



THE TORONTO AND REGION CONSERVATION AUTHORITY

MEETING OF THE EXECUTIVE COMMITTEE #7/04
August 6, 2004

The Executive Committee Meeting #7/04, was held in the South Theatre , Black Creek Pioneer Village , on Friday, August 6, 2004. The Chair Dick O'Brien, called the meeting to order at 10:06 a.m..

PRESENT

Maria Augimeri	Member
Frank Dale	Member
Rob Ford	Member
Dick O'Brien	Chair
Gerri Lynn O'Connor	Vice Chair

REGRETS

David Barrow	Member
Michael Di Biase	Member
Suzan Hall	Member
Dave Ryan	Member

RES.#B156/04 - MINUTES

Moved by: Gerri Lynn O'Connor
Seconded by: Rob Ford

THAT the Minutes of Meeting #6/04, held on July 9, 2004, be approved .

CARRIED

SECTION II - ITEMS FOR EXECUTIVE ACTION

**RES.#B157/04 - 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: Frank Dale
Seconded by: Maria Augimeri

THAT permits be granted in accordance with Ontario Regulation 158 for the applications (7.1.1 - 7.1.10, inclusive , and 7.1.40 - Peter & Shelley Cormier), which are listed below .
CARRIED

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

7.1.1 HOLY APOSTOLIC CATHOLIC C /O ASSYRIAN CHURCH

To construct in a flood plain on Part Lot 19, Concession 3, (161 Skyway Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Holy Apostolic Catholic c/o Assyrian Church.

The purpose is to construct within the Flood Plain in order to facilitate the modification of the existing storm sewer outfall into Mimico Creek.

The permit will be issued for the period of August 6, 2004 to August 5, 2009 in accordance with the following documents and plans which form part of this permit:

- Drawing No . 02001 SP0, Overall Site Plan , prepared by Reinders and Rieder Ltd . , prepared June 8, 2004, received July 6, 2004.
- Drawing No . T-219.130-1, City Standard Silt Fence Detail , prepared by City of Toronto , dated June 2001, received July 19, 2004.
- Drawing No . 02001-SK1, Improvement Works at Outfall , prepared by Reinders and Rieder Ltd . , dated July 23, 2004, received July 26, 2004.

RATIONALE

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

Proposal:

The proposal is to conduct some localized excavation within the Flood Plain in order to place a gabion basket at the base of the existing storm sewer outfall into Mimico Creek. The modification to the existing outfall is required to provide some needed energy dissipation and prevent the formation of an erosion gully.

Control of Flooding:

The placement of the gabion basket would remain at grade level and therefore will not affect the storage or conveyance of flood waters.

Pollution:

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

Conservation of Land:

The proposed works are consistent with existing development in the corridor reach and are not expected to impact any significant resource features.

Plantings

New native tree and shrub plantings are proposed along the top-of-bank as part of the overall site development.

Policy Guidelines:

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

CFN: 35642 - Application #: 273/04/TOR

Report Prepared by : Mark Rapus , extension 5259

For information contact : Steve Heuchert , extension 5311

Date: July 26, 2004

7.1.2 ROBERT AND ANNABEL STRICKLAND

To place fill within a regulated area on Part Lot 196, Part Block D, Plan 1686, (35 The Kingsway), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Robert and Annabel Strickland.

The purpose is to place fill in a Fill Regulated Area to facilitate the reconstruction of an existing deck and pool, and the construction of a new shed.

The permit will be issued for the period of August 6, 2004 to August 5, 2006 in accordance with the following documents and plans which form part of this permit:

- Drawing No . P-1, Proposed Pool , remodeling and Landscape Revision Plan , prepared by Robert Packham , dated April 2004, revised July 13, 2004, received July 13, 2004;
- Drawing No . D-2, Proposed Pool /Deck and Retaining Section , prepared by Robert Packham , dated April 2004, revised July 6, 2004, received July 13, 2004;
- Drawing No . D-3, Proposed Shed , dated April 2004, prepared by Robert Packham , revised July 6, 2004, received July 13, 2004;
- Drawing No . D-4, Proposed Shed - NW Elevation , dated April 2004, prepared by Robert Packham , revised July 6, 2004, received July 13, 2004;
- Drawing No . D-5, Proposed Shed - SE Elevation , dated April 2004, prepared by Robert Packham , revised July 6, 2004, received July 13, 2004;

- Letter from Terraprobe to Robert Packham , Review of Design Drawings , 35 The Kingsway , dated July 12, 2004, received on July 13, 2004;
- Figure 5, Typical Crib Wall Section , prepared by Terraprobe , received on July 13, 2004.

RATIONALE

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

Proposal:

The proposal is to reconstruct an existing pool and deck structure, and construct a new shed in the rear yard of 35 The Kingsway, located north of Bloor Street and on the east side of The Kingsway. The existing deck and retaining structure for the pool is located over the top of bank and is deteriorating. The proposal is to utilize deeper cussions and a crib wall in a location closer to the tableland in order to provide a stronger foundation for a reconstructed pool and deck. The existing retaining wall will be removed and the slope restored to a more natural grade with a flexible growth medium. The shed is located on tableland and is sufficiently set back from the top of bank.

Control of Flooding:

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

Pollution:

A temporary sediment control fence will be installed to prevent construction debris from traversing the valley lands or entering the watercourse.

Conservation of Land:

No significant natural resources will be impacted. A geotechnical analysis has been reviewed and approved by TRCA technical staff. The proposal is certified to be in conformance with the geotechnical analysis and will have no impact on the stability of the slope.

Plantings

Significant new native plantings are proposed on both the slope and tableland. A detailed landscaping plan will be reviewed and approved by TRCA staff prior to releasing the permit.

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: 35670 - Application #: 280/04/TOR

Report Prepared by : Steve Heuchert , extension 5311

For information contact : Steve Heuchert , extension 5311

Date: July 16, 2004

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

7.1.3 ANATOLY AND GALINA LANGER

To place fill within a regulated area on Part Lot 3, Plan M-485, Part Lot 67, Plan M-275, Part Lot J, Plan M-289, (340 Riverview Drive), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Anatoly and Galina Langer.

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

The permit will be issued for the period of August 6, 2004 to August 5, 2006 in accordance with the following documents and plans which form part of this permit:

- **Drawing No . A-1, Site Plan ; Drawing No . A-2, Plans Floor Plan ; Drawing No . A-3, Basement and Floor Plans ; Drawing No . A-5, Garage Addition ; Drawing No . A-6, South and North Elevations ; Drawing No . A-7; Elevations , all prepared by Maskow Associates Architect Inc ., dated June , 2004, received July 13, 2004.**

RATIONALE

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

Proposal:

The proposal is to excavate and place fill within a Fill Regulated Area of the Don River to facilitate the construction of a garage extension and a side addition onto the existing dwelling. The subject property is located east of Yonge Street and south of York Mills Road. All works are sufficiently setback from the top of bank.

Control of Flooding:

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

Pollution:

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

Conservation of Land:

All works will be sufficiently setback from the top of bank. There are no geo-technical issues associated with this project. There will be no impact on fisheries, riparian vegetation or significant natural features.

Plantings

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

Policy Guidelines:

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

CFN: 35673 - Application #: 285/04/TOR

Report Prepared by : Annemarie Sanchez , extension 5284

For information contact : Steve Heuchert , extension 5311

Date: July 19, 2004

7.1.4 LAYNE WOODWORKS

To construct in a flood plain, place fill within a regulated area on Part Lot 9, Concession 1 EYS, (59 Plymbridge Road), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Hillcrest School.

The purpose is to excavate and place fill to construct a canopy on concrete piers over an existing sand box play area within the Regional Storm Floodplain of the Hoggs Hollow Special Policy Area (SPA). The proposed works will take place at the rear of an existing day care facility.

The permit will be issued for the period of August 6, 2004 to August 5, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing A-0, Site Plan , prepared by Arencon Inc ., received June 25, 2004.**
- **Footing details , prepared by Layne Woodworks , received June 25, 2004.**

RATIONALE

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

Proposal:

The proposal is the excavate and place fill to construct a canopy on concrete piers over an existing sand box play area at the rear of a day care facility. The works will take place within the Regional Storm Floodplain of the Don River within the Hoggs Hollow Special Policy Area (SPA). The subject property is located east of Yonge Street and south of York Mills Road. All works are sufficiently setback from the top of bank.

Control of Flooding:

There will be no impact on the storage or conveyance of flood waters. All excess fill material will be removed from the site.

Pollution:

A sediment control fence will be installed and maintained to prevent sediment from entering the adjacent ravine.

Conservation of Land:

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

Plantings

There are no plantings associated with this application.

Policy Guidelines:

The project 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: 35631 - Application #: 267/04/TOR

Report Prepared by : Annemarie Sanchez , extension 5284

For information contact : Steve Heuchert , extension 5311

Date: July 6, 2004

7.1.5 TIE AND LEANNE DOMI

To construct in a flood plain, place fill within a regulated area on Lot 7, Plan 5078, (11 Oxbow Road), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Tie and Leanne Domi.

The purpose is to place fill within the Fill Regulated Area and construct within the flood plain of Wilket Creek in order to facilitate the installation of a sports court.

The permit will be issued for the period of August 6, 2004 to August 5, 2006 in accordance with the following documents and plans which form part of this permit:

- **Partial Site Plan , prepared by Steven Frustaglio , received June 29, 2004, redlined revised by TRCA July 26, 2004.**

RATIONALE

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

Proposal:

The proposal is to excavate and place fill within a Flood Plain and Fill Regulated Area of Wilket Creek (Don River Watershed). The applicant wishes to install a sports court having dimensions of 7.6 m x 14 m (25 ft. x 46 ft.) in the rear yard. The works include removing approximately 7 inches of top soil and placing a gravel base approximately 5 inches thick. A 1-2 inch rubber surface would be placed on top of the gravel base creating the sport court. The surface of the sport court would meet the existing grades around the court.

Control of Flooding:

The sport court would remain at grade level and therefore will not affect the storage or conveyance of flood waters. All excavated material will be removed from the site.

Pollution:

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

Conservation of Land:

The proposed works are consistent with existing development in the corridor reach and are not expected to impact any significant resource features.

Plantings

No new plantings are proposed.

Policy Guidelines:

The proposal complies with Section 4.4.2.E., Property Improvements and Ancillary Structures, of the Authority's Valley and Stream Corridor Management Program.

CFN: 35632 - Application #: 268/04/TOR

Report Prepared by : Mark Rapus , extension 5259

For information contact : Steve Heuchert , extension 5311

Date: July 26, 2004

CITY OF VAUGHAN

7.1.6 ANGELO LAPOSTA

To place fill within a regulated area on Part Lot 3, Lot 20, 21, Plan 11, (17 Napier Street), in the City of Vaughan, Humber River Watershed as located on the property owned by Angelo Laposta.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the construction of a one and a half-storey residential dwelling.

The permit will be issued for the period of August 6, 2004 to August 5, 2006 in accordance with the following documents and plans which form part of this permit:

- **Site Grading and Servicing Plan** , prepared by Valdor Engineering Inc ., dated April 2004, received by the TRCA July 16, 2004, redline revised to indicate the planting of native shrubs .

RATIONALE

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

Proposal:

The proposal is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the construction of a new one and a half-storey residential dwelling. TRCA staff are satisfied that there will be no geotechnical/slope stability issues associated with the proposal. The proposed works are sufficiently setback from the top of bank and are located outside of the Regional Storm Flood Plain.

Control of Flooding:

The proposed development is located outside of the Regional Storm Flood Plain. There will be no impact on the storage or conveyance of flood waters.

Pollution:

Sediment control fencing will be installed and maintained for the duration of construction, and until native shrubs are planted at the rear of the property, to prevent sediment from entering the valley system.

Conservation of Land:

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

Plantings

All disturbed areas will be restored to existing conditions upon completion of the project. Minor landscaping will be conducted to the satisfaction of TRCA staff.

Policy Guidelines:

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

CFN: 35674 - Application #: 288/04/VAUG

Report Prepared by : Robyn McMullen , extension 5687

For information contact : Mary-Ann Burns , extension 5267

Date: July 19, 2004

7.1.7 CONSTANTINE AFENTAKIS

To place fill within a regulated area on Block 11, Plan 65M-2666, (5655 Kirby Road), in the City of Vaughan, Humber River Watershed as located on the property owned by Constantine Afentakis.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate landscaping in the northwest corner of the property and the construction of an addition and deck to the side of an existing single detached residential dwelling at 5655 Kirby Road in the City of Vaughan.

The permit will be issued for the period of August 6, 2004 to August 5, 2006 in accordance with the following documents and plans which form part of this permit:

- Part print of survey , revised to illustrate the location and dimensions of the proposed addition and deck , received by the TRCA on July 23, 2004.
- Sketch of the proposed addition and deck , received by the TRCA on July 23, 2004.
- Description of Work , signed by C . Afentakis , dated July 20, 2004, received by the TRCA on July 23, 2004.
- Part print of survey , revised to illustrate the location and dimensions of fill placement , received by the TRCA on July 23, 2004.

RATIONALE

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

Proposal:

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate landscaping in the northwest corner of the property and the construction of an addition and deck to the side of an existing single detached residential dwelling. The landscaping and the construction of the addition/deck commenced prior to receipt of a permit application by the TRCA. The permit application was submitted to resolve violations V2063 & V2064, issued 28 May 2003, and violation V2141, issued 20 April 2004. As the works commenced prior to the issuance of the necessary permit, this application is subject to an additional fee for the minor violations. The addition and deck will replace a previous room, which was located in the same approximate location as the new addition. The proposed landscaping, addition and deck are sufficiently set back from the stable top of bank, and are not located within the Regional Storm Flood Plain. No significant natural features were affected by the works.

Control of Flooding:

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

Pollution:

No sedimentation is expected from this project, as the location of the proposed works is over 175 metres from the watercourse.

Conservation of Land:

TRCA staff visited the subject property and area satisfied that there are no geotechnical/slope stability issues associated with the proposed development. As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features on, or adjacent to, the proposed works that may be negatively impacted by the project.

Plantings

The northwest corner of the property will be planted with native, non-invasive woody species and seeded with wildflowers.

