrunk sewer within the Burke Brook Ravine in the City of Toronto. The works are partially within the Fill Regulated Area and Regional Storm Floodplain. The sanitary pipe connection will be constructed via a shaft to the valley floor and will not impact the existing grade and vegetation along the valley side slope. The shaft will also tunnel beneath the existing watercourse to connect the subtrunk sewer. A pit will be constructed on the valley floor at the trunk sewer to ensure a proper connection between the sanitary pipe and the subtrunk.

A separate permit will be required at a future date for upgrades to the existing subtrunk mainly to service additional future development on the adjacent tableland. This current permit will facilitate the redevelopment of the BMCC only.

Control of Flooding:

There will be no impact on the control of flooding as grades within the Regional Storm floodplain will not be altered as a result of the works.

Pollution:

Silt fencing will be erected on tablelands between the proposed regrading works and the valley side slope and will remain in place for the duration of the works. In addition, silt fencing will be placed between the watercourse and the proposed connection pit to ensure that sediment does not enter to watercourse.

Conservation of Land:

There are no geotechnical concerns with this proposal. The applicant has conducted an Environmental Impact Study to support this project and the future proposal for the existing sanitary trunk upgrade within the valley. This report addresses such matters as access to the valley floor, impacts to vegetation and recommends measures such as restorative plantings to mitigate impacts. The full restoration of the valley is proposed with the proposed sanitary subtrunk upgrades. In the interim the applicant has provided a restoration plan to address disturbance that could occur along the access route to the sanitary subtrunk connection. Staff are satisfied that all disturbed areas will be adequately stabilized.

*Plantings*

A comprehensive restoration plan will be submitted as part of the future permit application for sanitary subtrunk upgrades. Until such time, plantings will be undertaken on the tableland and at all areas disturbed as a result of the sanitary connection to the satisfaction of TRCA staff.

Policy Guidelines:

The proposal is consistent with Section 4.3.- Infrastructure and Servicing- of the Authority's Valley and Stream Corridor Management Program. The works do not constitute a Harmful Alteration Disruption or Destruction (HADD) to fish habitat and as a result Department or Fisheries and Oceans approval is not required.

**CFN: 34494**

**Application #: 266/03/TOR**

**Report Prepared by: Russel White, extension 5306**

**For information contact: Russel White, extension 5306**

**Date: December 3, 2003**

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**RES.#B182/03 -**

**REQUEST FOR DISPOSAL OF TORONTO AND REGION  
CONSERVATION AUTHORITY-OWNED LAND**

West side of Northline Road, opposite Northdale Boulevard, CFN 34865. The Toronto and Region Conservation Authority (TRCA) is in receipt of a request from Helen Clemente to explore the possibility of a sale of a fragment of TRCA-owned land located on the west side of Northline Road, opposite Northdale Boulevard, City of Toronto, Don River Watershed.

Moved by: Gerri Lynn O'Connor  
Seconded by: Jim McMaster

**THAT the potential disposal of a fragment of land on the west side of Northline Road, opposite Northdale Boulevard, City of Toronto (former Borough of East York) be referred to Toronto and Region Conservation Authority staff for review and discussion in accordance with established TRCA policies;**

**AND FURTHER THAT a report be brought forward to the Executive Committee at a future date recommending further action.**

**CARRIED**

**BACKGROUND**

This request is being brought to the attention of the Executive Committee in accordance with Resolution #26, adopted by the Authority at Meeting #1/91, held on February 22, 1991.

A letter was received from Helen Clemente, requesting the sale of a fragment of TRCA-owned land, situated at the eastern edge of the Charles Sauriol Conservation Reserve and fronting on Northline Road, for the construction of a single family dwelling.

TRCA and City of Toronto staff will be circulated the land sale proposal for review and comment.

A plan illustrating the location of the subject lands is attached.

**Report prepared by: George Leja, extension 5342**

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

**Date: November 21, 2003**

**Attachments: 1**

Attachment 1



**RES.#B183/03** -

**MIMICO WATERFRONT LINEAR PARK**

Property Acquisition Services, CFN 29644. Approval to hire Johnston Donald Associates Inc. to undertake property acquisition services for the Mimico Waterfront Linear Park in the City of Toronto (Etobicoke District).

