



THE TORONTO AND REGION CONSERVATION AUTHORITY

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Friday, April 13, 2007

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THE TORONTO AND REGION CONSERVATION AUTHORITY

MEETING OF THE EXECUTIVE COMMITTEE #2/07
April 13, 2007

The Executive Committee Meeting #2/07, was held in the South Theatre, Black Creek Pioneer Village, on Friday, April 13, 2007. The Chair Gerri Lynn O'Connor, called the meeting to order at 10:36 a.m..

PRESENT

Paul Ainslie	Member, Authority
Maria Augimeri	Vice Chair
Suzan Hall	Member
Colleen Jordan	Member
Gerri Lynn O'Connor	Chair
Richard Whitehead	Member

ABSENT

David Barrow	Member
Rob Ford	Member
Ron Moeser	Member

RES.#B15/07 - MINUTES

Moved by: Suzan Hall
Seconded by: Richard Whitehead

THAT the Minutes of Meeting #1/07, held on March 2, 2007, be approved.

CARRIED

SECTION I - ITEMS FOR AUTHORITY ACTION

RES.#B16/07 - GREENLANDS ACQUISITION PROJECT FOR 2006-2010
Flood Plain and Conservation Component, Humber River Watershed
Ministry of Transportation - Ontario, CFN 32850. Purchase of property located on the west side of Weston Road, north of Highway No. 401, City of Toronto - Etobicoke York Community Council Area, Humber River watershed.

Moved by: Suzan Hall
Seconded by: Paul Ainslie

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.70 hectares (1.73 acres), more or less, of vacant land being Part of Lot 11, Concession 6 WYS and designated as Parts 1, 2, and 3 on Plan 64R-5934, City of Toronto - Etobicoke York Community Council Area, on the west side of Weston Road, north of Highway No. 401, be purchased from the Ontario Ministry of Transportation;

THAT the purchase price be \$6,100;

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

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

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

CARRIED

BACKGROUND

Resolution #A260/05 at Authority Meeting #9/05, held on November 25, 2005, approved the Greenlands Acquisition Project for 2006-2010.

Negotiations have been conducted with Mr. Earl N. Tucker, Real Estate Officer, Ministry of Transportation.

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

RATIONALE

The subject property falls within TRCA's approved master plan for acquisition for the Humber River watershed as outlined in the approved Greenlands Acquisition Project for 2006-2010. The subject parcel (i.e. Parts 1, 2 and 3 on Plan 64R-5934) has been deemed surplus by the Ministry of Transportation and is being offered to TRCA for addition to the existing publicly-owned lands within the Humber River valley corridor at this location.

TAXES AND MAINTENANCE

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

FINANCIAL DETAILS

Based on an appraisal prepared by Central Region staff of the Ministry of Transportation, TRCA staff finds the appraised value of \$6,100 to be reasonable for this fee simple conveyance. Funds for the costs related to this purchase are available in the TRCA land acquisition capital account.

Report prepared by: George Leja, extension 5342

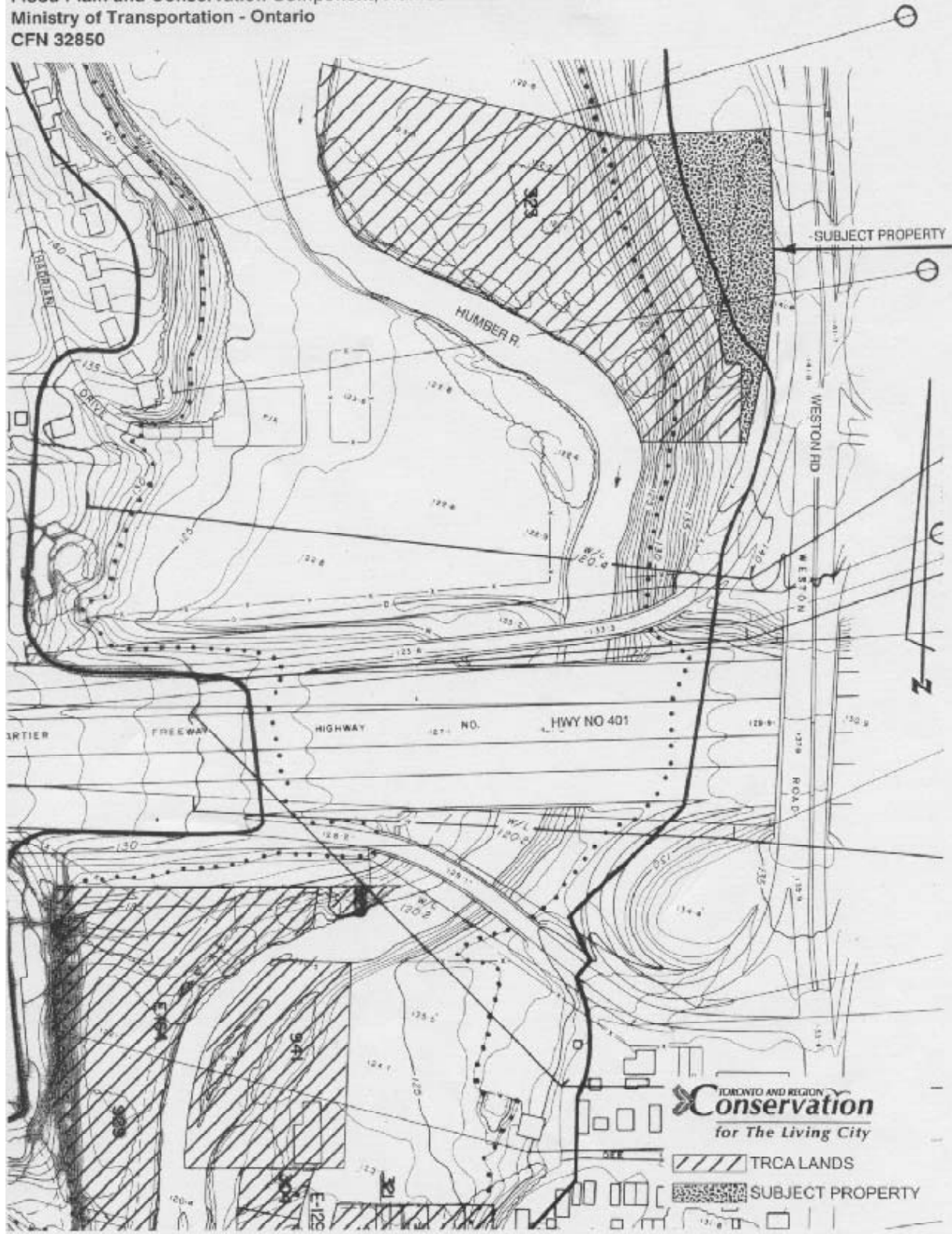
For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245