Policy Guidelines:

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

CFN: 35702 - Application #: 305/04/VAUG

Report Prepared by : Coreena Smith , extension 5269

For information contact : Mary-Ann Burns , extension 5267

Date: July 26, 2004

7.1.8 REGIONAL MUNICIPALITY OF YORK

To construct in a flood plain, place fill within a regulated area on Lot 20, 21, Concession 2 , (Major Mackenzie Drive (between Station 4+124.54 at Dufferin Street eastwards to Station 2+140 at Bathurst Street) and northwards on Bathurst Street (between Stations 10+021.98 and 10+198.49)), in the City of Vaughan, Don River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to excavate and place fill (900mm diameter watermain installation) in a Fill Regulated Area; construct a structure (Flowmeter Chamber at Station 10+200 on Bathurst Street) within a Regional Storm Floodplain.

The permit will be issued for the period of August 6, 2004 to August 5, 2006 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking (to provide revisions to engineering drawings and restoration plans) dated June 29, 2004; received July 6, 2004; prepared by the Region of York .**

RATIONALE

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

Proposal:

The entire proposal consists of the installation of at total of 2,200 metres of 900mm diameter watermain along Major Mackenzie Drive from Dufferin Street in the west to Bathurst Street in the east, and northwards on Bathurst Street for the last 140 metres. There are 7 culvert crossings proposed by the watermain. In all instances the watermain will be installed via an open cut method over the existing culverts. There will be no inwater works since the existing culvert will act as a flume to carry the flows while installing the watermain. Only two of the crossings just west of Bathurst on Major Mackenzie at Station 2+900 and just north of Major Mackenzie on Bathurst at Station 10+070 are within Fill Regulated Areas and Regional Storm Floodplains of the Don River. A third culvert in the west at Station 4+080 is located with a Fill Extension Area. The project was reviewed by TRCA staff during the Environmental Assessment process.

Control of Flooding:

Fill placement will be minimized within the Regional Storm Floodplain with this infrastructure project and staff does not anticipate concerns with loss of storage or conveyance.

Pollution:

Standard erosion control measures (rock check dams, silt fence, catch basin covering) will be implemented to ensure that the construction-generated sediments do not enter the watercourse. The watermain will be installed above all 7 of the existing culverts.

Conservation of Land:

As there will be no in stream work associated with the project there will be no concerns related to fish habitat loss. The project has been determined to be not a Harmful Alteration Disruption, Destruction of fish habitat, therefore, no Letter of Advice will be issued by the TRCA. The Ministry of Natural Resources has advised that timing restrictions will not be required for the open cut installation since there will be no inwater works. The proposed works will impact no significant resource features.

Plantings

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

Policy Guidelines:

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

CFN: 35543 - Application #: 231/04/VAUG

Report Prepared by : June Murphy , extension 5304

For information contact : June Murphy , extension 5304

Date: July 27, 2004

7.1.9 ROBERT FIGLIOMENI

To place fill within a regulated area on Lot 1, Plan 65M-2989, (166 Deerchase Circle), in the City of Vaughan, Humber River Watershed as located on the property owned by Robert Figliomeni.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the construction of a two-storey residential dwelling.

The permit will be issued for the period of August 6, 2004 to August 5, 2006 in accordance with the following documents and plans which form part of this permit:

- Legal Survey , prepared by Rowan -Stanciu Ltd ., dated July 9, 2004, received by the TRCA July 15, 2004, redline revised to indicate sediment control fencing .
- Site Plan , Drawing No . A-1, prepared by Gorman Mazzon Limited , dated March 2004, received by the TRCA July 15, 2004.
- Building Section , Drawing No . A-10, prepared by Gorman Mazzon Limited , dated March 2004, received by the TRCA July 15, 2004.

RATIONALE

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

Proposal:

The proposal is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the construction of a new, two-storey residential dwelling. The subject property is part of an existing residential subdivision in the City of Vaughan. All works are sufficiently setback from the valley corridor and are located outside of the Regional Storm Flood Plain.

Control of Flooding:

The proposed development is located outside of the Regional Storm Flood Plain. There will be no impact on the storage or conveyance of flood waters.

Pollution:

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

Conservation of Land:

All works are sufficiently setback from the valley corridor and are consistent with existing development within the corridor reach. TRCA staff is confident that there will be no geotechnical/slope stability issues associated with the proposed development. As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features on the site that may be negatively impacted by the project.

Plantings

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

Policy Guidelines:

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

CFN: 35672 - Application #: 289/04/VAUG

Report Prepared by : Robyn McMullen , extension 5687

For information contact : Mary-Ann Burns , extension 5267

Date: July 19, 2004

TOWN OF RICHMOND HILL

7.1.10

JOE FERIOZZO

To place fill within a regulated area on Lot 36, Plan 3805, (102 Duncan Road), in the Town of Richmond Hill, Don River Watershed as located on the property owned by Joe Feriozzo.

The purpose is to place fill within a Fill Regulated Area of the Don River in order to construct a single family dwelling, in the Town of Richmond Hill.

The permit will be issued for the period of August 6, 2004 to August 5, 2006 in accordance with the following documents and plans which form part of this permit:

- **Lot Grading and House Siting Plan , Drawing GS , prepared by Roberts Bell Engineering Ltd, dated June 10, 2003, received July 02, 2004.**

RATIONALE

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

Proposal:

The purpose of this proposal is to place fill in a Fill Regulated Area in order to facilitate the construction of a two-storey single family dwelling, in the Town of Richmond Hill. The existing dwelling will be demolished and minimal grading will be required on site. The subject property is located over 200m from the Don River and the associated valley/stream corridor.

Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain of the Don River, therefore there will be no impacts to the storage or conveyance of flood waters.

Pollution:

The works are proposed over 200m from the watercourse and are separated from the valley/stream corridor by adjacent residential development. Hence, there shall be no impacts to the watercourse and sediment and erosion control fencing is not required.

Conservation of Land:

There are no geotechnical or fisheries issues associated with this project. Further, there are no natural heritage features on or adjacent to the property that may be negatively impacted by the proposed works.

Plantings

As there will be no impacts to existing vegetation, no additional plantings are required.

Policy Guidelines:

This project is consistent with Section 4.2.2 (D) - Replacement Structures - of the Authority's Valley and Stream Corridor Management Program.

CFN: 35622 - Application #: 264/04/RH

Report Prepared by : Kirsten Kontor , extension 5370

For information contact : Kirsten Kontor , extension 5370

Date: July 27, 2004

THE FOLLOWING PERMIT APPLICATIONS WERE ERRATA ITEMS :

**RES.#B158/04 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO
REGULATION 158 - ERRATA APPLICATIONS**

Moved by: Frank Dale
Seconded by: Maria Augimeri

THAT permits be granted in accordance with Ontario Regulation 158 for the applications (7.1.11 - 7.1.33, with the exception of 7.1.20 - Paul Bigioni , which was 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

7.1.11 CITY OF BRAMPTON

To alter a waterway, construct in a flood plain on Part Lot 13, Concession 3 Plan 43M-1431, (Dixie Road), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton.

The purpose is to construct within a Fill Regulated Area and the Regulatory Floodplain, and alter a watercourse, to facilitate a construction of a culvert (pedestrian bridge) crossing of a tributary of Etobicoke Creek.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- **Letter of Undertaking provided by Piotr Szponar , P.Eng., Rand Engineering , dated August 4, 2004, to address outstanding TRCA Ecology and Engineering issues .**

RATIONALE

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

Proposal:

This application is to permit the construction of a culvert crossing (traversing a tributary of Etobicoke Creek) to provide pedestrian access from Dixie Road to proposed City of Brampton sports facilities and an existing public school located north of Sandalwood Parkway, west of Dixie Road, in the City of Brampton. This crossing has been identified by the City of Brampton as being of high importance to provide for a safe pedestrian link to these amenities on the west side of Dixie Road. Works associated with the sports facility, including regrading of lands within a Fill Regulated Area, and construction within a Fill Regulated Area and the Regulatory Floodplain will be addressed through a separate, future permit application.

The proposed culvert will be designed to provide for a low flow channel and will be complimented by riparian plantings which will provide a component of the compensation for the works proposed.

Fisheries and Oceans Canada (DFO) staff have visited the site with TRCA staff and have requested the opportunity to review this application. At this time it is not known whether DFO Authorization will be required for these works, and, should this be required, this TRCA permit will not be released until such time as DFO staff have provided their clearance.

Control of Flooding:

Based on the design of this culvert crossing, 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.

Conservation of Land:

No significant vegetation or geotechnical concerns exist with respect to this application. Fisheries concerns will be addressed through the application of the MNR fisheries timing window.

Plantings

Plantings of native, non-invasive riparian plant species are to be provided directly adjacent to the proposed crossing.

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: 35507 - Application #: 217/04/BRAM

Report Prepared by : Quentin Hanchard , extension 5324

For information contact : Quentin Hanchard , extension 5324

Date: July 26, 2004

7.1.12 CITY OF BRAMPTON

To construct in a flood plain, place fill within a regulated area on Part Lot 3, 4, 5, Concession 4 EHS Part Lot 13, 14, Plan 43R-23887, (407 and Dixie Road), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton.

The purpose is to excavate and place fill material within a Fill Regulated Area and partially within the Regional Storm Floodplain to facilitate the construction of a site access road and outfall channel at the southeast quadrant of Dixie Road and Highway 407, in the City of Brampton. The access road and outfall channel are to service associated recreation and sports fields on the subject lands.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- Letter of undertaking from M . Toccalino , of NAK Design Group , dated August 3, 2004 to address all outstanding TRCA Engineering issues .

RATIONALE

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

Proposal:

The proposal involves the construction of a site access road and outfall channel partially located within the Regional Storm Floodplain associated with Etobicoke Creek. The proposed works are to service the associated sports and recreation fields on the subject property. Please note, that the works proposed with this application are associated with permit C-04218, approved by the Executive Committee on July 9, 2004. Due to the number of site access constraints on the subject property, a minor cut and fill project within the Regional Storm Floodplain is required to facilitate the construction of the access road. Please note, that TRCA technical staff has reviewed the proposal and has determined that the proposed works will not adversely affect the storage and/or conveyance of floodwaters within this reach of the watercourse affected by this project.

Control of Flooding:

The proposal will not impact the storage and/or conveyance of floodwaters associated with Etobicoke Creek.

Pollution:

Appropriate sediment and erosion control measures are proposed, and will be installed and maintained during all phases of the proposed works. In addition, all areas proposed to be disturbed will be restored to pre-construction conditions.

Conservation of Land:

The proposed works do not involve the removal of any significant vegetation and there are no geotechnical or fisheries related concerns with this application.

Plantings

As no significant vegetation will be removed and/or damaged through this project, no compensatory plantings are required. Vegetation affected by this project will be replaced with native and non-invasive plant species.

Policy Guidelines:

The proposal is in conformity with Section 4.1.2. (B) - New Resource-Based Uses and Section 4.3. - Infrastructure and Servicing of the Authority's Valley and Stream Corridor Management Program.

CFN: 35687 - Application #: 297/04/BRAM

Report Prepared by : Adam Miller , extension 5244

For information contact : Joshua Campbell , extension 5386

Date: July 28, 2004

7.1.13 REGION OF PEEL

To construct in a flood plain, place fill within a regulated area on Lot 14, 15, Concession 6 EHS, (7795 Torbram Road), in the City of Brampton, Mimico Creek Watershed as located on the property owned by Region of Peel.

The purpose is to excavate and place fill material to facilitate the construction of a regional waste management facility partially located within a Fill Regulated Area; excavate and place fill material to facilitate the construction of a stormwater management pond and its associated outfall partially located within the Regional Storm Floodplain; and to undertake minor excavation and filling within the Regional Storm Floodplain associated with the Mimico Creek, located at 7795 Torbram Road in the City of Brampton.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- **Letter of Undertaking from Rick Knight , P.Eng., from Marshall Macklin Monaghan , dated July 26, 2004, to address all outstanding engineering and planning ecology issues .**

RATIONALE

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

Proposal:

The proposal consists of constructing a regional waste management facility partially located in a TRCA Fill Regulated Area, as well as constructing a stormwater management pond, and its associated stormwater outfall, both located partially within the Regional Storm Floodplain associated with the Mimico Creek. In addition, due to the challenges presented on the subject property which include lot configuration, required setbacks due to the location of public infrastructure (storm sewers, watermains, hydro facilities and roads), and the land area required to facilitate the proposed operations, a minor cut and fill project within the Regional Storm Floodplain is required. Please note that TRCA staff have determined that the proposed works will not adversely affect the storage and/or conveyance of floodwaters. In addition, compensation in the form of additional riparian zone plantings are proposed with this application.

Control of Flooding:

The proposed works associated with this application are not expected to adversely impact the storage and/or conveyance of floodwaters.

Pollution:

Appropriate sediment and erosion control measures are proposed, and will be installed and maintained during all phases of the proposed works. In addition, all areas proposed to be disturbed will be restored to pre-construction conditions.

Conservation of Land:

The proposed works do not involve the removal of any significant vegetation. Please note that a naturalized stormwater outlet design, including compensatory riparian zone plantings, are proposed with this application. The proposed outlet design and plantings will significantly add to the ecological function of the stream corridor on the subject property. There are no geotechnical or fisheries related concerns with this proposal.

Plantings

All proposed plantings will be native and non-invasive species.

Policy Guidelines:

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

CFN: 35486 - Application #: 202/04/BRAM

Report Prepared by : Joshua Campbell , extension 5386

For information contact : Joshua Campbell , extension 5386

Date: July 23, 2004

CITY OF MISSISSAUGA

7.1.14 CITY OF MISSISSAUGA

To construct in a flood plain, place fill within a regulated area on Block G, Plan 382, Part 3 Plan 43R-4497, (Darcel Avenue), in the City of Mississauga, Mimico Creek Watershed as located on the property owned by City of Mississauga.

The purpose is to place fill material within a Fill Regulated Area and to construct in a floodplain associated with Mimico Creek, in order to repair an existing storm sewer outlet at 7230 Darcel Avenue, City of Mississauga.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- **Plan View , prepared by L . Kan, dated July 21, 2004, stamped received by TRCA staff on July 23, 2004.**
- **Site Details , prepared by L . Kan, dated July 21, 2004, stamped received by TRCA staff on July 23, 2004.**

RATIONALE

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

Proposal:

The proposal is to repair an existing storm sewer outlet, which conveys stormwater runoff at 7230 Darcel Avenue, in the City of Mississauga. The existing storm sewer outlet has recently collapsed and is presently impeding the conveyance of storm water flow from the an adjacent parking lot on the subject property. As a result, pooling of water is presently occurring in the parking lot and the subject property is susceptible to more significant flooding during frequent storm events. Therefore, an emergency works approval has been issued to the City of Mississauga to initiate the repairs in advance of the permit approval.