Moved by: Gerri Lynn O'Connor  
Seconded by: Jim McMaster

**THAT Johnston Donald Associates Inc. be retained to undertake the necessary property acquisition services required for the Mimico Waterfront Linear Park in an amount not to exceed \$33,150 plus G.S.T.**

**CARRIED**

**BACKGROUND**

At Authority Meeting #4/99, held on April 30, 1999, resolution #A119/99 was approved as follows:

*THAT the staff proceed with the 1999 work program for the Mimico Apartment Strip Waterfront Access/Trail in coordination with the City of Toronto representatives and the community.*

The Mimico Waterfront Linear Park (Mimico Apartment Strip) stretches from Humber Bay West Park in the east to Norris Crescent in the west along the Lake Ontario shoreline.

Through a public and agency evaluation process, a preferred concept for the Mimico Waterfront Linear Park was developed. The preferred concept reflects the goals and objectives of the local community and once implemented, will be a significant public asset along the waterfront. A working group comprised of local residents, interest groups, the Humber Bay Boating Federation, property owners, local politicians and staff of the City of Toronto directed Toronto and Region Conservation Authority (TRCA) staff through the public consultation process. The working group met eleven times to review the existing conditions of the shoreline, identify all project stakeholders and potential issues, review the public consultation process, assist with the public meetings and participate in discussions regarding the proposed Terms of Reference, range of shoreline treatments and Environmental Assessment (EA).

An Environmental Assessment for the Mimico Waterfront Linear Park has been prepared and will be submitted to the Minister of Environment in November 2003. The Minister's decision on the Environmental Assessment is expected in the Spring of 2004.

A primary objective of the preferred concept is to minimize the private lands required from each property owner. Whenever possible, the required lands are considered hazard lands and therefore have minimal development potential. Current fence lines and parking lots will be maintained as the northern boundary of the linear park. A fence will be constructed along the boundary of the linear park. All property owners will have the opportunity to have a gate giving their tenants direct access to the park.

It will be necessary to acquire either land, waterlots or riparian rights from 12 private owners in this area for the project to proceed. The province owns a number of waterlots along this stretch of shoreline and it will be necessary to acquire these waterlots from the province to allow the project to proceed and potentially facilitate land exchanges with some of the owners. It will be necessary to undertake appraisals and negotiate the acquisition of the necessary rights from each owner.

To deliver the necessary property requirement to allow this project to proceed to the construction phase in a timely manner, staff are recommending the hiring of a firm to deliver the property acquisition services. The following are the tasks that we propose the property acquisition services firm undertake:

- Meet with staff, review project objectives and timing, review E.A. document;
- Prepare for review and approval, the Terms of Reference and a list of qualified appraisers, prepare quotation packages, request appraisal quotations, respond to questions, prepare recommendations to hire the appraiser, monitor appraiser's progress and review and resolve concerns relating to the appraisals;
- Prepare standard form Agreement of Purchase and Sale for review and approval by TRCA and TRCA's solicitor;
- Coordinate and attend negotiation meetings, prepare and negotiate Agreements of Purchase and Sale, facilitate issue resolution, prepare final recommendation letter, and maintain project status spreadsheet on a monthly basis or as required.

In 1988, TRCA acquired a parcel of land adjacent to Norris Crescent Parkette from Mimico Co-op. TRCA also acquired a waterlot together with a strip of land from Kilcooley Gardens Co-operative Inc. in 2000. The City of Toronto owns Norris Crescent Parkette, Superior Avenue Parkette and Amos Waites Park in this reach of the shoreline.

A map of the area is attached.

## **RATIONALE**

Given the complexity and scope of appraisal and negotiation work required, staff is of the opinion that Johnston Donald Associates Inc. is the one firm in the GTA area best equipped in terms of staffing and expertise to undertake this project. Johnston Donald Associates Inc. has successfully carried out projects of a similar nature in the past for TRCA and other government agencies. Staff has evaluated the proposal cost based on experience with the Motel Strip and is satisfied that the cost is reasonable. The cost works out to less than \$3,000 per property.