Date: March 22, 2007

Attachments: 1

Attachment 1

GREENLANDS ACQUISITION PROJECT FOR 2006-2010
Flood Plain and Conservation Component, Humber River Watershed
Ministry of Transportation - Ontario
CFN 32850



RES.#B17/07 -

GREENLANDS ACQUISITION PROJECT FOR 2006-2010

Flood Plain and Conservation Component, Duffins Creek Watershed Purcell Property, CFN 36026. Donation of a parcel of land located on the east side of Brock Road, south of the Uxbridge-Pickering Townline, City of Pickering, Regional Municipality of Durham, under the "Greenlands Acquisition Project For 2006-2010", Floodplain and Conservation Component, Duffins Creek watershed.

Moved by: Suzan Hall
Seconded by: Paul Ainslie

THE EXECUTIVE COMMITTEE RECOMMENDS THAT Toronto and Region Conservation Authority (TRCA) accept the donation from Vernon and Rita Purcell of 20.04 hectares (49.52 acres) more or less, consisting of an irregular shaped parcel of vacant ecologically sensitive land, said land being Part of Lots 15, 16 and 17, Concession 9, City of Pickering, in the Regional Municipality of Durham, further being described as being Parts 3 and 9 on Plan 40R- 24662, situated on the east side of Brock Road, south of the Uxbridge-Pickering Townline;

THAT the acquisition of the donation is to be on the following basis;

- (a) income tax receipt is to be issued in the amount of \$495,200 in accordance with the guidelines set out by Canada Customs and Revenue Agency;**
- (b) Toronto and Region Conservation Authority is responsible for appraisal, environmental and reasonable legal fees;**

THAT TRCA extend their appreciation and thanks to Vernon and Rita Purcell for their generous donation;

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

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

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

CARRIED

BACKGROUND

Resolution #A260/05 at Authority Meeting #9/05, held on November 25, 2005, approved the Greenlands Acquisition Project for 2006-2010.

TRCA staff has had ongoing discussions with Vernon Purcell relating to the 123.47 acres of property under their ownership in north Pickering which is bounded to the south by the Canadian Pacific railway line and Brock Road to the west. As a result of our ongoing discussions, Mr. Purcell is proposing to donate to TRCA 49.52 acres of their land holdings. This area consists of the southerly portion of the property. The remaining 73.95 acres will be retained by Mr. and Mrs. Purcell for rural residential use.

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

RATIONALE

The subject property is located on the east side of Brock Road, south of the Uxbridge-Pickering Townline within the City of Pickering. The Purcell property contains spectacular Oak Ridges Moraine topography and is a candidate Environmentally Significant Area (ESA) site. The property is designated as Natural Core Area and Countryside Area under the Oak Ridges Moraine Conservation Plan. It is located in the headwaters of the Duffins Creek and is transversed by three small watercourses. The partial taking of this property will result in significant environmentally sensitive lands being conveyed to TRCA as protected greenspace and will provide long-term protection to the sensitive valley lands and to the forested lands and will also help enhance the protection of the resource features provided by the TRCA holdings in this area.

DETAILS OF WORK TO BE DONE

Certification and approval of appraisal is to be obtained from Environment Canada in compliance with the Ecological Gifts Program.

TAXES AND MAINTENANCE

It is estimated that the annual 2007 realty tax for the portion of land to be conveyed to TRCA will be approximately \$5,000. On December 10, 2004, the Ontario government announced a regulation that expands the environmental criteria for lands that are eligible to receive a property tax exemption. Based on a preliminary review of the new criteria, it would appear that the subject lands would be eligible for exemption for the 2008 taxation year.

TRCA maintains lands in this vicinity and it is expected that the subject parcel of land will not significantly impact TRCA's maintenance costs because these types of lands require a low degree of maintenance.

FINANCIAL DETAILS

All expenditures for this acquisition including appraisal, environmental and legal fees are to be charged to the TRCA land acquisition capital account.