Control of Flooding:

This project involves the replacement of the existing outlet structure with a structure of equivalent size. As a result, TRCA technical staff are satisfied that the new storm sewer outlet will not result in any negative impacts to the storage and conveyance of water flow.

Pollution:

A sediment and erosion control plan forms part of this permit, and will be implemented and maintained for the duration of construction, so that sedimentation of the watercourse will not occur.

Conservation of Land:

The proposal does not involve the removal of any significant vegetation and there are no geotechnical or fisheries related concerns with this application. An Authorization from the Fisheries and Oceans Canada (DFO) is not required for this proposal and TRCA staff will issue a Letter of Advice on behalf of DFO upon release of the permit.

Plantings

As no significant vegetation will be removed or damaged through this project, no compensatory plantings are required. Vegetation affected by this project will be replaced with native and non-invasive plant species.

Policy Guidelines:

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

CFN: 35693 - Application #: 301/04/MISS

Report Prepared by : Adam Miller , extension 5244

For information contact : Joshua Campbell , extension 5386

Date: July 28, 2004

7.1.15 REGION OF PEEL

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 7, 8, 9, 10, 11, 12, 13, Concession 3, 4, 5 , (in the Region of Peel's existing easement from Highway 407 in the north to south of Tranmere Drive/Derry Road in the south, between Tomken Road in the west and just east of Dixie Road in the east), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Region of Peel.

The purpose is to excavate and place fill (for 1050mm diameter trunk sewer installation for Section S13B; and for open cut crossings-See Sheets 24-34) in a Fill Regulated Area; construct structures (manholes, bioengineering on restored banks) within a Regional Storm Floodplain; alter a watercourse (Etobicoke Creek at Crossings 18-Sta. 2+800; 19- Sta. 2+900; 20-Sta. 2+940; 21-Sta. 3+620; 22-Sta. 4+320; 23-Sta. 4+660; 24-Sta. 4+840; 25-Sta. 4+880;) during the warmwater timing window (July 1 to March 31) via an open cut method through coffer dam/flume; coffer dam/diversion; cofferdam/pump or coffer dam - 60/40 split method to work in the dry.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- **Letter of Undertaking** (to provide revisions to engineering drawings and restoration plans); dated July 28, 2004; received July 28, 2004; prepared by the Region of Peel .

RATIONALE

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

Proposal:

The proposal consists of the twining of the existing 1050 mm diameter trunk sewer with a 1050 mm diameter trunk sewer along the existing easement in Section 13B which runs from Highway 407 in the north to just south of Tranmere/ Derry Road in the south, between Tomken Road in the west and Dixie Road in the east. The trunk sewers that were constructed in the 1960s are nearing capacity and have the potential to surcharge or overflow during storm seasons. The installation of the trunk sewer in these sections will require 8 crossings of the Etobicoke Creek. The watercourse will be open cut in order to install the sewer. Either a cofferdam/ flume, cofferdam/diversion, cofferdam/pump or cofferdam/60-40-split will be utilized in order to work in the dry. The project is located within a Fill Regulated Area and Regional Storm Floodplain of the Etobicoke Creek. The section of the Etobicoke Creek Sewer Twining project was reviewed by TRCA staff during the Environmental Assessment process.

Control of Flooding:

Fill placement will be minimized within the Regional Storm Floodplain with this infrastructure project and staff does not anticipate concerns with loss of storage or conveyance.

Pollution:

Standard erosion control measures (rock check dams, silt fence, cofferdam, flume, diversion channel, pump, wetland filter bag) will be implemented to ensure that the construction-generated sediments do not enter the watercourse during the open cuts.

Conservation of Land:

There will be in stream works associated with this project. The Etobicoke Creek will be open cut 8 times with either a cofferdam/flume; cofferdam/diversion; cofferdam/ pump or coffer dam and 60-40 split method in order to work in the dry. TRCA staff has been in consultation with Fisheries and Oceans Canada staff (DFO) and it was agreed that this project would be handled as a mitigatable Harmful Alteration Disruption, Destruction of fish habitat. 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 Fisheries and Oceans Canada (DFO). The proposed works will impact no significant terrestrial resource features.

Plantings

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

Policy Guidelines:

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

CFN: 32786 - Application #: 015/02/MISS

Report Prepared by : June Murphy , extension 5304

For information contact : June Murphy , extension 5304

Date: July 27, 2004

7.1.16 REGIONAL MUNICIPALITY OF PEEL

To place fill within a regulated area on (1900 Sismet Road), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Regional Municipality of Peel.

The purpose is to place fill within a Fill Regulated area to facilitate the construction of a Regional Odour Control Facility within a Fill Regulated area, outside of the Regulatory Floodplain in the City of Mississauga.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- **Letter of Undertaking provided by Arbinder Hundal , P.Eng., KMK Consultants , dated August 4, 2004 to address outstanding TRCA Ecology and Engineering issues .**

RATIONALE

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

Proposal:

This project involves the construction of an odour control facility on the subject property, adjacent to Etobicoke Creek, in the City of Mississauga. This facility will provide odour treatment for the southern portion of the Region of Peel's sanitary sewer system, and will connect to an adjacent sanitary sewer line under Sismet Road, which is located within Etobicoke Creek valley. This project was subject to an environmental assessment, and due to the locational requirements of the facility (must be located in the correct area of the sewershed) this subject site was selected as being the preferred location.

This site is directly adjacent to the Etobicoke Creek valley, and due to size constraints of the property, part of the proposed building will be located less than 10 metres from the established top of bank. TRCA staff have worked with the Region of Peel to establish the best possible siting of the building on the property, and TRCA staff are satisfied that geotechnical concerns have been adequately addressed. As compensation for the reduced setbacks, native vegetation will be planted adjacent to top of bank in currently disturbed areas.

Control of Flooding:

The proposed works will not occur within the Regional Storm Floodplain. As a result, no permanent modifications to the storage and conveyance of stream and storm flows are anticipated.

Pollution:

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

Conservation of Land:

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

Plantings

Affected lands will be restored to pre-construction condition. Additional plantings, including more than 50 native trees and shrubs will be planted within an area of approximately 150 square metres between the building and the top of bank.

Policy Guidelines:

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

CFN: 35552 - Application #: 239/04/MISS

Report Prepared by : Quentin Hanchard , extension 5324

For information contact : Quentin Hanchard , extension 5324

Date: July 27, 2004

CITY OF PICKERING

7.1.17 REGION OF DURHAM

To alter a waterway, construct in a flood plain, place fill within a regulated area on Lot 18, 19, Concession 3, 4 , (on Brock Road at CP Rail, south of Taunton Road; and at Urfe Creek on Old Taunton Road, east of Brock Road), in the City of Pickering, Duffins Creek Watershed as located on the property owned by Region of Durham.

The purpose is to excavate and place fill (to construct grade separator under CP rail, for berms on both sides of Brock Road north of tracks, for temporary Brock Road detour to the east; for storm sewer outfall to Urfe Creek on Old Taunton Road; for construction of new east and west lanes of Brock Road north of tracks, for storm sewer installations on Brock and Old Taunton Roads) in a Fill Regulated Area; construct structures (berms, asphalt paving on new Brock Road, headwalls for storm sewer outfalls) within a Regional Storm Floodplain; alter a watercourse (Urfe Creek) during the coldwater timing window (July 1 to September 15) through connecting a storm sewer outfall.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- **Letter of Undertaking (to provide revisions to engineering drawings and restoration plans); dated July 27, 2004; received July 28, 2004; prepared by the Region of Durham.**

RATIONALE

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

Proposal:

The proposal consists of the construction of a subway-type grade separation (roadway approximately 5 metres depth maximum under existing railway) on Brock Road at the CP tracks south of new Taunton Road and north of old Taunton Road. Berms are to be constructed on both sides of Brock Road in the floodplain of Urfe Creek which are required to prevent spill from the creek entering into the depressed roadway beneath the railway during significant storm events. A temporary detour road will be required east of the grade separation while it is under construction. A temporary rail detour will also be required. To provide drainage for the underpass, an 825mm storm sewer is proposed to direct drainage easterly along Old Taunton Road in the south to a storm outlet on the west bank of Urfe Creek several hundred metres downstream of the Brock Road grade separator. The location of the grade separator 112 is within a Regional Storm Floodplain and Fill Regulated Area of Urfe Creek on Brock Road. The location of the outfall is also within a Regional Storm Floodplain and Fill Regulated Area of Urfe Creek on Old Taunton Road. The project was reviewed by TRCA staff during the Environmental Assessment process for Taunton Road (28424) which received approval in 1989.

Control of Flooding:

Staff has reviewed the hydraulics for the proposed structures and has determined that there will not be any negative impacts to flooding.

Pollution:

Standard erosion control measures (silt fence, excavated sediment trap, trench plugs, rock flow check dams) will be implemented to ensure that the construction-generated sediments do not enter the watercourse.

Conservation of Land:

There will be in stream works associated with this project. A storm sewer outfall will be constructed to Urfe Creek. 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 Fisheries and Oceans Canada (DFO).

Plantings

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

Policy Guidelines:

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

CFN: 31952 - Application #: 015/01/PICK

Report Prepared by : June Murphy , extension 5304

For information contact : June Murphy , extension 5304

Date: July 27, 2004

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

7.1.18 AARON NEUFELD

To construct in a flood plain on Lot 9, Plan 5982, (7 York Valley Crescent), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Aaron Neufeld.

The purpose is to excavate and place fill within a Fill Regulated Area and Regional Storm Floodplain area of the Don River to facilitate the construction of a new dwelling.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- **Drawing No . 1, Elevations ; Drawing No . 2; Main Floor Plans ; Drawing No . 3, Basement Plans ; Drawing No . 4, Second Floor Plan ; Drawing No . 5, Sections and Elevations ; Drawing No . 6, Site Plan - Notes and Details ; prepared by Aaron Neufeld , received August 4, 2004.**
- **Proposed Landscape Plan , prepared by Jonas Adda Landscape Planning Ltd ., dated August 3, 2004, received August 4, 2004.**

RATIONALE

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

Proposal:

The proposal is to construct a new dwelling and pool within a Fill Regulated Area and Regional Storm Flood plain area of the Don River. The subject property is located east of Yonge Street and south of York Mills Road. The existing dwelling will be demolished. All works are sufficiently setback from the top of bank.

Control of Flooding:

The proposed dwelling and all openings will be situated the Regional Storm elevation.

Pollution:

A sediment control fence will be installed and maintained until all works have been completed.

Conservation of Land:

There are no geo-technical issues associated with this project. There will be no impact on fisheries, significant natural features or riparian vegetation. The applicant will be submitting a landscape plan which will meet the landscaping requirements of the TRCA and the City of Toronto Urban Forestry Services.

Plantings

All plantings will consist of native and non-invasive species.

Policy Guidelines:

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

CFN: 35675 - Application #: 287/04/TOR

Report Prepared by : Annemarie Sanchez , extension 5284

For information contact : Steve Heuchert , extension 5311

Date: July 19, 2004

7.1.19 CITY OF TORONTO

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

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

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- **Drawing Nos . 405-1 and 405-2, prepared by TSH , dated August 2004, received August 4, 2004.**

RATIONALE

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

Proposal:

The proposal is to repair an existing 2,400 mm culvert located over a tributary of Wilket Creek, under Leslie Street, south of Lawrence Avenue East and install a concrete invert slab with embedded river-run stone.

Control of Flooding:

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

Pollution:

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

Conservation of Land:

Vegetation removed will be minimized and replaced, and landscaping will be enhanced. There will be no impacts to fish habitat. Construction will take place within the fisheries timing window. A letter of advice will be issued for the proposed works.

Plantings

Woody vegetation will be planted to restore the site to better than existing conditions.

Policy Guidelines:

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

CFN: 34999 - Application #: 008/04/TOR

Report Prepared by : Steve Heuchert , extension 5311

For information contact : Steve Heuchert , extension 5311

Date: March 24, 2004

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

7.1.20

PAUL BIGIONI

To place fill within a regulated area on Part 1 Part Block J, Plan 1538, (25 Kingsbury Crescent), in the City of Toronto (Scarborough Community Council Area), Waterfront Watershed as located on the property owned by Paul Bigioni.

- **Withdrawn**

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

7.1.21

BELL CANADA

To place fill within a regulated area on (Cherry Street), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Bell Canada.

The purpose is to excavate and place fill within a Fill Regulated Area and Floodplain of the Lower Don Special Policy Area (SPA) to facilitate the placement of an underground conduit structure (duct) using the open trench method and the directional bore method.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- **Drawing No . 401-403, Cross Sections , prepared by Plantec Consulting Engineers , dated July 29, 2004, received August 3, 2004.**

RATIONALE

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

Proposal:

The proposal is to excavate and place fill within a Fill Regulated Area and Floodplain of the Lower Don Special Policy Area (SPA). The proposed works involve the placement of an underground conduit structure (duct) using the open trench method and the directional bore method. The proposed works will take place at Cherry Street, south of Polson Street and under the shipping channel.

Control of Flooding:

No excavated material is to be stockpiled within the Regional Storm Floodplain and all existing grades are to be maintained. There will be no impact to the storage or conveyance to flood waters.

Pollution:

The bore pit locations and manholes are sufficiently set back from the top of bank and will be encircled by sediment and erosion control fencing during construction. All excess fill material will be removed from the site.

Conservation of Land:

There are no instream works or impacts to riparian vegetation. The proposed conduit will be 2.5 metres below the shipping channel. There are no geo-technical issues associated with this project. There will be no impact on significant natural features, fisheries or riparian vegetation. The works will take place within the warm water fisheries timing window.

Plantings

The applicant proposes new plantings and will restore the site.

Policy Guidelines:

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

CFN: 35545 - Application #: 235/04/TOR

Report Prepared by : Annemarie Sanchez , extension 5284

For information contact : Steve Heuchert , extension 5311

Date: June 14, 2004

7.1.22 PAUL GOODRAM

To construct in a flood plain on Part Lot 41, Plan M-445, (15 Larchmount Avenue), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Paul Goodram.