## **FINANCIAL DETAILS**

Funding for this work will be charged to account 223-10 - Mimico Linear Waterfront Park account.

**Report prepared by: Mike Fenning, extension 5223**  
**For Information contact: Mike Fenning, extension 5223**  
**Ron Dewell, extension 5245**  
**Nancy Gaffney, extension 5313**

**Date: November 25, 2003**

**Attachments: 1**

Attachment 1



**RES.#B184/03 - PROJECT TO DEVELOP A STREAM THERMAL MODEL FOR THE UPPER HUMBER RIVER AND BRUCE CREEK**

To retain the services of a consultant to develop a stream thermal model for the Upper Humber River and Bruce Creek.

Moved by: Gerri Lynn O'Connor  
Seconded by: Jim McMaster

**THAT the firms of EBNFLO Environmental/Greck and Associates Ltd. be retained to complete the development of a stream thermal model for the Upper Humber River and Bruce Creek at a total cost of \$32,900.00 (excluding GST).**

**CARRIED**

**BACKGROUND**

The Upper Humber River subwatershed rises on the Niagara Escarpment near Mono Mills, Town of Caledon, and flows over the Oak Ridges Moraine and the Peel Plain before joining with the East Humber in Woodbridge, City of Vaughan. The Upper Humber River is composed of mostly rural land use and natural areas. Bruce Creek, a tributary of the Rouge River, originates on the Oak Ridges Moraine near Bloomington Road and Highway 404 in the Town of Whitchurch-Stouffville, and flows southerly to its confluence with Berczy Creek in Markham.

Like many areas on the outskirts of City of Toronto, both of these subwatersheds are under development pressure. In order to ensure that the natural features and functions of the basins are protected, an improved understanding of each system is necessary.

Each of the physiographic regions underlying these subwatershed imparts different characteristics to the watercourses flowing over it, including groundwater discharge, substrate size and composition and sinuosity. The locations of groundwater discharge, in turn, plays a major role in determining the biological community present along a stream reach. With development moving into headwater areas of many of the GTA watersheds, it is important to assess the thermal regime of these streams and develop a temperature model that help to identify impacts, aid in assigning priorities for riparian planting and reducing the impacts from on-line ponds.

The purpose of this project is to develop a stream temperature model for the Upper Humber River and Bruce Creek. The project will include conducting an extensive review of relevant literature on existing thermal models and then a rationale for choosing, developing or modifying an appropriate stream temperature model. The model should be simple, flexible, user friendly, and transferable to other watersheds in the Toronto and Region Conservation Authority's (TRCA) jurisdiction. Once complete, the model is to be calibrated and applied to the two subwatersheds. Analysis will include an assessment of the downstream extent of coldwater communities under existing conditions and identify the potential impacts of stormwater ponds. The value of mitigative measures such as riparian planting or pond removal and the associated benefits to the thermal regime of the subwatershed will also be assessed.

**RATIONALE**

Proposals were submitted to six consultants. The cost summary (excluding GST) is shown below:

Gartner Lee Limited	No proposal received
Marshall Macklin Monaghan Limited	\$33, 900.00
LGL	No proposal received
EBNFLO Environmental/Greck and Associates Ltd.	\$32, 900.00
Weatherbe and Associates Limited	\$34, 293.00
Aquafor Beach Limited	No proposal received

The consultants were evaluated on the basis of the following criteria:

- the consultants understanding of the assignment and relevant previous experience;
- experience and expertise of the key members of the consulting team;
- understanding of background information, the project, environmental concerns and proposed approach;
- time frames for completion of study and work plan; and
- cost.

Based on the review criteria, the proposal submitted by EBNFLO Environmental/Greck and Associates Ltd best fulfilled the requirements of the Terms Of Reference.

#### **DETAILS OF WORK TO BE DONE**

- meet with consultant to discuss project;
- review scientific literature to develop the model;
- apply the model to Upper Humber River and Bruce Creek subwatersheds;
- assess the model to identify areas of thermal concern; and
- prepare final report by end of March.

#### **FUTURE BENEFITS/PROBLEMS**

Development and application of the model will be useful in future watershed and subwatershed planning initiatives elsewhere within TRCA's jurisdiction. It is also anticipated that the model will be useful in developing priorities for on-line pond mitigation and riparian zone restoration.