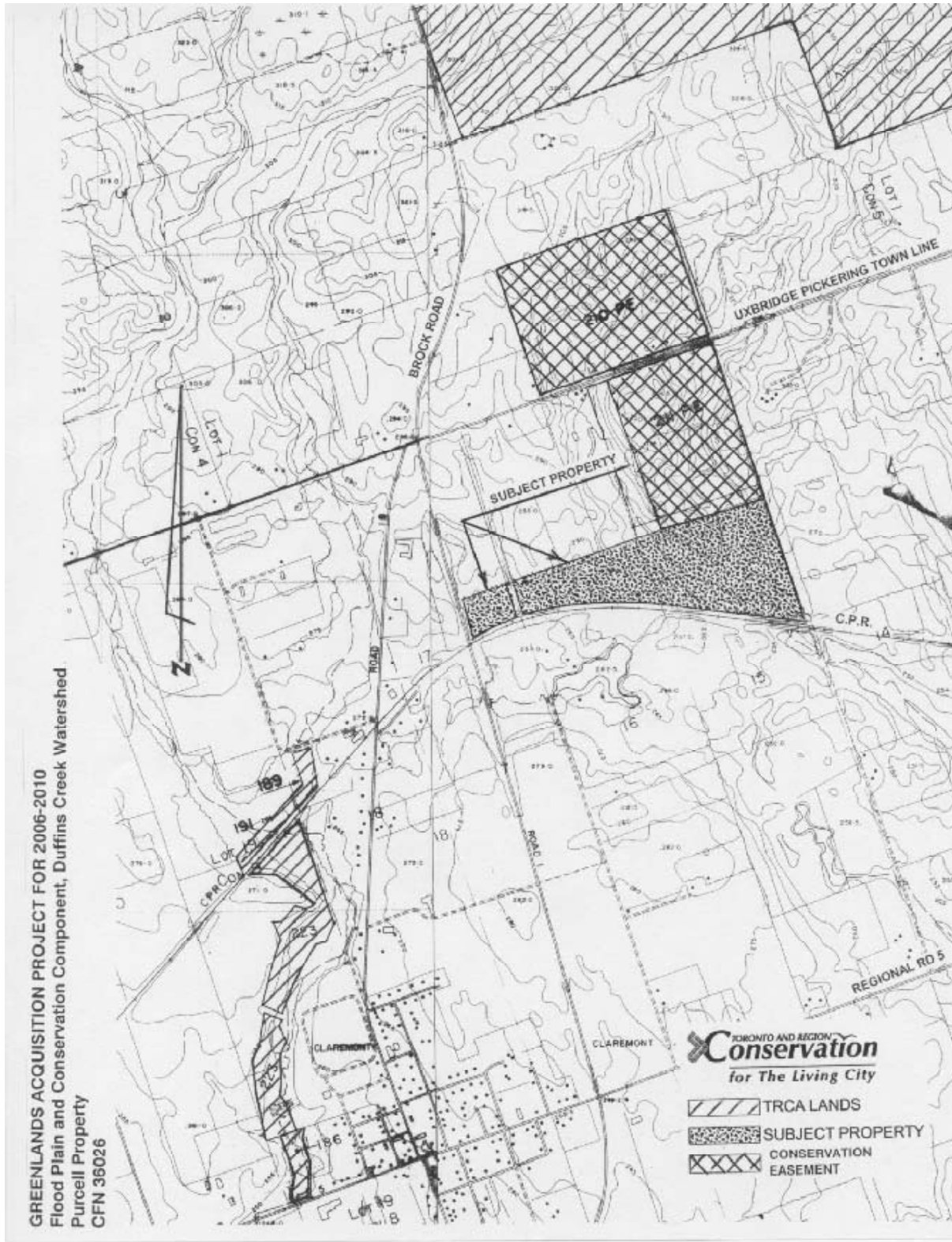
Report prepared by: Tom Campitelli, extension 5335

For Information contact: Ron Dewell, extension 5245 or Tom Campitelli, extension 5335

Date: July 27, 2006

Attachments: 1

Attachment 1



RES.#B18/07 -

GREENLANDS ACQUISITION PROJECT FOR 2006-2010

Flood Plain and Conservation Component, Humber River Watershed
Willhelm and Leopoldine Platzer, CFN 36927. Purchase of property
located at the southwest corner of Rutherford Road and Highway No. 27,
City of Vaughan, Regional Municipality of York, under the "Greenlands
Acquisition Project for 2006-2010", Flood Plain and Conservation
Component, Humber River watershed.

Moved by: Suzan Hall
Seconded by: Paul Ainslie

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.44 hectares (1.10 acres), more or less, of vacant land being Part of Lots 15 and 16, Concession 8 and designated as Part 11 on a Plan of Survey prepared by Brtl & Rowan Inc., Ontario Land Surveyors, dated July 5, 1986, City of Vaughan, located at the southwest corner of Rutherford Road and Highway No. 27, be purchased from Willhelm and Leopoldine Platzer;

THAT the purchase price be \$2.00;

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

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

AND FURTHER THAT the appropriate TRCA officials be authorized and directed to take the necessary action to finalize the transaction including execution and signing of all necessary documentation.

CARRIED

BACKGROUND

Resolution #A260/05 at Authority Meeting #9/05, held on November 25, 2005, approved the Greenlands Acquisition Project for 2006-2010.

Negotiations have been conducted with Mr. Steven C.N. Greer of Greer & Bush, Barristers and Solicitors, on behalf of Willhelm and Leopoldine Platzer.