The purpose is to excavate and place fill within the Lower Don Special Policy Area (SPA) to facilitate the construction of a cold storage room in the basement of the existing dwelling.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- Drawing No . 1, Site Plan ; Drawing No . 2, Basement Plan ; Drawing No . 3, First Floor Plan; Drawing No . 4, Front Elevation ; Drawing No . 5, Sections ; Drawing No . 6, Existing Back Elevation ; Drawing 7, Side Elevation ; Drawing 8, Notes , prepared by Brad Liu , received August 3, 2004.

RATIONALE

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

Proposal:

The proposal is to excavate and place fill within the Lower Don Special Policy Area (SPA) to facilitate the construction of a cold storage room which will be located beneath the front porch of the existing dwelling.

Control of Flooding:

The proposed works will not affect the storage or conveyance of flood waters and will be floodproofed to above the 350 Year Storm Elevation. All excavated material will be removed from the site.

Pollution:

The subject property is well removed from the Don River. No sediment control is required.

Conservation of Land:

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

Plantings

The proposed works will not affect existing natural features; therefore, plantings are not required as part of this project.

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: 35684 - Application #: 295/04/TOR
Report Prepared by : Annemarie Sanchez , extension 5284
For information contact : Steve Heuchert , extension 5311
Date: July 20, 2004

7.1.23 JEWEL VALLEY DEVELOPMENT INC .

To place fill within a regulated area on (49 - 51 River Street), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Jewel Valley Development Inc..

The purpose is to excavate and place fill within a Fill Regulated Area of the Don River to facilitate the construction of a 30 unit town home condominium development and associated infrastructure including driveways.

The permit will be issued for the period of August 6, 2004 to August 5, 2009.

- Drawing No . A-202-A-204, Typical Plans Unit Type 2; Drawing No . A-205-209, Elevations ; Drawing No . A-210, Cross Sections ; Drawing A-211-A-212, Wall Sections ; Drawing No . A-213, General Notes ; Drawing No . A-214- A-215, Typical Details , prepared by Venchiarutti Gagliardi Architect Inc ., dated April 5, 2004, received July 20, 2004.
- Drawing No . L-1, Landscape Plan , prepared by Terraplan Landscape Architects , prepared January 2003, received July 20, 2004.
- Drawing No . S3-01, Schedules ; Drawing S 3-02-S3-04, Foundation Sections ; prepared by LorEng , prepared on April 2004, received July 20, 2004.
- Drawing No .02-4180-SG1, Site Grading Plan ; Drawing NO . 02-4180-SS1, Site Servicing Plan, prepared by Burnside , received July 20, 2004.

RATIONALE

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

Proposal:

The proposal involves the excavation and placement of fill in a Fill Regulated Area of the Don River to facilitate the construction of a 30 unit town home condominium development on a 0.29 ha parcel of land. The subject property is located within a Fill Regulated Area, but outside of the Regional Storm Floodplain. The proposed works will occur entirely on tableland and are located in excess of 100 metres from the nearby watercourse. The works are being conducted in accordance with planning approvals granted by the City of Toronto. The subject property forms part of a severed lot and is the first phase of proposed development on the property. This residential condominium phase is the furthest from the watercourse and fronts on River Street. The second phase of development is for an automobile dealership to front on Bayview Avenue and is currently being reviewed by TRCA staff.

Control of Flooding:

The proposed works are not located within the Regional Storm Floodplain and therefore will

not affect the storage or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during construction to prevent sediment from entering the watercourse which is located approximately 135 metres away.

Conservation of Land:

The proposed development will be located entirely on tableland and will maintain a minimum 10 metres setback from the nearby watercourse. There are no geo-technical issues associated with this project. There will be no impact on fisheries, riparian vegetation or significant natural features.

Plantings

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

Policy Guidelines:

The project is consistent with Section 4.1.1., New Urban Development, of the Authority's Valley and Stream Corridor Management Program.

CFN: 35683 - Application #: 294/04/TOR

Report Prepared by : Annemarie Sanchez , extension 5284

For information contact : Steve Heuchert , extension 5311

Date: July 20, 2004

CITY OF VAUGHAN

7.1.24 FILOMENA LOMUTO

To construct in a flood plain, place fill within a regulated area on Lot 5, Concession 7 Lot 57, Plan 9831, (7710 Islington Avenue - Woodbridge), in the City of Vaughan, Humber River Watershed as located on the property owned by Filomena Lomuto.

The purpose is to excavate and place fill within a Fill Regulated Area and construct within the Regional Storm Flood Plain of the Humber River and Woodbridge Special Policy Area, in order to facilitate the construction of a one-storey addition to the front of the existing auto body repair shop.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- **Site Servicing and Grading Plan , Drawing No . SSG-1, prepared by Valdor Engineering Inc., revised February 7, 2003, received February 21, 2003.**
- **Letter, Structural Engineering , prepared by John Crimi , Exsen Engineering Ltd ., dated November 28, 2002, received February 21, 2003.**
- **Letter, Removal of Excess Fill Material , prepared by Vito Lomuto , Northview Auto Collision , dated February 11, 2003, received February 21, 2003.**

RATIONALE

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

Proposal:

The proposal is to excavate and place fill within a Fill Regulated Area, to construct in the Regional Storm Flood Plain of the Humber River and Woodbridge Special Policy Area, in order to facilitate the construction of a one-storey addition to the front of an existing auto body repair shop.

Control of Flooding:

All openings to the proposed addition to the repair shop will be dry floodproofed to the 350-year flood level of 139.96 metres. Walls for the proposed addition have been designed to withstand loads and velocities resulting from a Regional Storm Event, as noted via written confirmation from the applicant's structural engineer. All excess fill will be removed from the site in accordance with Special Policy Area requirements. Thus, TRCA Water Management staff is satisfied that the proposed works will not impact 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 75 metres away.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. TRCA staff conducted a site visit to the subject property and noted that the proposed development is consistent with existing structures in the corridor reach and does not impact fish habitat. It is also noted that the proposed addition does not affect any significant natural features on site.

Plantings

No vegetation will be removed as part of the proposed work and given that the subject site is located over 75 metres from the Humber River, proposed plantings are not required as part of this application.

Policy Guidelines:

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

CFN: 32666 - Application #: 348/01/VAUG

Report Prepared by : Kevin Huang , extension 5307

For information contact : Kevin Huang , extension 5307

Date: July 26, 2004.

7.1.25 PARAMOUNT CANADA 'S WONDERLAND

To alter a waterway, construct in a flood plain on Part Lot 15-21, Concession 5, 9580 Jane Street, in the City of Vaughan, Don River Watershed as located on the property owned by Paramount Canada's Wonderland.

The purpose is to alter a waterway and construct in the Regional Storm Flood Plain of the Don River in order to facilitate the construction of a new roller coaster at Paramount Canada's Wonderland for the upcoming 2005 season and a new maintenance access road and associated crossing.

The permit will be issued for the period of August 6, 2004 to August 5, 2009.

- Red-Line Revised Proposed Grading and Servicing Plan , Drawing No . GR1, prepared by Marshall Macklin Monaghan , dated July 2004, received August 4, 2004.
- Notes and Details , Drawing No . NDX, prepared by Marshall Macklin Monaghan , dated July 2004, received August 4, 2004.
- Letter, Structural Engineer Confirmation , prepared by R .T. Richardson , R.V. Anderson Associates Limited , dated August 3, 2004, received August 4, 2004 - confirming that structures are able to withstand velocity of flows .
- Flood Contingency /Emergency Evacuation Plan for Italian Job Roller Coaster at Paramount Canada 's Wonderland , prepared by Paramount Canada 's Wonderland , received August 4, 2004.
- Release and Indemnity Agreement , prepared by Paramount Canada 's Wonderland , dated August 2, 2004, received August 4, 2004.
- Letter of Undertaking , prepared by Marshall Macklin Monaghan , dated August 4, 2004, received August 4, 2004.

RATIONALE

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

Proposal:

The proposal is to alter a waterway and construct in the Regional Storm Flood Plain of the Don River in order to facilitate the construction of a new roller coaster for the 2005 season at Paramount Canada's Wonderland. The proposed works also involve the construction of a new maintenance access road and associated bridge crossing.

The subject site is located within the Regional Storm Flood Plain, but outside of the Authority's registered Fill Regulated Area of the Don River. The proposed site is located at the south end of Paramount Canada's Wonderland, adjacent to an existing online stormwater pond, immediately east of the existing Minebuster roller coaster and west of the Kingswood Music Theatre. The subject site is currently occupied by an maintenance yard and an existing access road and bridge crossing.

Control of Flooding:

The proposed roller coaster is located primarily in the Regional Storm Flood Plain. TRCA Water Management Staff has reviewed plans related to the proposed works and notes that the change in peak water levels, as a result of construction, would rise approximately 7 millimetres with no velocities associated with this increase. While staff would not consider this a significant increase in flood risk to adjacent properties, a cut and fill balance approach has been proposed to ensure that a loss in storage or conveyance of flood waters is not realized. The applicant has proposed to cut along the north shore of the existing stormwater pond to provide for an additional storage volume of 3,200 cubic metres under Regional Storm conditions. As such, the proposed roller coaster would be floodproofed as additional storage capacity will be provided along the north shore of the pond. It is also noted that the design of the bridge crossing will not affect the conveyance of flood waters.

Furthermore, written confirmation from a structural engineer has been provided which confirms that the proposed roller coaster will be designed in such a manner as to withstand a Regional Storm event including all structural support columns and the loading dock platform.

Pollution:

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

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. The shoreline of the existing stormwater pond has experienced erosion since the pond's completion in the 1980s. As part of the proposed works, this shoreline will be rehabilitated and planted to improve habitat and stabilize the shoreline.

TRCA Planning Ecology staff has determined that the works may be considered as a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat. However, staff considers the potential impact to be minimal and as such, a Letter of Authorization will be issued on behalf of Fisheries and Oceans Canada (DFO). No other significant natural features will be affected by the proposed development.

Plantings

As part of the site restoration, the applicant is proposing extensive native, non-invasive plantings along the shoreline of the existing stormwater pond. The riparian zone in the vicinity of the proposed works currently consists of a smoothly graded slope planting with grass which is manicured on a regular basis. Riparian plantings will be made along the north and southeast shorelines of the stormwater pond.

Policy Guidelines:

This proposal generally meets the intent of Section 4.1.2 New Resource-Based Uses, of the Authority's Valley and Stream Corridor Management Program. It is noted that the proposal and applicant has provided the following mitigative measures in order to reduce the potential risk associated with the construction of the roller coaster in the Regional Storm Flood Plain, including the submission of a flood contingency evacuation plan, closure of the theme park during high rainfall events, confirmation from structural engineers on the proposed development, an indemnification agreement from the owner and an appropriate cut/fill balance proposal.

CFN: 35699 - Application #: 303/04/VAUG
Report Prepared by : Kevin Huang , extension 5307
For information contact : Kevin Huang , extension 5307
Date: July 27, 2004

TOWN OF AJAX

7.1.26 JOHN BODDY DEVELOPMENTS LTD .

To construct in a flood plain, place fill within a regulated area on Part Lot 3, RANGE 3 BROKEN FRONT Part 1 Plan 40R-12352, (southwest of Bayly Street and Shoal Point Road), in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by John Boddy Developments Ltd.

The purpose is to place fill in a Fill Regulated Area and construct in the Regional Storm Floodplain of Carruthers Creek in order to facilitate the construction of a stormwater management pond and outfall to Warbler's Swamp, in the Town of Ajax.

The permit will be issued for the period of August 6, 2004 to August 5, 2009.

- **Storm Drainage Plan (North) & (South), Drawings 102 & 103, prepared by Sabourin Kimble and Associates Ltd ., dated July & October 2002, respectively , date received June 23, 2004.**
- **Stormwater Management Pond , Drawing 138, prepared by Sabourin Kimble and Associates Ltd ., dated March 2002, date received June 23, 2004.**
- **Stormwater Management Pond Details , Drawings 139, 140 & 141, prepared by Sabourin Kimble and Associates Ltd ., dated April 2002, date received June 23, 2004.**
- **Sediment & Erosion Control Plan , Drawing 142, prepared by Sabourin Kimble and Associates Ltd ., dated February 2004, date received June 23, 2004.**
- **Lot Grading Plan (North East), (North West), (East Central), (West Central) (Southeast), & (Southwest), Drawings 107, 108, 109, 110, 111, 112, prepared by Sabourin Kimble and Associates Ltd ., dated July 2002, date received August 26, 2003.**
- **Red-line revised Stormwater Management Pond Restoration Planting Plan , Drawing RP1, prepared by Cosburn Giberson Consultants Inc ., dated Oct . 7, 2003, revised April 26, 2004, date received April 28, 2004.**
- **Details , Drawing RP 2, prepared by Cosburn Giberson Consultants Inc ., dated Oct . 31, 2003, revised April 26, 2004, date received April 28, 2004.**

RATIONALE

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

Proposal:

The purpose of this proposal is to place fill in a Fill Regulated Area and construct in the Regional Storm Floodplain of Carruthers Creek in order to facilitate the construction of a stormwater management pond and outfall to Warbler's Swamp, in the Town of Ajax. The TRCA has already issued a permit for a temporary sediment pond and outfall, located within the same footprint as the ultimate facility. The stormwater management facility will service the residential development adjacent to Warbler's Swamp within draft plan of subdivision 18T-94026. While the construction of the subdivision is not imminent, the construction of the stormwater management pond will allow the owner to begin earthworks for the extension of Audley Road, which will eventually provide access to the residential development. An edge management plan has been submitted, as have planting plans for the stormwater management pond and subdivision buffer, both of which back onto the wetland.

Control of Flooding:

The stormwater management pond will be located outside of the Regional Storm Floodplain of Carruthers Creek and TRCA water management staff has ensured that flows from the pond will not impact flooding upstream or downstream of the site.

Pollution:

Silt fencing will be erected around the perimeter of the construction area in order to prevent construction-generated sediment from entering the wetland.

Conservation of Land:

There are no geotechnical or slope stability concerns related to this proposal, nor are there any fisheries resources concerns. All disturbed areas will be stabilized and restored following construction, to the satisfaction of TRCA staff. As part of the related subdivision development, some invasive species removals will be undertaken in coordination with the planting of the wetland buffer area, resulting in a net environmental gain.

Plantings

The edge management plan, stormwater management pond and buffer planting plans all include plantings along the edge of the wetland, as well as within and along the banks of the stormwater management pond.