#### **FINANCIAL DETAILS**

Funds are available in accounts 122-80 and 122-29.

**Report prepared by: Jon Clayton, extension 5353**  
**For Information contact: Jon Clayton, extension 5353**  
**Date: November 21, 2003**

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#### **RES.#B185/03 -**

#### **BLACK CREEK PIONEER VILLAGE**

Washroom/Event Pavilion Architect Contract. The award of a contract for the architectural services for the washroom renovation/event pavilion project.

Moved by: Gerri Lynn O'Connor  
Seconded by: Jim McMaster

**THAT a contract for architectural services for design of the washroom renovations and event pavilion and a natural gas service installation and conversion plan at Black Creek Pioneer Village be awarded to Goldsmith Borgal & Company Ltd. at a fee not to exceed \$92,000;**

**AND FURTHER THAT staff be authorized and directed to take the necessary action to implement the contract including the signing of documents.**

**CARRIED**

### **BACKGROUND**

At Authority Meeting #11/99, held on November 26, 1999, Resolution #A309/99 approved a strategic plan for Black Creek Pioneer Village (BCPV), the "Future Directions Strategy". Capital funding from the City of Toronto was secured to assist in restoration of BCPV and creation of a new events pavilion. The restoration has proceeded and staff has reported regularly to the Authority on the progress made in this regard. The event pavilion project was linked to renovation of the washroom and the need to create a permanent, outdoor food facility. The restoration of the historic buildings and associated servicing have been the priority projects.

At Authority Meeting #9/00, held on October 27, 2000, Resolution #A210/00 approved the hiring of the team of architect and engineering consultants needed for project implementation. Goldsmith Borgal & Company Ltd. was the firm selected based on their extensive experience with historic sites and attractions development. Staff and the consultant reported on the preliminary design of the event pavilion and master plan progress at Public Use Advisory Board Meeting #6/00.

In 2001, staff proceeded with the design and planning of the event pavilion with associated washrooms and food/banquet facilities. When tenders were called based on the approved design, cost estimates exceeded the \$1.2 million budget. In 2002, following extensive discussions with City of Toronto staff, a decision was made to re-evaluate the project in terms of design and uses. In particular, city staff requested that TRCA actually implement the proposed music/entertainment program for which the event pavilion would be the venue. It was too late in the spring of 2002 to prepare and deliver a new program in 2002 so the project was put on hold until 2003.

In 2003, BCPV has tested and evaluated performance space needs with the execution of six summer music event weekends. A complete business case for the proposed event pavilion/washroom facility has been completed. Staff presented the findings to the Business Excellence Advisory Board at Meeting #7/03, held on November 14, 2003. A complete report will be tabled at the January meeting of the Business Excellence Advisory Board.

## **RATIONALE**

The Event Pavilion design has been scaled back to a simpler, open air structure suited to the location and context of the heritage site, and carefully controlled to stay within the \$1.2 million budget. The concept includes new washroom facilities. This is part of the original infrastructure improvements to BCPV. Adding them into the Event Pavilion facility is the most cost effective solution. Also, permanent snack bar facilities are included which will replace the existing outdoor "barbecue".

The contract with Goldsmith Borgal & Company Ltd. is a continuation the of contract previously approved by the TRCA for the capital master plan project. Goldsmith has been selected because of their extensive knowledge of BCPV, their expertise in historic sites and attractions development and the value added due to their association with the BCPV capital projects master plan.

The installation of a gas line through BCPV is part of the master plan. Staff are working with Enbridge Consumers Gas regarding the logistics of the gas line which will run through the ring road. Consulting services of the restoration architect and mechanical engineers is required to plan the overall conversion project. This includes creation of 12 zones, in which several buildings are heated by means of a shared furnace, and developing the mechanical specifications for each zone. The purpose is to convert from oil and electric heat to more efficient gas heat. The conversion of buildings will be phased over 5 years, starting in 2004. Zones will be phased in by priority and as funds are available. The first building to go on the gas system will be the event pavilion/washroom facility.