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

RATIONALE

The subject property falls within TRCA's approved master plan for acquisition for the Humber River watershed as outlined in the approved Greenlands Acquisition Project for 2006-2010. The subject property is located entirely within the Regional Storm flood plain and valley corridor of the East Humber River at this location.

TAXES AND MAINTENANCE

On December 10, 2004, the Ontario government announced a regulation that expands the environmental criteria for lands that are eligible to receive a property tax exemption for the 2008 taxation year. Based on a preliminary review of the new criteria, it would appear that these lands will be eligible for the exemption. The addition of the subject parcel of land would not significantly impact TRCA's maintenance costs at this location.

FINANCIAL DETAILS

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

Report prepared by: George Leja, extension 5342

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

Date: March 22, 2007

Attachments: 1

Attachment 1

GREENLANDS ACQUISITION PROJECT FOR 2006-2010
Flood Plain and Conservation Component, Humber River Watershed
Willhelm and Leopoldine Platzer
CFN 36927



RES.#B19/07 -

GREENLANDS ACQUISITION PROJECT FOR 2006-2010

Flood Plain and Conservation Component, Humber River Watershed Boyer Property, CFN 38904. Acquisition of a parcel of land located on the east side of Airport Road, north of Coolihan Sideroad, Town of Caledon, Regional Municipality of Peel, under the " Greenlands Acquisition Project For 2006-2010", Floodplain and Conservation Component, Humber River watershed .

Moved by: Suzan Hall
Seconded by: Paul Ainslie

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 1.99 hectares (4.92 acres) more or less, consisting of a rectangular shaped parcel of land improved with a small, unserviced seasonal frame cabin, said lands being Part of Lot 37, Concession 1, Albion, Town of Caledon, in the Regional Municipality of Peel, on the east side of Airport Road, north of Coolihan Sideroad, be purchased from George Frederick Boyer, Pamela Jane Boyer, Joan Marie Boyer and Richard Michael Boyer;

THAT the purchase price be \$240,000.00;

THAT acquisition by the Toronto and Region Conservation Authority (TRCA) is conditional on all necessary funding being available;

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

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

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

CARRIED

BACKGROUND

Resolution #A260/05 at Authority Meeting #9/05, held on November 25, 2005, approved the Greenlands Acquisition Project for 2006-2010.

In this instance, it is TRCA's intent to purchase the 1.99 hectares (4.92 acres) Boyer property. This parcel of land is improved with a small, unserviced seasonal frame cabin.

Negotiations have been conducted with the property owners real estate Broker, Mr. Roger Irwin of Royal LePage RCR Realty, and as a result TRCA has entered into an Agreement of Purchase and Sale for the Boyer property which is conditional on funding and necessary approvals.

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

RATIONALE

The subject property falls within TRCA's approved master plan for acquisition for the Humber River watershed as outlined in the approved Greenlands Acquisition Project for 2006-2010. The property is adjacent to the 468 acre Glen Haffy Conservation Area. The entire property is designated as "Escarpment Protection Area" under the Niagara Escarpment Plan, with 98% of the property containing Peel Core Greenlands and approximately 60% of the property zoned Environmentally Significant Area (ESA) by TRCA and Peel Region (ESA #42 - OLaughlin Area). It is located in the headwaters of the Humber River and the property contains springs which feed into the rearing ponds in the Glen Haffy fish hatchery. The acquisition of this parcel will compliment TRCA's holdings in the Glen Haffy area and will help enhance the protection of resource features provided by TRCA holdings in this area.

TAXES AND MAINTENANCE

Annual realty taxes paid in 2006 for the subject property were approximately \$2,500.00. On December 10, 2004, the Ontario government announced a regulation that expands the environmental criteria for lands that are eligible to receive a property tax exemption. Based on a preliminary review of the new criteria, it would appear that the subject lands would be eligible for exemption for the 2008 taxation year.

The subject lands will be added to the existing Glen Haffy Conservation Area and as such will not significantly impact their maintenance costs.

FINANCIAL DETAILS

Funding for this acquisition may include the following sources: The Region of Peel Greenlands Securement Project and the City of Toronto's Land Acquisition for Source Water Protection Reserve or Land Sale Revenue. All expenditures for this acquisition including appraisal, survey, environmental and legal fees are to be charged to account 004-11.

Report prepared by: Tom Campitelli, extension 5335

For Information contact: Ron Dewell, extension 5245 or Tom Campitelli, extension 5335

Date: March 15, 2007

Attachments: 1

Attachment 1

GREENLANDS ACQUISITION PROJECT FOR 2006-2010
Flood Plain and Conservation Component, Humber River Watershed
Boyer Property
CFN 38904



RES.#B20/07 -

GREENLANDS ACQUISITION PROJECT FOR 2006-2010

Flood Plain and Conservation Component, Don River Watershed
Nine-Ten West Limited, CFN 38965. Purchase of property located north
of Rutherford Road, east of Dufferin Street, City of Vaughan, Regional
Municipality of York, under the "Greenlands Acquisition Project for
2006-2010", Flood Plain and Conservation Component, Don River
watershed.