Policy Guidelines:

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

CFN: 34396 - Application #: 206/03/AJAX

Report Prepared by : Kirsten Kontor , extension 5370

For information contact : Kirsten Kontor , extension 5370

Date: July 27, 2004

TOWN OF MARKHAM

7.1.27 CORNELL ROUGE DEVELOPMENT CORP .

To alter a waterway on Lot 10, 11, 12, 13, Concession 9, (between Highways 7 & 407, west of Reesor Road, east of Markham By-Pass), in the Town of Markham, Rouge River Watershed as located on the property owned by Cornell Rouge Development Corp.

The purpose is to alter a waterway in order to construct a permanent channel and stormwater management pond on Tributary C in the Cornell community of Markham.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- **Letter of Undertaking committing the applicant to address the final remaining minor ecology and water management issues , dated and received August 4, 2004.**

RATIONALE

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

Proposal:

The purpose of this proposal is to alter a waterway in order to facilitate the construction of a permanent channel and stormwater management pond on Tributary C within the Cornell community of Markham. The channel and pond are proposed between Highways 7 and 407, east of the Markham By-Pass. The stormwater management pond is required to service lands within draft approved plans of subdivision located further upstream, north of Highway 7. The permanent channel is required to pass post-development flows from the upstream development as the existing watercourse is only capable of conveying pre-development flows. Further, the watercourse is being realigned slightly further from the Markham By-Pass (which is currently under construction) in order to create a 30m wide stream corridor that meets the TRCA's terrestrial habitat objectives. The stormwater management pond and reconstructed channel were approved in principle as part of the Cornell community master plan and through the approval of the secondary plan level functional servicing study. To date, the TRCA has issued related permits for the construction of a temporary diversion channel and a culvert under Highway 7 and the proposed Markham By-pass.

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

Control of Flooding:

The newly constructed channel will be sized to convey the Regional and 100 year storm event and the flows from the stormwater management pond will be controlled to the pre-development level. As such, there will be no upstream or downstream flooding impacts resulting from the proposed works.

Pollution:

A temporary diversion channel (approved April 2004 as part of permit C-04087) will be constructed prior to the permanent channel and pond works being initiated. The diversion channel has a series of rock check dams to contain sediment flow and the entire work area will be surrounded by sediment and erosion control fencing to further safeguard against construction-generated sediment entering the downstream watercourse.

Conservation of Land:

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

Plantings

The length of the channel and the stormwater management pond will be extensively planted with native, non-invasives species to improve the terrestrial and aquatic habitat associated with the facility. As the area is currently agricultural in nature, staff is satisfied that a net environmental benefit will result from the proposed works.

Policy Guidelines:

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

CFN: 35118 - Application #: 034/04/MARK
Report Prepared by : Kirsten Kontor , extension 5370
For information contact : Kirsten Kontor , extension 5370
Date: July 27, 2004

7.1.28 LARKIN MONARCH PARTNERSHIP

To alter a waterway, construct in a flood plain on Part Lot 16, 17, Concession 6, (The Bridle Walk), in the Town of Markham, Rouge River Watershed as located on the property owned by Larkin Monarch Partnership.

The purpose is to construct in the floodplain and alter a watercourse in order to facilitate the construction of a stormwater management pond outlet to Burdenet Creek.

The permit will be issued for the period of August 6, 2004 to August 5, 2009.

- **Letter of Undertaking committing the applicant to address the final remaining minor ecology and water management issues , dated August 3, 2004, received August 4, 2004.**

RATIONALE

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

Proposal:

The purpose of this proposal is to construct in the floodplain and alter a watercourse in order to facilitate the construction of a stormwater management pond outlet to Burdenet Creek. A stormwater management pond is proposed on tableland, within draft plan of subdivision 19T-95009, and is required to service Phase V of the Larkin-Monarch plan of subdivision. The stormwater management pond outfall is proposed adjacent to The Bridle Walk crossing right-of-way, for which a previous permit application has been approved. By locating the outfall adjacent to the road right-of-way, additional vegetation disturbances have been minimized. TRCA ecology staff has reviewed the proposal and is satisfied that the manner in which the outfall ties into the watercourse will mitigate any future erosion problems and eliminate the need for future erosion protection works.

Control of Flooding:

TRCA engineering staff has concluded that though the outfall is located within the Regional Storm Floodplain of Burdenet Creek, there will be no impacts on the storage or conveyance of flood waters.

Pollution:

Sediment and erosion control measures will be erected and maintained between the construction area and the watercourse to prevent any construction-generated sediment from entering the watercourse.

Conservation of Land:

There are no geotechnical concerns related to this proposal. As the proposal constitutes a watercourse alteration, but not a harmful alteration, disruption or destruction of fish habitat (HADD), a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO). All works will be undertaken within the Ministry of Natural Resources' (MNR) coldwater timing window of July 1-September 15, unless otherwise approved by MNR. All disturbed areas will be restored following construction with native, non-invasive plant species.

Plantings

The stormwater management pond outfall will be planted with woody and herbaceous vegetation, as will the stormwater management pond and subdivision tableland buffer adjacent to the valleyland, to the satisfaction of TRCA staff.

Policy Guidelines:

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

CFN: 35189 - Application #: 064/04/MARK
Report Prepared by : Kirsten Kontor , extension 5370
For information contact : Kirsten Kontor , extension 5370
Date: July 27, 2004

7.1.29 LINDVEST PROPERTIES (CORNELL) LTD.

To alter a waterway, construct in a flood plain on Lot 9, 10, Concession 9, in the Town of Markham, Rouge River Watershed as located on the property owned by Lindvest Properties (Cornell) Ltd.

The purpose is to alter a waterway and construct in the floodplain in order to facilitate the construction of a temporary sediment pond and outfall connecting to Tributary B in the Cornell community of Markham.

The permit will be issued for the period of July 9, 2004 to July 8, 2009.

- **Letter of Undertaking committing the applicant to address the final remaining minor water management issues , dated and received August 4, 2004.**

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 Floodplain of the Rouge River in order to facilitate the construction of an open channel, stormwater management pond and outfall connecting to Tributary B, in the Cornell community of Markham. The channel and pond are proposed between Highways 7 and 407, east of Ninth Line. The stormwater management pond is required to service lands within an adjacent draft approved plan of subdivision, as well as future development lands located further upstream, north of Highway 7. The permanent channel is required to pass post-development flows from the upstream development as the existing watercourse is only capable of conveying pre-development flows. The stormwater management pond and reconstructed channel were approved in principle as part of the Cornell community master plan and through the approval of the secondary plan level functional servicing study. To date, the TRCA has issued related permits for the construction of a temporary diversion channel and a temporary sediment pond and outfall in the same general location as the proposed ultimate facility. Both the temporary pond and ultimate stormwater management pond outfall tie into the existing culvert under Highway 407.

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

Control of Flooding:

The newly constructed channel will be sized to convey the Regional and 100 year storm event and the flows from the stormwater management pond will be controlled to the pre-development level. As such, there will be no upstream or downstream flooding impacts resulting from the proposed works.

Pollution:

A temporary diversion channel (approved July 2004 as part of permit C-04224) will be constructed prior to the permanent channel and pond works being initiated. The diversion channel has a series of rock check dams to contain sediment flow and the entire work area will be surrounded by sediment and erosion control fencing to further safeguard against construction-generated sediment entering the downstream watercourse.

Conservation of Land:

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

Plantings

The length of the channel and the stormwater management pond will be extensively planted with native, non-invasives species to improve the terrestrial and aquatic habitat associated with the facility. As the area is currently agricultural in nature, staff is satisfied that a net environmental benefit will result from the proposed works.

Policy Guidelines:

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

CFN: 35454 - Application #: 183/04/MARK
Report Prepared by : Kirsten Kontor , extension 5370
For information contact : Kirsten Kontor , extension 5370
Date: July 27, 2004

TOWN OF WHITCHURCH -STOUFFVILLE

7.1.30 MADORI LTD .

To alter a waterway on Lot 2, Concession 8, (west of 9th Line, north of Main Street), in the Town of Whitchurch-Stouffville, Rouge River Watershed as located on the property owned by Madori Ltd.

The purpose is to alter a waterway through the installation of a temporary stormwater outlet and sediment pond for the purposes of top soil stripping lands for a draft approved plan of residential subdivision (19T-98003) in the Town of Whitchurch-Stouffville.

The permit will be issued for the period of August 6, 2004 to August 5, 2009.

- Drawing Number 134A, Interim Sediment Control Plan , prepared by Sabourin Kimble & Associates Ltd ., dated July 2004, received by TRCA July 29, 2004.

RATIONALE

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

Proposal:

The proposal is to alter a waterway through the installation of a temporary stormwater outlet and sediment pond for the purposes of top soil stripping lands for a draft approved plan of residential subdivision in the Town of Whitchurch-Stouffville.

Authority staff reviewed the draft plan of subdivision through the master environmental servicing plan and subdivision review processes, and recommended conditions of draft approval; the conditions stipulate that this permit be obtained. Another permit will be required for the permanent stormwater facility at a later date.

Control of Flooding:

The proposed works will not be 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 in place and maintained for the duration of the proposed works.

Conservation of Land:

There are no geotechnical or fisheries issues related to the proposal and no significant natural heritage features will be affected.

Plantings

At this time, only preliminary grading works are being conducted on the subject lands. Landscape plans, to staff's satisfaction, will form part of the review for the associated permit that will be required for the construction of the permanent storm water pond and outfall.

Policy Guidelines:

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

CFN: 35704 - Application #: 309/04/WS

Report Prepared by : Mary-Ann Burns , extension 5267

For information contact : Mary-Ann Burns , extension 5267

Date: July 27, 2004

TOWNSHIP OF KING

7.1.31 DAVID SCOTT

To construct in a flood plain, place fill within a regulated area on Part Lot 3, Concession 5, (15 Laskay Lane), in the Township of King, Humber River Watershed as located on the property owned by David Scott.

The purpose is to excavate and place fill within a Fill Regulated Area of the Humber River to facilitate the construction of an in-ground swimming pool within the Regional Storm Flood Plain. The works will be contained within the rear yard of an existing residential lot located at 15 Laskay Lane in the Township of King.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- Site Plan , Scott Residence , prepared by Betz Pools Limited , dated July 21, 2004, received by the TRCA on August 3, 2004, redline revised to indicate sediment control fencing and the removal of excess fill material .
- Cross-section , Scott residence , received by the TRCA on August 3, 2004.

RATIONALE

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

Proposal:

The subject property is entirely located within a Fill Regulated Area. The proposed works involve excavating and placing fill to facilitate the construction of an in-ground swimming pool within the rear manicured yard of an existing residential lot. The proposed works will be located within the Regional Storm Flood Plain and the hydraulic floodway. The majority of the subject property is located within the Regional Storm Flood Plain; therefore, there was no opportunity to locate the proposed in-ground pool outside of the flood plain or the hydraulic floodway. TRCA staff are satisfied that the proposed pool and associated landscaping have been appropriately designed such that they will not result in unacceptable impacts to flood storage and conveyance. TRCA staff are satisfied that there will be no geotechnical/slope stability issues associated with the proposed development.

Control of Flooding:

The proposed works will be located within the Regional Storm Flood Plain. All excavated fill material will be removed from the site. TRCA staff are satisfied that the proposed pool and associated landscaping have been appropriately designed such that they will not result in unacceptable impacts to flood storage and conveyance.

Pollution:

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

Conservation of Land:

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

Plantings

Minor landscaping will be conducted to the satisfaction of TRCA staff.

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: 35356 - Application #: 133/04/KING

Report Prepared by : Coreena Smith , extension 5269

For information contact : Mary-Ann Burns , extension 5267

Date: July 26, 2004

7.1.32 TOWNSHIP OF KING

To alter a waterway, construct in a flood plain on Lot 5, Concession 8, Block 15, Plan 65M3545, (between Farmcrest Court and the Nobleton Community Sports Park), in the Township of King, Humber River Watershed as located on the property owned by Township of King.

The purpose is to construct in the flood plain and alter a waterway to facilitate the construction of a pedestrian bridge across a tributary of the Humber River in the Village of Nobleton, Township of King.

The permit will be issued for the period of August 6, 2004 to August 5, 2006.

- **Site Sketch and Key Plan , Drawing No . S1, prepared by R .J. Burnside & Associates Limited , redline revised on July 28, 2004 to add notes regarding the proposed seed mixes and the installation and maintenance of a temporary silt fence , received by the TRCA on July 29, 2004, seed mix redline revised by the TRCA on August 3, 2004.**
- **WalkwayTyp . Section and Bridge Elevation , Drawing No . S2, prepared by R .J. Burnside & Associates Limited , redline revised on July 28, 2004 to add notes regarding the proposed seed mixes and that no in -stream works are proposed /permitted , received by the TRCA on July 29, 2004, seed mix redline revised by the TRCA on August 3, 2004.**
- **Bridge Framing Plan , Drawing No . S3, prepared by R .J. Burnside & Associates Limited , received by the TRCA on June 21, 2004.**
- **Abutment Elevation , Drawing No . S4, prepared by R .J. Burnside & Associates Limited , received by the TRCA on June 21, 2004.**
- **Bridge Section , Drawing No . S5, prepared by R .J. Burnside & Associates Limited , received by the TRCA on June 21, 2004.**
- **Abutment Detail and Bridge Anchoring , Drawing No . S6, prepared by R .J. Burnside & Associates Limited , received by the TRCA on June 21, 2004.**

- Guard Details , Drawing No . S7, prepared by R .J. Burnside & Associates Limited , received by the TRCA on June 21, 2004.
- Guard Details , Drawing No . S8, prepared by R .J. Burnside & Associates Limited , received by the TRCA on June 21, 2004.
- Light Duty Silt Fence Barrier , Ontario Provincial Standard Drawing 219.110, received by the TRCA on July 29, 2004.
- Old Field Mix as noted in Table 1 - Permanent Seed Mixes and Seed Certificate Analysis Values , Ontario Provincial Standard Specification 572, Construction Specification for Seed and Cover , revised November 2003, received by the TRCA on July 29, 2004.