## **FINANCIAL DETAILS**

Funding for the restoration and development of BCPV is part of a project approved by TRCA and the City of Toronto. The project was to be a five year program commencing in 2000 which would see \$6 million invested in restoration of almost 50 historic buildings, retrofit of deteriorated services and washroom facilities and creation of structures to enable BCPV to implement its enhanced programs to increase visitation. Implementation of the capital plan is critical to fulfillment of the BCPV strategy.

TRCA has \$1.2 million available and budgeted for the event pavilion/washroom project in 2004. The funding for the contract with Goldsmith Borgal & Company Ltd. is provided in this account. No new funding is required.

**Report prepared by: Jim Dillane, extension 6292; Marty Brent extension 5403**  
**For Information contact: Jim Dillane, extension 6292; Marty Brent extension 5403**  
**Date: November 24, 2003**

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**RES.#B186/03 -**

### **ACQUISITION OF VEHICLES**

Acquisition of a 4X4 vehicle and 4X2 Chassis Crew Cab Truck with Hydraulic Dump Box.

Moved by: Gerri Lynn O'Connor  
Seconded by: Jim McMaster

**THAT the tender FM 2003-07 for 4X4 vehicle be awarded to Heritage Ford Sales for the sum of \$32,279.85, including GST, it being the lowest price that meets Toronto and Region Conservation Authority's (TRCA) specifications;**

**THAT the tender FM 2003-08 for 4X2 Chassis Crew Cab Truck with Hydraulic Dump Box be awarded to Northtown Ford Sales Ltd. for the sum of \$54,535.30, including GST, it being the lowest price that meets TRCA's specifications.**

**CARRIED**

**BACKGROUND**

The Toronto and Region Conservation Authority's Policy and Procedures for the Purchase of Goods and Services and Disposal of Equipment requires Executive Committee approval for selection of successful tenders for acquisitions between \$25,000 and \$100,000.

The members of the Tender Opening Sub-Committee at their meeting opened tenders for the vehicles on November 14, 2003. The tenders were referred to staff for their review and report to the Executive Committee.

A mathematical error occurred on the tender submitted by Summit Ford Sales. The proper amount is recorded in this report.

**Tender Opening Sub Committee Report FM 2003-07, 4 X 4 Vehicle**

<b>COMPANY</b>	<b>QUOTE</b>
Heritage Ford Sales Limited	\$32,279.85
Donway Ford	\$32,647.35
Northtown Ford Lincoln Ltd.	\$32,842.85
Bramview Ford Sales	\$33,258.00
Summitt Ford	\$33,397.15

**Tender Opening Sub Committee Report FM 2003-08 4 X 2 Chassis Crew Cab Truck with Hydraulic Dump Box**

<b>COMPANY</b>	<b>QUOTE</b>
Northtown Ford Sales	\$54,535.30
Donway Ford	\$54,700.90
Bramview Ford Sales	\$55,462.20
Pine Tree Lincoln Mercury	\$55,209.45
Summitt Ford	\$57,257.35

**FINANCIAL DETAILS**

Funding for this acquisition will be charged to account 701-11-404.

**Report prepared by: Jim Tucker, extension 5247**  
**For Information contact: Jim Tucker, extension 5247**  
**Date: November 20, 2003**

**RES.#B187/03 -**

**PROFESSIONAL DEVELOPMENT COURSE**

Klemmer and Associates. Approval of a professional development course for Toronto and Region Conservation Authority staff.

Moved by: Gerri Lynn O'Connor  
Seconded by: Jim McMaster

**THAT the proposal for a staff professional development course of 3 days, given by the firm of Klemmer and Associates be approved and staff be directed to implement the proposal in February of 2004, at a cost for 100 employees not to exceed \$20,900 (US dollars).**

**CARRIED**

**BACKGROUND**

The Living City Strategic Plan is based on the concept of leveraging for greater impact. To achieve those much needed outcomes, employees must be fully engaged in the process and inspired to take on complex issues and successfully implement solutions. The Klemmer Seminars are based on the idea of personal mastery and the ability to enact change in an organization through taking greater personal responsibility.