Moved by: Suzan Hall
Seconded by: Paul Ainslie

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 2.82 hectares (6.97 acres), more or less, of vacant land being Part of Lots 16 and 17, Concession 2 and designated as Blocks 198, 210, 211, 212, 213, 216, 218, 219, 220, 221 and 222 on a draft Plan of Subdivision prepared by Schaeffer & Dzaldov Limited, Ontario Land Surveyors, under their Job No. 03-513-00S, dated December 8, 2006, City of Vaughan, located north of Rutherford Road, east of Dufferin Street, be purchased from Nine-Ten West Limited;

THAT the purchase price be \$2.00;

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

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

AND FURTHER THAT the appropriate TRCA officials be authorized and directed to take the necessary action to finalize the transaction including execution and signing of all necessary documentation.

CARRIED

BACKGROUND

Resolution #A260/05 at Authority Meeting #9/05, held on November 25, 2005, approved the Greenlands Acquisition Project for 2006-2010.

Negotiations have been conducted with Mr. Luch Oginbene, Manager, Land Development, The Remington Group Inc., on behalf of Nine-Ten West Limited.

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

RATIONALE

The subject property falls within TRCA's approved master plan for acquisition for the Don River watershed as outlined in the approved Greenlands Acquisition Project for 2006-2010. Through the review of residential subdivision 19T-95066, TRCA staff established the limits of the open space lands (i.e. Blocks 198, 210, 211, 212, 213, 216, 218, 219, 220, 221 and 222 on draft Plan of Subdivision) which are comprised of a stream and valley corridor of the East Don River at this location.

TAXES AND MAINTENANCE

On December 10, 2004, the Ontario government announced a regulation that expands the environmental criteria for lands that are eligible to receive a property tax exemption for the 2008 taxation year. Based on a preliminary review of the new criteria, it would appear that these lands will be eligible for the exemption. The addition of the subject parcel of land will not significantly impact TRCA's maintenance costs at this location.

FINANCIAL DETAILS

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

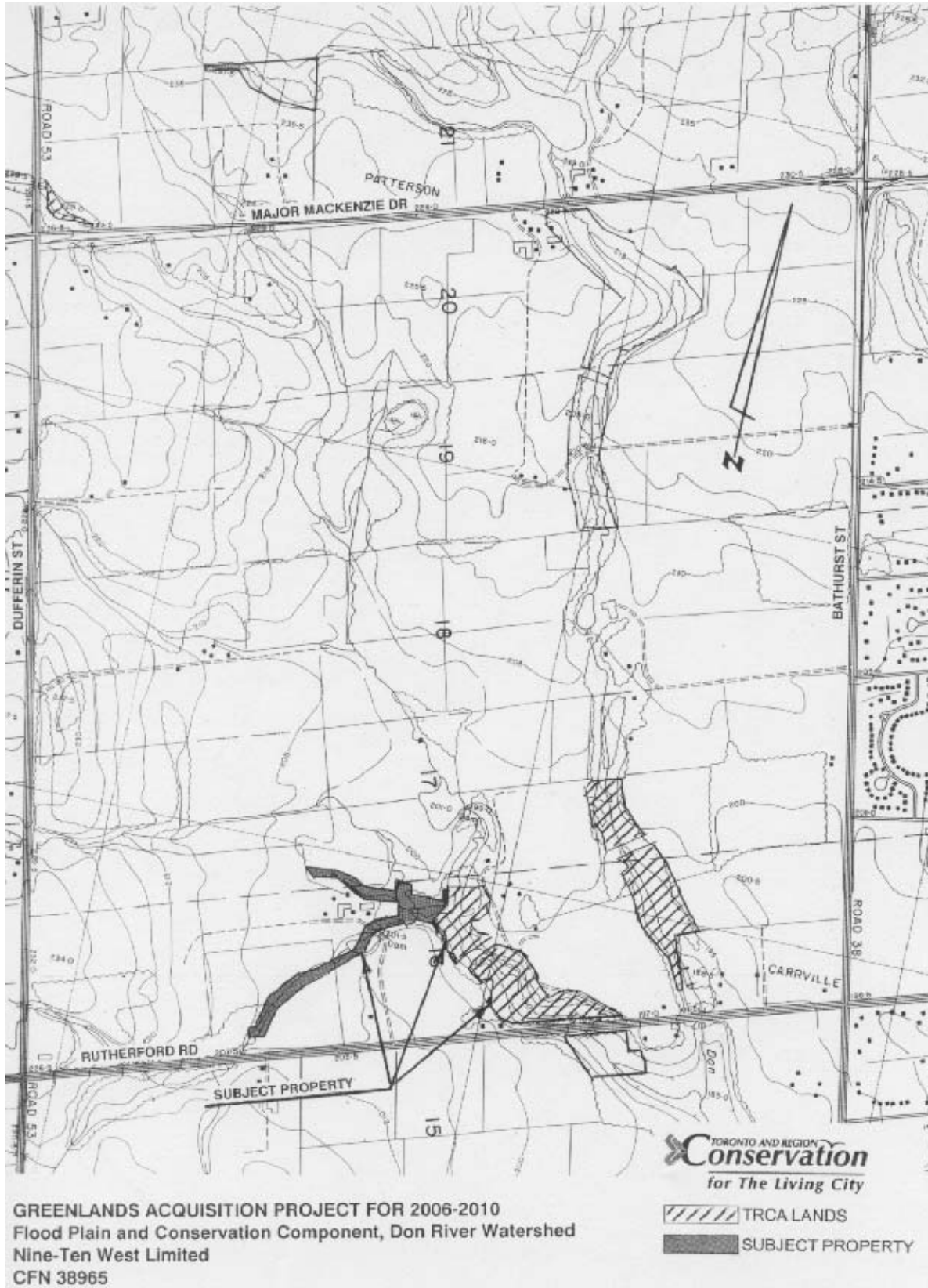
Report prepared by: George Leja, extension 5342

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

Date: March 21, 2007

Attachments: 1

Attachment 1



RES.#B21/07 -

GREENLANDS ACQUISITION PROJECT FOR 2006-2010

Flood Plain and Conservation Component, Humber River Watershed Mansions of Humberwood Inc., CFN 38998. Purchase of property located north of Humberwood Boulevard, east of Highway No. 427 (rear of 710 Humberwood Boulevard), City of Toronto - Etobicoke York Community Council Area, Humber River watershed.