RATIONALE

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

Proposal:

The purpose is to construct in the Regional Storm Flood Plain and alter a waterway to facilitate the construction of a pedestrian bridge across a tributary of the Humber River in the Village of Nobleton. The pedestrian bridge will link Farmcrest Court to the Nobleton Community Sports Park. The pedestrian bridge crossing is proposed to formalize an existing grass trail that was created by the repeated use of local residents. The proposed wooden pedestrian bridge will measure approximately 3.6 metres long and 2.5 metres wide and will be supported by reinforced concrete piles. The proposed clear span bridge will be constructed at the narrowest point of the watercourse and will be accessed by a proposed 1.8 metre wide limestone walkway. TRCA staff are satisfied with the design and location of the proposed pedestrian bridge, abutments and walkway.

Control of Flooding:

TRCA Water Management staff have reviewed the proposal and are satisfied that there will be no impact on the storage or conveyance of flood waters.

Pollution:

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

Conservation of Land:

There are no fisheries or geotechnical/slope stability issues associated with the proposed development. There are no other significant natural features on, or adjacent to, the site that may be negatively impacted by the proposal. A letter of advice for working near water, on behalf of Fisheries and Oceans Canada (DFO), will be issued with the permit.

Plantings

The proposed works will not affect any significant natural features. All disturbed areas will be restored upon completion of the project. The areas adjacent to the walkway will be seeded with a natural seed mix to the satisfaction of TRCA staff.

Policy Guidelines:

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

CFN: 35583 - Application #: 250/04/KING

Report Prepared by : Coreena Smith , extension 5269

For information contact : Mary-Ann Burns , extension 5267

Date: July 26, 2004

TOWNSHIP OF UXBRIDGE

7.1.33 THE CHUD GROUP

To alter a waterway on (Durham Golf Club), in the Township of Uxbridge, Duffins Creek Watershed as located on the property owned by The Chud Group.

The purpose is to alter a watercourse in order to facilitate the construction of a temporary crossing within the proposed Durham Golf Club.

The permit will be issued for the period of August 6, 2004 to August 5, 2009.

- **Letter of Undertaking committing the applicant to address the final remaining minor water management concerns , dated and received August 4, 2004.**

RATIONALE

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

Proposal:

The purpose of this proposal is to alter a watercourse in order to facilitate the construction of a temporary crossing of Duffins Creek within the proposed Durham Golf Club. The proposed golf course is located north of Webb Road, west of the 4th Concession, in the Township of Uxbridge. As there are a number of tributaries and wetlands within the property boundaries, TRCA staff has been working with the applicant in order to develop an appropriate design for the golf course that minimizes ecological impacts. At this point, the applicant, in concert with TRCA staff, has identified a number of natural 'areas of concern' within the site and is currently working towards gaining approval from the TRCA to initiate preliminary grading on the remainder of the site outside of these areas of concern. In order to access the southern portion of the site to carry out preliminary grading, one temporary crossing is required. The proposed crossing is approximately 11m in length, is proposed in the same location as an existing farm crossing and will merely be upgraded to accommodate construction vehicles.

Control of Flooding:

TRCA water management staff has reviewed the proposal and is satisfied that there will be no flooding impacts resulting from the proposed crossing.

Pollution:

Sediment and erosion control fencing will isolate the crossing and associated staging area from the watercourse in order to prevent construction-generated sediment from entering the watercourse.

Conservation of Land:

There are no geotechnical issues related to this proposal. The works do not constitute a harmful alteration, disruption or destruction (HADD) of fish habitat, however, as the proposal is considered to be an alteration to a waterway, a Letter of Advice will be issued by the TRCA on behalf of Fisheries and Oceans Canada (DFO). All disturbed areas will be stabilized following construction, to the satisfaction of the TRCA.

Plantings

There will be no vegetation removals required to accommodate the temporary crossing. As a result, no additional plantings are required.

Policy Guidelines:

This proposal is consistent with Section 4.1.2 - New Resource-based Uses - of the Authority's Valley and Stream Corridor Management Program.

CFN: 35598 - Application #: 252/04/UXB
Report Prepared by : Kirsten Kontor , extension 5370
For information contact : Kirsten Kontor , extension 5370
Date: July 27, 2004

THE FOLLOWING PERMIT APPLICATIONS WERE MINOR WORKS ITEMS :

RES.#B159/04 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO
REGULATION 158 - MINOR WORKS PERMITS

Moved by: Frank Dale
Seconded by: Maria Augimeri

THAT Minor Works permits granted by Toronto and Region Conservation Authority staff in accordance with Ontario Regulation 158 for the applications (7.1.34 - 7.1.39, inclusive) which are listed below , be received .

CARRIED

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

7.1.34 MYCHAYLO VOLOCHIY
To place fill within a regulated area on Lot 24, Plan 3648, (24 Beaucourt Road), in the City of Toronto (Etobicoke York Community Council Area), Mimico Creek Watershed as located on the property owned by Mychaylo Volochiy.

CFN: 35671 - Application #: 290/04/TOR
Report Prepared by : Annemarie Sanchez , extension 5284
For information contact : Mark Rapus , extension 5259
Date: July 19, 2004

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

7.1.35 JOSH FRANKEL

To place fill within a regulated area on Lot 25, Plan 4580, (37 Timberlane Drive), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Josh Frankel.

CFN: 35634 - Application #: 269/04/TOR

Report Prepared by : Annemarie Sanchez , extension 5284

For information contact : Steve Heuchert , extension 5311

Date: July 6, 2004

7.1.36 MICHAEL PIERNITZKI AND ELIZABETH WRIGHT

To place fill within a regulated area on Lot 17, Concession 2 Lot 232, Plan M-677, (55 Hi Mount Drive), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Michael Piernitzki and Elizabeth Wright.

CFN: 35678 - Application #: 282/04/TOR

Report Prepared by : Annemarie Sanchez , extension 5284

For information contact : Mark Rapus , extension 5259

Date: July 19, 2004

7.1.37 MINH NGOC TRAN

To place fill within a regulated area on Lot 2, Plan M-1952, (147 Benjamin Boake Trail), in the City of Toronto (North York Community Council Area), Humber River Watershed as located on the property owned by Minh Ngoc Tran.

CFN: 35630 - Application #: 266/04/TOR

Report Prepared by : Annemarie Sanchez , extension 5284

For information contact : Steve Heuchert , extension 5311

Date: July 6, 2004

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

7.1.38 MIKE AND SHARON BOWERING

To place fill within a regulated area on Lot 4, Plan 3167, (128 Centennial Road), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed as located on the property owned by Mike and Sharon Bowering.

CFN: 35581 - Application #: 248/04/TOR
Report Prepared by : Mark Rapus , extension 5259
For information contact : Steve Heuchert , extension 5311
Date: July 14, 2004

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

7.1.39 LYNN GROGAN

To place fill within a regulated area on Lot 2, Plan 358E, (8 Beaumont Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by Lynn Grogan.

CFN: 35651 - Application #: 275/04/TOR
Report Prepared by : Steve Heuchert , extension 5311
For information contact : Steve Heuchert , extension 5311
Date: July 7, 2004

TOWN OF CALEDON

7.1.40 PETER & SHELLEY CORMIER

To construct in a flood plain on Lot 11, Block 5, Plan BCL 7, (26 Mill Street), in the Town of Caledon, Humber River Watershed as located on the property owned by Peter & Shelley Cormier.

The purpose is to construct and place fill within the Regulatory Floodplain and a Fill Regulated Area associated with a Special Policy Area to facilitate additions to an existing residential dwelling.

The permit will be issued for the period of August 6, 2004 to August 5, 2006 in accordance with the following documents and plans which form part of this permit:

- Flood Assessment for 26 Mill Street , Bolton , drawing Figure 2, produced by R .J. Burnside and Associates Limited , stamped received by TRCA Development Services Section July 30, 2004.
- Flood Assessment letter provided by Tony Elias , P.Eng., R.J. Burnside and Associates , dated July 26, 2004, certifying that proposed additions do not increase flood risk for this structure .
- Site Plan , Addition to Residence - Mr. and Mrs. Peter Cormier - 26 Mill Street , Bolton , drawing number 2408-1, dated April , 2004, received by TRCA Development Services Section , July 30, 2004.
- Plans, Addition to Residence - Mr. and Mrs. Peter Cormier - 26 Mill Street , Bolton , drawing number 2408-2, dated April , 2004, received by TRCA Development Services Section , July 30, 2004.
- Elevations and Section , Addition to Residence - Mr. and Mrs. Peter Cormier - 26 Mill Street , Bolton , drawing number 2408-3, dated April , 2004, received by TRCA Development Services Section , July 30, 2004.

RATIONALE

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

Proposal:

This application is to permit additions to an existing residential dwelling within a Fill Regulated Area and the Regulatory Floodplain within a designated Special Policy Area associated with the Humber River, Village of Bolton, Town of Caledon. Additions proposed under this application will include a new ground-level mud room of approximately 77 square feet, and a second floor addition of approximately 362 square feet. As the subject dwelling is located within a designated Special Policy Area (SPA) TRCA requirements for this project include appropriate floodproofing of the structure to withstand, at a minimum, the flood depths and velocities associated with a 350 year storm. A flood assessment has been submitted by R.J. Burnside and Associates in support of this application, which identifies that the works proposed will not increase the flood risk for this structure. Due to the minor nature of this proposal, and the supporting materials provided by R.J. Burnside and Associates, TRCA staff are satisfied that this proposal will not create a significant increase in flood risk or pose a greater impediment to flood waters.

Control of Flooding:

The works will occur within the Regional Storm Floodplain in a designated Special Policy Area. Due to the minor nature of the proposal, and the existing development within this area, no permanent modifications to the storage and conveyance of stream and storm flows are anticipated as a result of this project.

Pollution:

Sediment and erosion control measures will be put in place during construction to reduce the impact on surrounding features.

Conservation of Land:

No significant vegetative or geotechnical concerns exist with respect to this project. The proposed works are being completed on a developed residential lot within an existing urban area. As the majority of the works being completed are on the second floor of the existing dwelling, no significant vegetation will be disturbed during the construction process and no compensatory plantings are required.

Plantings

No significant vegetation will be disturbed through this project and thus no compensatory plantings are required.

Policy Guidelines:

The proposed works are consistent with Section 4.2.1 - Development and Redevelopment/Intensification Within Established Communities/ Highly Urbanized Areas, of the Authority's Valley and Stream Corridor Management Program.

CFN: 35711 - Application #: 312/04/CAL
Report Prepared by : Quentin Hanchard , extension 5324
For information contact : Quentin Hanchard , extension 5324
Date: August 4, 2004

RES.#B160/04 - PLANNING REFORM

Provide comments to the Ministry of Municipal Affairs and Housing on the documents entitled: Planning Act Reform and Implementation Tools; Provincial Policy Statement: Draft Policies; and, Ontario Municipal Board Reform.

Moved by: Rob Ford
Seconded by: Gerri Lynn O'Connor

THAT the Province of Ontario be advised that with respect to the proposed Planning Act reforms, the Toronto and Region Conservation Authority (TRCA):

- supports the reforms that give municipal councils control over boundary expansions ; that increase the length of time for review of development applications ; and that would require that decisions be "consistent with " the Provincial Policy Statement (PPS);
- recommends that further discussion regarding "declaration of provincial interest " provisions of the proposed legislation be undertaken to confirm the province 's approach to bringing plans into "consistency with " the PPS ;
- supports additional consultation with stakeholders on the proposed ideas for further reform and implementation tools including : defining requirements of a complete application ; specifying the minimum contents of official plans ; requiring planning documents , especially zoning by -laws, to be kept up -to-date; requiring better integration and coordination of the planning process with the environmental assessment process ; requiring performance monitoring for land use planning ; and timely delivery by the province of implementation support materials and guidelines ;
- recommends that guidelines be developed to assist municipalities and agencies in bringing applications into conformity if they have not been implemented after 10 years and do not meet current planning /technical standards for natural hazards and natural heritage ;

THAT the Province of Ontario be advised that with respect to the proposed Draft Policies of the Provincial Policy Statement , TRCA:

- commends and supports the province for incorporating several previous TRCA comments such as using wording that better balances economic , environmental and community issues ; significantly enhances the policies for water ; and, adds new policies requiring targets for intensification , redevelopment and minimum densities , and the undertaking of a comprehensive review prior to the alteration of settlement area boundaries ;

- recommends strengthening the language used in many of the policies from "should" to "will" or from "promote" to "require", particularly in policies 1.3.3 (d), 2.1.1 and 2.1.2.1 and the last sentence of part IV ;
- recommends that a new policy be added to section 2.1 - Natural Heritage , which recognizes the importance of locally significant natural heritage systems in supporting the ecological integrity of provincially significant features and areas , and which directs municipalities to plan for and protect a locally significant natural heritage system as an integral and sustainable component of a well -planned and complete community ;
- recommends that policy 1.1.1.4 (b) be amended to incorporate the additional criteria of financial and ecological sustainability ;
- recommends that policies 1.2.2 and 1.2.3 (b) #4 (v) be amended to incorporate the term "natural heritage system " ;
- recommends that in policy 2.2 - Water, the term "sensitive " be replaced with "significant " ;
- recommends that in part 4.0, that #5 be amended to "encourage " municipalities to go beyond the minimum standards of the PPS , and that #8 be amended to include the Conservation Authorities Act ;
- recommends that policy and guidelines for Special Policy Areas (SPA) be refined to include clarity around increased intensification in these areas and requirements for risk management ;
- recommends that policies be developed to encourage the use of green building technologies that reduce energy consumption and improve air quality , including provisions for renewable energy sources ;

THAT the Province of Ontario be advised that with respect to the proposed Ontario Municipal Board (OMB) reforms, TRCA:

- recognizes the need for a body , such as the OMB , to resolve disputes about land use planning , in the context of comprehensive environmental information associated with appeals ;
- recommends that effective means be established for the OMB and the province to monitor the results of OMB decisions vis a vis cumulative impacts to the ecology as a result of ongoing development ;

THAT hearings "de novo" only be conducted where an approval authority has been found to have acted unreasonably from a planning perspective , or has failed to make a decision ;

AND FURTHER THAT the Minister of Municipal Affairs and Housing , TRCA's watershed municipalities and Conservation Ontario be so advised .

CARRIED

BACKGROUND

On June 1, 2004, the Province of Ontario released three documents for public consultation on Planning Reform: 1) Planning Act Reform and Implementation Tools; 2) Provincial Policy Statement: Draft Policies; and 3) Ontario Municipal Board Reform. The Ministry of Municipal Affairs and Housing is holding public information sessions throughout the province and requires that comments be submitted to the province by August 31, 2004. The contents of this report have been developed in the context of our resource management mandate and broad planning experience within TRCA's diverse municipal and regional planning environment. In addition to this report, TRCA staff are also providing input to a submission being developed for Conservation Ontario.