**RATIONALE**

There are other courses available that address the same issues eg. Stephen Covey's "7 Habits of Highly Successful People", MICA's "Effectiveness in Working with People" but at 2 or 3 times the price. The Klemmer and Associates proposal would provide a cost per student of \$276 for 3 days of instruction, discounted from their individual fee of \$800 per student.

Other organizations have taken this course and have found that there were improvements in productivity and employee morale. The concept is that organizational transformation begins with personal mastery.

**FINANCIAL DETAILS**

The account for the budget is 018-25. Due to the exchange rate, the Canadian dollar amount cannot be confirmed at this time, but based on the RBC Foreign Exchange rate of 1.3211 on November 19, 2003, the cost would be \$27,610.99.

**Report prepared by: Catherine MacEwen, extension 5217**  
**For Information contact: Catherine MacEwen, extension 5217**  
**Date: November 19, 2003**

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**RES.#B188/03 -**

**ADDITIONAL OFFICE ACCOMMODATION**

Directs staff to explore opportunities for additional office accommodation.

Moved by: Gerri Lynn O'Connor  
Seconded by: Jim McMaster

**THAT staff be directed to explore opportunities for additional office accommodation with Downsview Park and other organizations;**

**AND FURTHER THAT staff report on these opportunities and make appropriate recommendations to the Business Excellence Advisory Board at the earliest opportunity.**

**CARRIED**

## **BACKGROUND**

Toronto and Region Conservation Authority (TRCA) staff are accommodated in various locations: head office, Visitors Centre(BCPV), the former Boyd Field Centre and Eastville (Waterfront Office). Operational locations accommodate their own staff needs as well. The decision was made several years ago to engage in a multiyear plan to retrofit the head office to accommodate additional staff, ensure adequate office space and make needed repairs to the building. This plan is being implemented successfully.

The closing of the Boyd Field Centre created an opportunity to provide needed office space for the Engineering and Regeneration Section of the Watershed Management Division and to locate the group closer to the inland areas they now serve. Previously, this group was focused to a significant degree on the Lake Ontario shoreline but the mandate has grown to include extensive work in northern areas of the GTA.

When the Greater Toronto Services Board office at BCPV was closed, TRCA moved some of its Watershed Specialists and associated staff to this location which gave staff needed space but separated this staff group from the head office. As part of the Kortright Centre/The Living City Centre project, the Education Section is expanding its outreach program and staff from KCC have to be consolidated with Education Program staff at head office.

The Authority has approved changes to the Development Services Section to add staff to better respond to needs of the development sector and the municipalities (and significant fee increases to support the new service level). This has created a pressure on space at head office as well.

## **RATIONALE**

Staff has been exploring various options to deal with the immediate office needs as well as long term solutions. A task group on office accommodation has been created by Management Committee to research and report on options to serve the TRCA office needs in the long term, that is, looking out more than 5 years. This is linked to the TRCA sustainability agenda and the need in the long term to ensure TRCA's commitment to a sustainable office solution. For example, a building utilizing all available sustainability features or perhaps a partnership with another organization sharing similar values.

Immediate needs have included looking at all available space within the TRCA, as well as outside options. One of these options is use of office space at Downsview Park. Downsview Park is the new federal park created to utilize the former Defence Department lands. They have extensive office and other space which is to be redeveloped. Their vision and objectives for the park embrace many of the same sustainability and conservation values as The Living City vision. Downsview Park staff have asked to explore the possibility of providing office accommodation as part of a potential longer term relationship.

Staff are seeking direction to explore the Downsview Park option and other opportunities to secure needed office space. To address immediate needs and provide flexibility over the next five years, an estimated 4,500 sq. ft. is needed now with ability to expand to a total of 10,000 sq. ft. This will be subject to funding being available and negotiation of terms and conditions satisfactory to TRCA. A report on lease commitments will be brought to the Business Excellence Advisory Board.

**Report prepared by: Jim Dillane, extension 6292**  
**For information contact: Jim Dillane, extension 6292**  
**Date: December 04, 2003**

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## **TERMINATION**

ON MOTION, the meeting terminated at 11:18 a.m., on Friday, December 5, 2003.

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Dick O'Brien  
Chair

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Brian Denney  
Secretary-Treasurer

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