Moved by: Suzan Hall
Seconded by: Paul Ainslie

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.44 hectares (1.09 acres), more or less, of vacant land being Part of Block 1, Registered Plan 66M-2257 and designated as Parts 2, 3, and 4 on Plan 66R-21480, City of Toronto - Etobicoke York Community Council Area, north of Humberwood Boulevard, east of Highway No. 427 (rear of 710 Humberwood Boulevard), be purchased from Mansions of Humberwood Inc.;

THAT the purchase price be \$2.00;

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

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

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

CARRIED

BACKGROUND

Resolution #A260/05 at Authority Meeting #9/05, held on November 25, 2005, approved the Greenlands Acquisition Project for 2006-2010.

Negotiations have been conducted with Ms. Lori Tanel of DelZotto, Zorzi LLP, Barristers and Solicitors, on behalf of Mansions of Humberwood Inc..

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

RATIONALE

The subject property falls within the TRCA's approved master plan for acquisition for the Humber River watershed as outlined in the approved Greenlands Acquisition Project for 2006-2010. Through the review of a Site Plan Control application for the Mansions of Humberwood residential condominium development, TRCA staff established the limits of the open space lands (i.e. Parts 2, 3 and 4 on Plan 66R-21480) which are comprised of a portion of the valley wall along the West Humber River valley corridor at this location.

At Authority Meeting #7/04, held on July 23, 2004, the acquisition of a conservation easement over the same parcels of land was approved under Resolution #A207/04; subsequently, the easement was registered on May 6, 2005. Mansions of Humberwood Inc. has now requested that TRCA accept the fee simple title to the subject lands and is agreeable to nominal consideration for the proposed transfer.

TAXES AND MAINTENANCE

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

FINANCIAL DETAILS

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

Report prepared by: George Leja, extension 5342

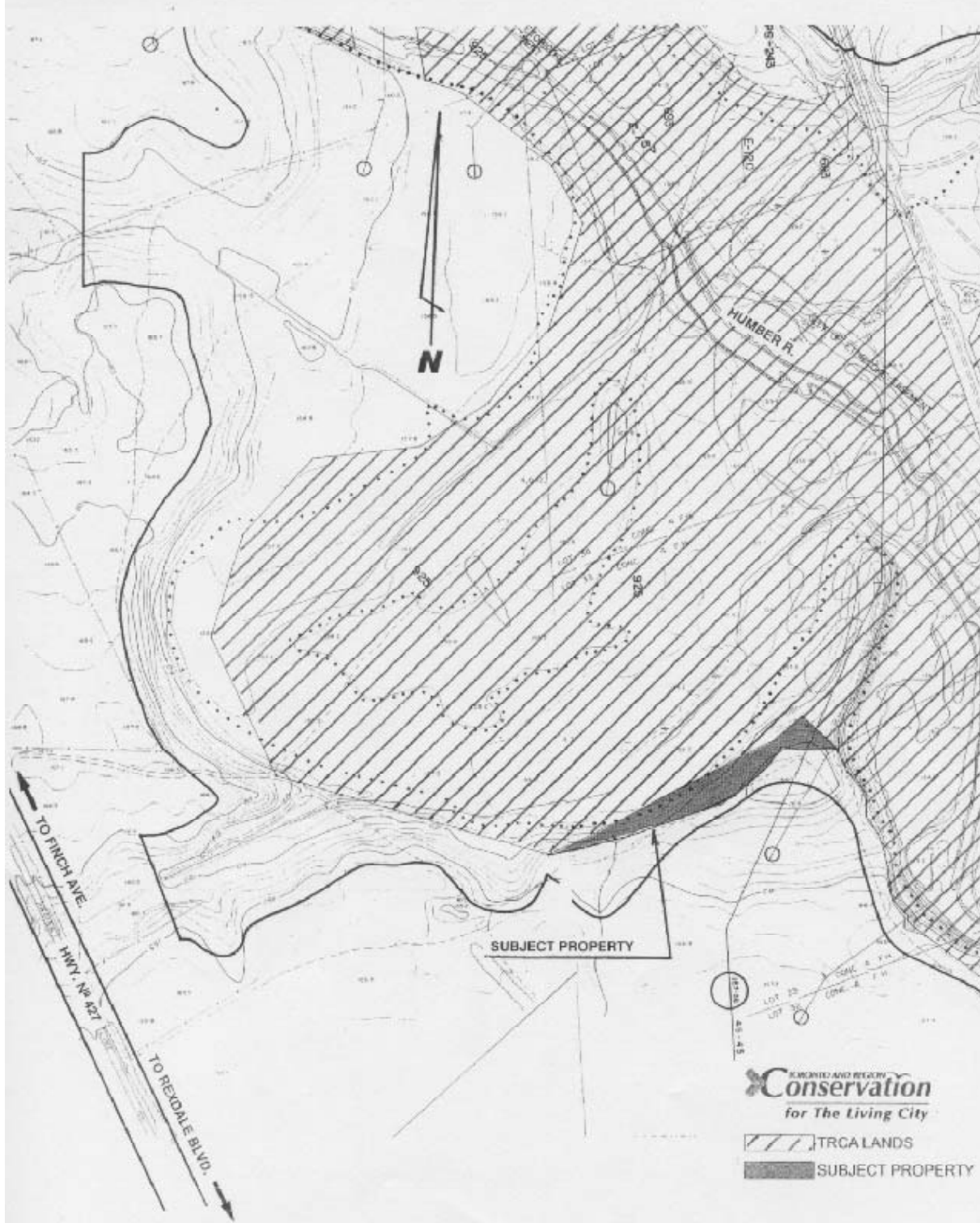
For Information contact: George Leja, extension 5342 or Ron Dewell, extension 5245