1) PLANNING ACT REFORM AND IMPLEMENTATION TOOLS

This phase of planning reform began in December 2003 with the introduction of Bill 26, the Strong Communities Act, 2004. The highlights of this bill include provisions for municipalities to determine their own local boundaries, without recourse to the Ontario Municipal Board by developers proposing to expand community boundaries; giving municipalities more time to review planning applications; requiring that land-use planning decisions "be consistent with" the Provincial Policy Statement (PPS); and providing for the Minister of Municipal Affairs and Housing (MAH) to declare matters before the OMB to be of provincial interest.

TRCA staff provided input to the Conservation Ontario submission to Bill 26, which expressed support for three of the four main provisions: restricting appeals to the OMB for private amendments to expand community boundaries which were not supported by municipal councils; the amendment to require decisions to "be consistent with" the PPS; and the increase in time for review of development applications. Conservation Ontario did not support the proposal for a declaration of provincial interest, whereby the Lieutenant Governor in Council may confirm, vary or rescind the decision of the OMB. It was felt that this amendment would politicize the existing technical and legal process, reduce openness and transparency in decision making and result in undue delays in rendering decisions. TRCA concurs with Conservation Ontario that the province already has the ability, through MAH and the one window planning system, to identify matters of provincial interest and pursue an appeal as a party to an OMB hearing. It is our opinion that provincial interest needs to be identified as early in the planning process as possible. However, there may be situations that arise where the overriding power of the Lieutenant Governor in Council is required. These should be used sparingly on an as needed basis only, to maintain the integrity of the PPS and the provincial regulatory planning framework for the GTA.

The discussion paper also outlines a number of ideas for further reform as well as several possible new planning/implementation tools. Staff are supportive of engaging in further discussions on a number of the topic areas outlined including:

- specifying what constitutes a "complete application" to avoid duplication of effort in the review process;
- specifying the minimum content to be contained in official plans, including policies for the identification and protection of natural heritage and water resource systems;
- requiring that planning documents and, in particular, zoning by-laws, be kept more up-to-date to reduce uncertainty by reflecting current provincial policy, and,
- amend the Planning Act to require performance monitoring for land use planning.

Better integration and coordination of the official plan process with the environmental assessment process is urgently needed, particularly transportation planning, to avoid approving major land use changes in advance of environmental assessments for the infrastructure necessary to service the development.

Staff also support as new planning tools the timely delivery of provincial implementation support materials, including guidelines for the Oak Ridges Moraine Conservation Plan, guidelines for natural hazard and natural heritage, or guidelines to help assess the balancing of competing interests of the PPS.

Two other areas merit some discussion to ensure "provincial" leadership through Planning Act Reform:

- reporting mechanisms to document the effectiveness of Provincial Policy Statement; and
- role of the province in regional planning to ensure consistency with the PPS and the appropriate provincial land use framework for major urban areas (i.e. the Greater Toronto Area).

The province should incorporate into the planning reform a mechanism to evaluate existing municipal planning documents relative to the new PPS (as a baseline assessment) and evaluate the effectiveness of the PPS on a two year basis which will also document the opportunities to adjust the PPS overtime. The province should also have a more active role in regional planning to ensure application of the "smart growth" principles, consistency with the PPS and to provide the land use framework for major urban areas (i.e. the Greater Toronto Area (GTA)).

TRCA also recommends that the Planning Act should address difficulties associated with approved draft and secondary plans that have not been implemented within a 10 year period and more, and do not meet provincial, regional and municipal standards of the day. An updating requirement would be advantageous when dealing with issues of natural hazard and natural heritage requirements to bring plans into basic conformity.

2) PROVINCIAL POLICY STATEMENT : DRAFT POLICIES

This phase of planning reform began in summer 2001 with the province seeking advice on whether or not the PPS should be reviewed. TRCA staff participated in a response to the province coordinated by Conservation Ontario in addition to providing TRCA-specific comments endorsed by the Authority. Those comments stated that a review of the PPS was necessary and that the following main elements need to be incorporated into the PPS update:

- provide for a balancing of environmental, economic and community interests, rather than giving priority to economic interests;
- emphasize the importance of the environment as a finite resource, understanding the long term effects of planning decisions and cumulative effects;
- require a watershed approach to planning decisions;
- replace land consumptive policies with policies requiring intensification within the urban envelope prior to considering greenfield expansion;
- require the protection of locally significant environmental features and functions as necessary to support provincially significant features and functions;

- incorporate the principles of no net environmental loss and the enhancement of degraded environmental systems;
- establishment of a Greater Toronto Area Growth Management Strategy based on Smart Growth principles; and
- provide a provincial vision for water quality and quantity which is implemented through land use decisions.

Several of TRCA's comments have been addressed in the new draft PPS and the province should be commended and supported in these areas of proposed change, including:

- Preamble wording that better balances economic, environmental and community issues, including a provincial goal that focuses on a high quality of life for citizens, now and into the future, through strong, liveable communities, a clean and healthy environment and a strong economy;
- significantly expanding the PPS section on Water (2.2), including direction to utilize "the watershed as the ecologically meaningful scale for planning"; and
- adding new policies requiring municipalities to identify targets for intensification, redevelopment and minimum densities, and the undertaking of a comprehensive review prior to the alteration of settlement area boundaries.

There are several general themes and some specific wording changes that staff feel could be improved upon in the draft PPS. The language used in the policies to direct planning authority actions needs to be strengthened in certain areas. Some policies provide that certain directions "will be" undertaken while other policies indicate only that the identified direction "should" be undertaken. Similarly, some policies strongly mandate the direction that is to be followed while other policies only "promote" certain actions. Specific examples where stronger language should be used include:

- the last sentence in part IV which states that long-term prosperity, environmental health and social well-being "should" take precedence over short-term considerations;
- policy 1.3.3 (d) which states that water conservation and water use efficiency is "promoted";
- policy 2.1.1 which states that the long-term ecological function of natural heritage systems "should" be maintained, restored or improved; and,
- policy 2.1.2.1 which states that development will "generally" be directed away from (provincially significant) natural heritage features and areas.

Section 2.1 - Natural Heritage provides a strong policy foundation for recognizing natural heritage "systems" and for the protection of provincially significant natural heritage features and areas. What is lacking in this section, however, is the recognition that these provincially significant features are linked to, and dependent upon, the regional and local natural heritage systems for their continued health and ecological integrity. The provincially significant features identified in policy 2.1.2.2 and 2.1.2.3 are the anchors of local natural heritage systems. Similarly, the locally significant features and functions provide the connectivity between and among the provincially significant features and allow them to continue to function as a system. As section 2.1 is currently written, an argument could be advanced that municipalities without any provincially significant features within their jurisdiction do not need to protect local natural heritage features and functions. TRCA's draft Terrestrial Natural Heritage System Strategy clearly demonstrates that for TRCA's jurisdiction, given the projected population growth, even if the currently existing natural heritage system is maintained, it will continue to decline in quality as urban development occurs. In this context, simply maintaining the existing natural heritage system land base is inadequate. Provision needs to be made in the PPS for expansion and

regeneration of the natural heritage system, where necessary, to be able to function sustainably into the future. A natural heritage system, especially within a heavily urbanized area, must not be viewed as a "frill", but rather as a necessary element of a complete community that must be planned for and protected in order to fulfill the provincial goal of an Ontario which provides a high quality of life for its citizens, now and in the future, through strong, liveable communities, a clean and healthy environment and a strong economy.

There are a number of specific wording changes to policies that staff recommend in order to clarify terms or strengthen environmental protection, as follows:

In policy 1.1.1.4 (b) dealing with infrastructure and public service facilities in relation to settlement area boundary alterations, additional criteria should be added such that these expanded infrastructure and facilities must be financially and ecologically sustainable.

In policy 1.2.2 which defines the range and mix of land uses that municipalities should plan for, the term "open space" is undefined and ambiguous and should not be used to mean ecologically significant areas. The term "natural heritage system" should either replace open space or added to the list of land uses that need to be planned for. It is our opinion that you need open space to provide for some of the community's recreational needs and the natural heritage system to compliment each other.

Similarly in policy 1.2.3 (b) #4 (v), the term "vegetated areas" should be replaced with "natural heritage system".

In policy 2.2 - Water, the term "sensitive" used in describing surface and groundwater resources to be protected should be, for the sake of simplicity and consistency, replaced with "significant". The existing definition of sensitive in section 6.0 can then be moved as an additional subsection to the definition of significant.

There are several subsections in part 4.0 - Implementation and Interpretation which could also benefit from minor changes. #5 states that nothing in the PPS prevents planning authorities from going beyond the minimum standards as set out in the PPS. The tone of this subsection should be amended to "encourage" municipalities to go beyond the minimum standards. In #8, a number of statutes are listed under which approvals may be required for infrastructure, in addition to land use approvals under the Planning Act. The Conservation Authorities Act should also be included in this list.

The province needs to also clarify its intention related to Special Policy Areas where new intensification proposals raise issues related to flood emergency and risk management as well as liability. Improved guidelines for SPA risk and emergency studies are required as well as provincial direction on any potential guidelines on "threshold" intensification limits.

The proposed PPS policies under section 1.2 - Efficient Development and Land Use Patterns... include promotion of densities and mix of land use that contribute to improving air quality, mitigating impacts of climate change and promoting energy efficiency, with a list of sub-policies. This grouping of policies needs to include the important contribution that innovative site design and building technologies can provide to reduce energy consumption and improve air quality in the future as our urban areas are redeveloped. TRCA recommends that policies (and supporting guidelines) be developed to encourage the use of green building design technologies, including provisions for renewable energy sources and conservation. Rating systems such as Leadership in Energy and Environmental Design (LEED) provide excellent examples of guidelines that promote improved standards in new building technology.

3) ONTARIO MUNICIPAL BOARD REFORM

TRCA, through its solicitor Mr. Bruce Ketcheson, has made previous submissions to the GTA Task Force on OMB Reform. Those submissions recognized the need for a body such as the OMB while focussing on the need for a comprehensive approach to planning. In particular, stronger and clearer provincial level legislation and policy direction to address natural heritage strategies through the planning process is imperative. Those submissions have been reinforced by the specific comments provided above regarding the PPS. Two areas for OMB reform communicated previously on behalf of TRCA are worthy of additional discussion: hearings "de novo" and monitoring of the results of OMB decisions.

Since hearings "de novo" (to start anew) are generally required by the Planning Act, evidence presented to the OMB or province is focussed on site specific issues arising from the individual appeals rather than considering the cumulative impacts associated with ongoing development. There is currently no effective means for the OMB to monitor the results of its decisions. As an example, mitigation of environmental impacts are never subsequently verified from decision to decision. TRCA staff have experienced that developers sometimes file site-specific appeals in order to preserve their rights under existing official plan policies. This, together with the ability of public agencies to respond in short time-frames to complex issues potentially further undermines the comprehensive nature of the planning process where full examination of impacts on the natural environment can be assessed. Additionally, extensive costs for legal representation and staff time in preparation for and attendance at hearings reflect the need for OMB reform. Hearings "de novo" should only be permitted to be conducted where it is demonstrated that an approval authority has acted unreasonably from a planning perspective, such as approving an application significantly inconsistent with the official plan policies, or where the approval authority has failed to make a decision.

Report prepared by : David Burnett , extension 5361
For Information contact : David Burnett , extension 5361
Carolyn Woodland , extension 5214
Larry Field , extension 5243
Laurie Nelson , extension 5281

Date: July 16, 2004

RES.#B161/04 -

THE LIVING CITY CENTRE AT KORTRIGHT

Consultant Selection for Retrofit Building Commissioning. Award of commissioning contract to an engineer, working independent of the design team, for building retrofit through the Leadership in Energy and Environmental Design (LEED) rating system.

Moved by: Rob Ford
Seconded by: Gerri Lynn O'Connor

THAT Enermodal Engineering Inc . be awarded the contract for the Leadership in Energy and Environmental Design (LEED) commissioning of The Living City Centre at Kortright , at a cost not to exceed \$36,000, excluding GST ;

AND FURTHER THAT Toronto and Region Conservation Authority (TRCA) staff be authorized to approve additional unspecified expenditures to a maximum of fifteen percent of the total commissioning fees , as a contingency allowance , to Enermodal Engineering Inc. if deemed necessary .

CARRIED

BACKGROUND

Case studies have proven that projects that follow LEED commissioning processes dramatically reduce maintenance costs for new buildings over the lifecycle of the facility. LEED commissioning has also proven effective in identifying and correcting installation errors that can develop in relation to the integration of new technologies before building occupancy.

Commissioning is a systematic process to ensure that all building systems perform interactively according to the contract documents, the design intent and the owner's operational needs. Ideally, commissioning activities are initiated in the pre-design phase to document the owner's requirements. Commissioning activities continue through construction document and build-out phases involving actual performance testing and conclude with acceptance by the owner and a warranty period that extends into occupancy. In most cases, commissioning activities also include training of building staff to properly operate building systems.

When commissioning is properly executed, operational cost savings can be substantial, often increasing energy efficiency by 5 to 10%.

While commissioning processes and procedures have been developed and applied to a variety of buildings for almost 20 years, the nearly instant popularity of the LEED rating system has created new interest in commissioning. Since the release of LEED version 1.0, commissioning has been re-introduced to the building community. Since it is a requirement for LEED version 2.0 certification, many commissioning authorities throughout the country have seen an increase in project volume. In addition to more work, commissioning authorities are also working on a greater variety of projects such as 20,000 square foot libraries, tilt-up office buildings and ski lodges, as well as "traditional" commissioning projects like medical and manufacturing facilities. The impact of LEED is also being felt in the sophistication of mechanical, electrical, plumbing and envelope systems for all types of buildings, affording commissioning authorities the opportunity to work on more complex building systems. Of course, the most important advantage of commissioning's sudden popularity is that more buildings are commissioned and, as a result, are more sustainable.

In July 2004, a Term of Reference (TOR) was prepared by TRCA staff and distributed to the following engineering consultants:

- Enermodal Engineering Inc.
- Keen Engineering Co. Inc.
- Gerald R. Genge Consultants Inc.
- The Mitchell Partnership Inc.
- CFMS Consultants Inc.