Date: March 21, 2007

Attachments: 1

Attachment 1

GREENLANDS ACQUISITION PROJECT FOR 2006-2010
Flood Plain and Conservation Component, Humber River Watershed
Mansions of Humberwood Inc.
CFN 38998



RES.#B22/07 -

GREENLANDS ACQUISITION PROJECT 2006-2010

Flood Plain and Conservation Component, Rouge River Watershed Riotrin Properties (Richmond Hill) Inc., CFN 39038. Purchase of property at 1706 Elgin Mills Road, located east of Leslie Street and north of Elgin Mills Road, Town of Richmond Hill under the "Greenlands Acquisition Project for 2006-2010", Flood Plain and Conservation Component, Rouge River watershed.

Moved by: Suzan Hall
Seconded by: Paul Ainslie

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 11.43 hectares (28.24 acres), more or less, of vacant land being Part of Lot 26, Concession 3 and designated as Blocks 7, 8, and 9 on Draft M Plan, prepared by Marshall Macklin Monaghan Ontario Ltd. OLS under job #20-06-318-01-SU2, Town of Richmond Hill, Regional Municipality of York, located east of Leslie Street and north of Elgin Mills Road be purchased from Riotrin Properties (Richmond Hill) Inc.;

THAT the purchase price be \$2.00;

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

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

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

CARRIED

BACKGROUND

Resolution #A60/05 at Authority Meeting #9/05, held on November 25, 2005, approved the Greenlands Acquisition Project 2006-2010.

Negotiations have been conducted with Mr. Eldon Theodore of MHBC Planning.

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

RATIONALE

The subject lands are identified as valley lands and fall within TRCA's approved master plan for acquisition for the Rouge River watershed as outlined in the approved Greenlands Acquisition Project for 2006-2010.

TAXES AND MAINTENANCE

It is proposed that the lands be turned over to the Town of Richmond Hill for management. On December 10, 2004, the Ontario government announced a regulation that expands the environmental criteria for lands that are eligible to receive a property tax exemption. Based on a preliminary review of the new criteria, it would appear that the majority of these lands will be eligible for the 2008 year. The addition of the subject parcel will not have a significant impact on the TRCA's costs for this area.

FINANCIAL DETAILS

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

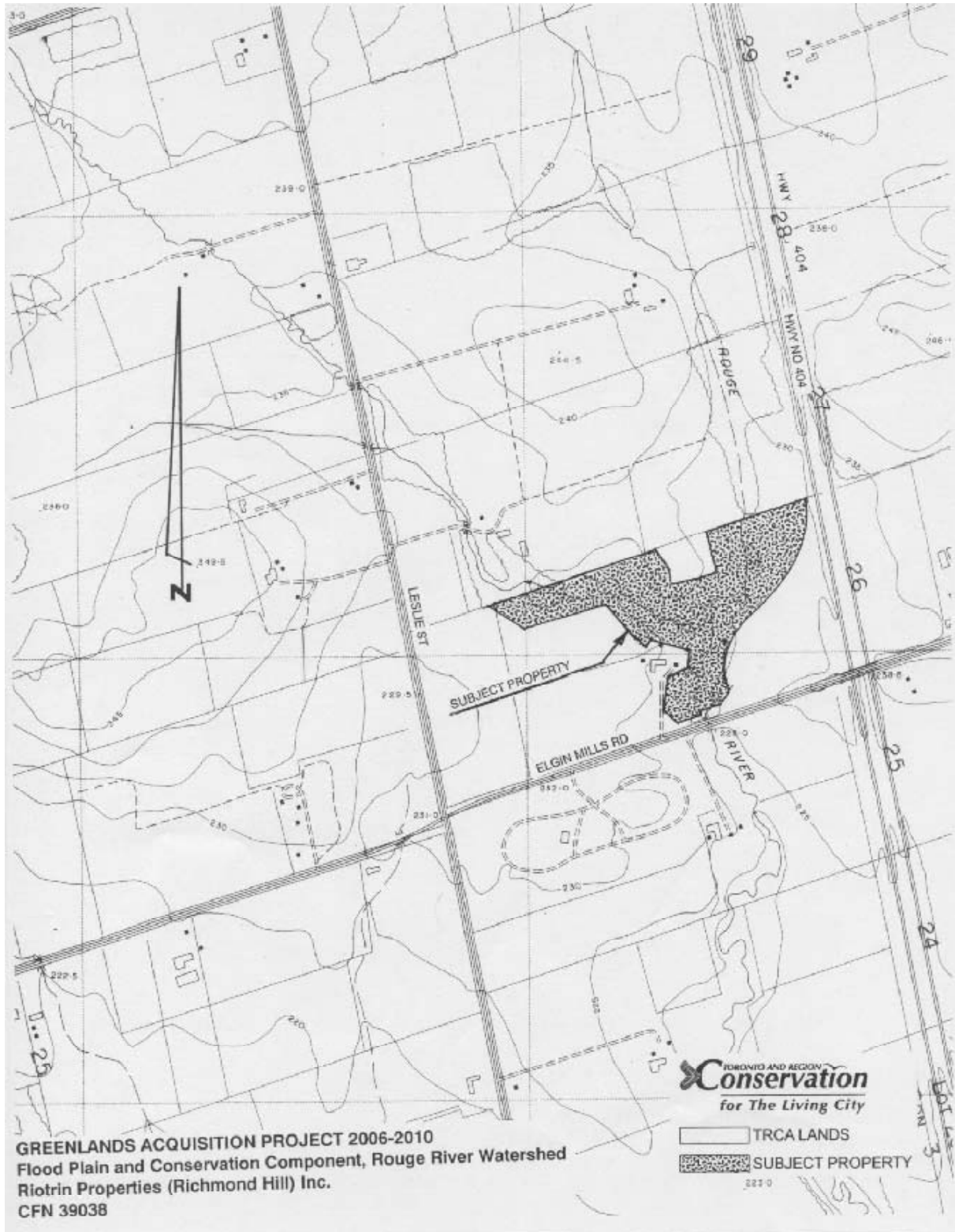
Report prepared by: Edlyn Wong, extension 5711