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

RATIONALE

The consultants were evaluated on the following criteria:

- The written proposal;
- Experience and expertise of key members of the consulting team;
- Understanding of background information, project, environmental concerns and proposed approach;
- Ability to make project timelines; and,
- Cost.

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

BIDDERS	COST ESTIMATES (excluding G .S.T.)
Enemodal Engineering Inc.	\$36,000.00
Keen Engineering Co. Inc.	\$66,500.00
Gerald R. Genge Consultants Inc.	\$132,500.00
The Mitchell Partnership Inc.	\$79,700.00
CFMS Consultants Inc.	\$38,000.00

The professional services offered in the Enermodal Engineering Inc. proposal met all terms and conditions specified in the TOR at a cost of \$36,000.00, excluding G.S.T.

Enermodal Engineering Inc. provided the initial building assessment for the Kortright centre and is familiar with our intentions to retrofit the facility. Steve Carpenter of Enermodal Engineering Inc. is the primary instructor for the LEED training workshops and the CBIP modelling/funding workshops in Ontario. His knowledge and expertise with LEED will offer good support to the Kortright project.

Enermodal Engineering Inc. has a proven professional background in building and commissioning green buildings. They were the primary concept, mechanical and sustainability design engineers for the Earth Rangers facility at Kortright, providing energy modelling for the project and are currently compiling the LEED documentation for submission to the Canada Green Building Council.

FINANCIAL DETAILS

The total cost is \$36,000, excluding GST, with possible unexpected expenditures of up to 15% of the commissioning fee. Funds from revenue are available in The Living City Centre budget, account #408-22-343.

Report prepared by : Andrew Bowerbank , extension 5343
For Information contact : Andrew Bowerbank , extension 5343
Nick Saccone , extension 5301

Date: July 22, 2004

RES.#B162/04 - CONSULTANT SERVICES TO PREPARE DIGITAL FLOODLINE MAPPING FOR THE PETTICOAT CREEK WATERSHED
Approval to retain Planning and Engineering Initiatives Ltd. to produce updated digital floodline mapping for 11 map sheets for the Petticoat Creek watershed.

Moved by: Rob Ford
Seconded by: Gerri Lynn O'Connor

THAT the Toronto and Region Conservation Authority (TRCA) enter into an agreement with Planning and Engineering Initiatives Ltd . to complete the floodline mapping update for 11 new map sheets within the Petticoat Creek watershed at a cost not to exceed \$18,190, including GST .

CARRIED

BACKGROUND

In the late 1970's the TRCA undertook an extensive program to prepare flood and fill line mapping for all watercourses under TRCA jurisdiction. The Regulatory Floodlines for each watercourse were established from water surface profiles generated by the HEC-2 hydraulic model software. The floodlines, which were normally plotted in 1:2000 scale mapping, formed the basis of flood and fill line regulations.

Currently, one of the main objectives identified within the TRCA's Valley and Stream Corridor Management Program (VSCMP) is to maintain and to provide current hydrologic, hydraulic, and mapped information for use by the TRCA and others, and to incorporate improved technologies as they become available. In keeping with the intent of the VSCMP, and in order to continue to provide accurate floodplain management information, the Water Management Group has prepared a Floodplain Management Work Plan to identify watershed specific requirements necessary to update the current Flood and Fill Line Regulation Mapping.

The focus of this assignment is to update 11 floodline map sheets for the Petticoat Creek watershed to create digital, georeferenced floodlines. The main tasks will entail the preparation of a new HEC-RAS hydraulic model for the watershed, the generation of updated flood levels and the plotting of updated Regional Storm floodlines on digital mapping.

The new digital mapping will improve modelling and data management capabilities and permit TRCA staff to provide accurate, up-to-date floodplain information required for regulation purposes.

RATIONALE

Four engineering consultants were invited to submit proposals for the project based upon the Terms of Reference for the work.

Proposals were reviewed based on technical expertise, proposed approach, previous experience relating to flood line mapping, quality of proposal and cost (as indicated below).

• MacViro Consultants Inc.	\$19,250
• Planning and Engineering Initiatives Ltd.	\$18,190
• Acres and Associates Inc.	\$19,260
• Burnside and Associates Ltd.	\$19,250

*All prices include GST

As Planning and Engineering Initiatives Ltd. is the lowest bidder meeting TRCA's specifications, staff are recommending them as the preferred consultant to complete the work. Their previous experience in floodline mapping and hydraulic modelling will allow them to complete the update in a thorough and cost-effective manner. Staff are confident that the chosen consultant will provide the TRCA with a high quality product within the specified time frame.

FINANCIAL DETAILS

Funds to complete this project are available within the approved 2004 Floodplain Management Budget account number 127-07. A maximum upset limit not to exceed \$18,190, including GST, has been set for this project.

Report prepared by : Ryan Ness , extension 5615
For Information contact : Ryan Ness , extension 5615
Date: July 23, 2004

RES.#B163/04 - AWARDING OF CONTRACT FOR THE STRATEGIC PLAN

Award of contract to Pat Moffat to conduct research and final writing of the strategic plan.

Moved by: Rob Ford
Seconded by: Gerri Lynn O'Connor

THAT Pat Moffat be contracted to conduct research and complete the final writing of The Living City , the Toronto and Region Conservation Authority 's (TRCA) strategic plan , at a cost not to exceed \$20,000.

CARRIED

BACKGROUND

TRCA has been undergoing a strategic plan process since 2002. At Authority Meeting #4/03, held on May 16, 2003, Resolution #A103/03 was approved in part as follows:

THAT the staff be directed to complete the Strategic Plan in accordance with the following outline and present it to the Authority for approval in the fall of 2003;...

Various iterations have been developed since that time, but a final version to the satisfaction of staff for submission to the Authority has not been developed. Although many of the strategic shifts and important new programs identified during the strategic planning process are already being implemented, The Living City represents such a significant turning point in the history of TRCA that a carefully researched and clearly written document is critical for organizational alignment and communication purposes. The external perspective of an experienced writer who is passionate about environmental issues and sustainable communities will help to challenge and clarify the direction of the organization.

RATIONALE

Pat Moffat was the principle writer of TRCA's Forty Steps to a New Don, a strategic plan for restoration of the Don River. She has extensive writing experience in other sectors as well. Staff have had discussions with Pat Moffat about expectations for the strategic plan, and she has provided a work plan which meets TRCA's requirements. The intention is to have the document submitted for final review by November 30, 2004.

Given the urgency of developing a final product, staff's previous working experience with Ms. Moffat and her experience with TRCA's work, staff are satisfied she can deliver the final strategic plan for launch by year's end.

FINANCIAL DETAILS

The total cost is \$20,000, not subject to taxes. This aspect of the document development was not budgeted for in the 2004 approved budget, but can be allocated for during the variance process.

For Information contact : Brian Denney , extension 6290

Date: July 27, 2004

RES.#B164/04 - AWARDING OF CONTRACT FOR MEDIA SERVICES FOR CORPORATE COMMUNICATIONS

Selection of a media supplier for 2004 and 2005.

Moved by: Rob Ford
Seconded by: Gerri Lynn O'Connor

THAT Brown and Cohen Communications and Public Affairs be awarded the contract for the Toronto and Region Conservation Authority 's (TRCA) communications and media relations services from September 1, 2004 to July 31, 2005, at a cost not to exceed \$82,000, plus GST ;

AND FURTHER THAT staff conduct a review of the performance for TRCA of Brown and Cohen Communications and Public Affairs in December 2004.

CARRIED

BACKGROUND

TRCA's communications and media relations services have been with the Coaston Group for the last two years. Coaston Group successfully developed media contact lists and delivered a program of press kits, press releases, radio and television media coverage, media follow-up and tracking. This contract was to expire at the end of July, so staff conducted a review of the effectiveness of our media placement, coverage and costs, as well as future requirements. In an effort to ensure that our media dollars are well spent, a request for proposal was developed and issued to 5 suppliers. While the review of proposals was being conducted, Coaston Group agreed to continue carrying out our media services until the end of August for an additional month's reimbursement of \$3,000.

RATIONALE

Responses were received from all 5 suppliers as follows:

Communications & Media Relations Bid Summary

Supplier	2004 Amount (August - December)	2005 Amount (January - July)	GST	Total
Applause! Communications	\$16,000.00	\$74,400.00	\$6,328.00	\$96,728.00
Holmes Communications	\$16,000.00	\$65,850.00	\$5,729.50	\$87,579.50
The Coaston Group	\$16,000.00	\$60,000.00	\$5,320.00	\$81,320.00
GCI Group	\$16,000.00	\$467,000.00	\$33,810.00	\$516,810.00
Brown and Cohen Communications and Public Relations	\$16,000.00	\$66,000.00	\$5,740.00	\$87,740.00

Staff met with each supplier to further discuss their proposal. Staff are proposing that the contract be awarded to Brown and Cohen for the remainder of 2004 and until July 31, 2005 as they best meet TRCA's specifications, and due to the quality of their presentation and references from previous clients. Brown and Cohen has a strong reputation in both the public and private sector, including Parc Downsview Park and the province. They also have extensive connections with media services which they will leverage for TRCA purposes.

FINANCIAL DETAILS

The cost for the services with Brown and Cohen is \$16,000 for 2004 and \$66,000 for 2005, plus GST, at a total cost of \$82,000, plus GST. As TRCA's media requirements are less for the latter part of the year, all firms agreed to provide 2004 services for \$4,000 per month, with 2005 services costs being higher, as outlined in the 2004/2005 breakdown. Funds for 2004 are available in the approved 2004 operating budget for the communications department. The 2005 expenditure will be included in the 2005 operating budget submission.

Report prepared by : Catherine MacEwen , extension 5219
For Information contact : Catherine MacEwen , extension 5219
Date: July 23, 2004

RES.#B165/04 -

TENDER OPENING SUB -COMMITTEE

Tender for the replacement of the boiler at Albion Hills Field Centre, Albion Hills Conservation Area, 16500 Highway #50, Town of Caledon, Regional Municipality of Peel. Award of a contract for the replacement of the boiler at Albion Hills Field Centre, Albion Hills Conservation Area.

Moved by: Rob Ford
Seconded by: Gerri Lynn O'Connor

THAT the contract for the replacement of the boiler at Albion Hills Field Centre , Albion Hills Conservation Area , 16500 Highway #50, Town of Caledon , Regional Municipality of Peel , be awarded to Best -Aurora Mechanical Services Inc . at a total cost not to exceed \$25,443.76 plus GST .

CARRIED

BACKGROUND

The existing boiler malfunctioned and needs to be replaced in order for there to be heat at the field centre in the fall. The tender for the removal of the existing boiler, and the supply, delivery and installation of a new boiler at the Albion Hills Field Centre in Albion Hills Conservation Area was sent to four mechanical firms. The four firms provided sealed bids, which were reviewed by staff as follows:

Bidders	Cost to Replace Boiler
KM Combustion Services	\$28,500.00 plus GST
Best Aurora Mechanical Services Inc.	\$25,443.76 plus GST
Johnston and Damery Limited	\$33,900.00 plus GST
Niagara Mechanical Services	\$28,562.00 plus GST

RATIONALE

Sealed bids were received from the four mechanical firms, which were opened on July 15, 2004, at the Tender Opening Sub-Committee. Staff have reviewed the tenders and recommend that the contract be awarded to the lowest bidder, Best-Aurora Mechanical Services Inc., for the replacement of the boiler at the Albion Hills Field Centre.

FINANCIAL DETAILS

Total cost is \$25,443.76 plus GST. Partial funds will be reallocated from the approved 2004 public use infrastructure budget, with the remainder from the approved 2004 field centres operating budget.

Report prepared by : Ron Dewell , extension 5245
For Information contact : Ron Dewell , extension 5245
Date: July 21, 2004

RES.#B166/04 -

PROPOSED RIVER FESTIVAL 2005

Feasibility Study. Feasibility of a concept to develop a river festival or The Living City Festival as an annual Greater Toronto Area wide celebration of sustainable community initiatives.

Moved by: Rob Ford
Seconded by: Gerri Lynn O'Connor

THAT staff be directed to work with the staff of the Economic Development Culture and Tourism Department at the City of Toronto to submit a request to the Province of Ontario , and other potential supporters , for funding of a feasibility study to assess the viability of an annual festival with a sustainable communities theme in the Greater Toronto Area ;

AND FURTHER THAT if funding can be obtained , staff be authorized to retain Hains Marketing to undertake the feasibility study at a cost not to exceed \$30,000, including applicable taxes .

CARRIED

BACKGROUND

The Heritage Rivers Section of Parks Canada commissioned a study earlier this year to explore ways to better communicate the importance of rivers in Canada. In the research done by Hains Marketing, the ongoing success of the River Festival in Brisbane Australia was noted. At the recent Heritage Rivers conference in Guelph, where the Toronto and Region Conservation Authority's (TRCA) work on the Humber River was recognized, the idea to explore a similar type of festival in southern Ontario emerged.

In the past few weeks, preliminary discussions about the potential content and viability of such a festival have been held with the following groups and individuals:

- Parks Canada
- Ontario Ministry of Tourism
- The Honourable John Godfrey
- The Honourable Joe Volpe
- City of Toronto - Economic Development & Tourism
- Toronto Waterfront Revitalization Corporation
- Tourism Toronto
- Toronto City Summit Alliance
- Canadian Yachting Association
- Canadian Recreational Canoe Association
- TRCA

There is interest at various levels to explore the feasibility of such an event.

It is estimated by Hains Marketing that it would cost approximately \$30,000 to do a feasibility study and business plan for the festival. A request for funding has been made to Minister Volpe. The Province of Ontario also has funding for tourism recovery which might be made available for the feasibility study. Staff of the City of Toronto have offered to assist by preparing an application for provincial funding.

RATIONALE

The potential partners in the festival have all indicated that TRCA would be the preferred lead agency to coordinate initial dialogue and feasibility testing. Since Hains Marketing initially developed the concept, it would be appropriate to retain that firm to bring together the necessary expertise to expand the business plan, evaluate feasibility and make the case for the tourism benefits which such a festival might represent.

Report prepared by : Brian Denney , extension 6290
For Information contact : Brian Denney , extension 6290
Date: August 04, 2004

TERMINATION

ON MOTION, the meeting terminated at 10:10 a.m., on Friday, August 6, 2004.

Dick O'Brien
Chair

/ks



THE TORONTO AND REGION CONSERVATION AUTHORITY

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