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

Date: March 23, 2007

Attachments: 1

Attachment 1



RES.#B23/07 -

THE REGIONAL MUNICIPALITY OF DURHAM

Conveyance of Land for the Relocation and Upgrading of the Rosebank Sanitary Sewage Pumping Station, City of Pickering, Lake Ontario Waterfront, CFN 38755. Receipt of a request from the Regional Municipality of Durham for conveyance of land for the relocation and upgrading of the Rosebank Sanitary Sewage Pumping Station, on the north side of Rodd Avenue, east of Rosebank Road in the City of Pickering.

Moved by: Suzan Hall
Seconded by: Paul Ainslie

THE EXECUTIVE COMMITTEE RECOMMENDS THAT WHEREAS Toronto and Region Conservation Authority (TRCA) is in receipt of a request from the Regional Municipality of Durham to convey certain lands for the relocation and upgrading of the Rosebank Sanitary Sewage Pumping Station, on the north side of Rodd Avenue, east of Rosebank Road in the City of Pickering;

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

THEREFORE LET IT BE RESOLVED THAT a parcel of TRCA-owned land containing 0.13 hectares (0.32 acres), more or less, required for the relocation and upgrading of the Rosebank Sanitary Sewage Pumping Station, said land being Part of Lot 30, Range 2, Broken Front Concession, City of Pickering, Regional Municipality of Durham, designated as Part 1 on Plan 40R-6062, be conveyed to the Regional Municipality of Durham ;

THAT consideration be the nominal sum of \$2.00, plus all legal, survey and other costs to be paid by the Regional Municipality of Durham;

THAT the Regional Municipality of Durham demolish the existing Rosebank Pumping Station building, decommission the site as required under Ontario Ministry of the Environment regulations, and the property be revegetated/rehabilitated to the satisfaction of TRCA staff, with all costs for this work paid by the Regional Municipality of Durham;

THAT the former, restored Rosebank Pumping Station property be transferred to TRCA ownership for nominal consideration;

THAT all TRCA lands disturbed by the construction of the new Rosebank Sanitary Sewage Pumping Station, if applicable, be revegetated/rehabilitated to the satisfaction of TRCA staff;

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

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

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

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

CARRIED

BACKGROUND

The subject lands form part of a larger acreage acquired by TRCA from Aileen Phelps-Rodd on December 23, 1980 under the Lake Ontario Waterfront Acquisition Project - Pickering/Ajax Sector. The Regional Municipality of Durham has conveyed lands to TRCA over the years for nominal consideration of \$2.00 and has requested that the TRCA-owned lands required for the relocation and upgrading of the Rosebank Sanitary Sewage Pumping Station be conveyed for the nominal consideration of \$2.00.

A plan illustrating the fee simple conveyance location is attached.

The project is presently being reviewed by TRCA staff under the Municipal Class Environmental Assessment process. Due to rapidly increasing sewage flows in the vicinity, upgrading of the present Rosebank Sanitary Sewage Pumping System will provide much needed additional sanitary sewage pumping capacity within the Rosebank Neighbourhood. As part of the sale of TRCA-owned land for the new sewage pumping station, the Regional Municipality of Durham has agreed to demolish the old pumping station building, decommission the site, revegetate/rehabilitate the entire disturbed area, and transfer this parcel of land to TRCA ownership.

Plantings:

The entire former pumping station site will be planted with native herbaceous and woody plant material. Additional native trees and shrubs will be planted around the new Rosebank Sanitary Sewage Pumping Station.

FINANCIAL DETAILS

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

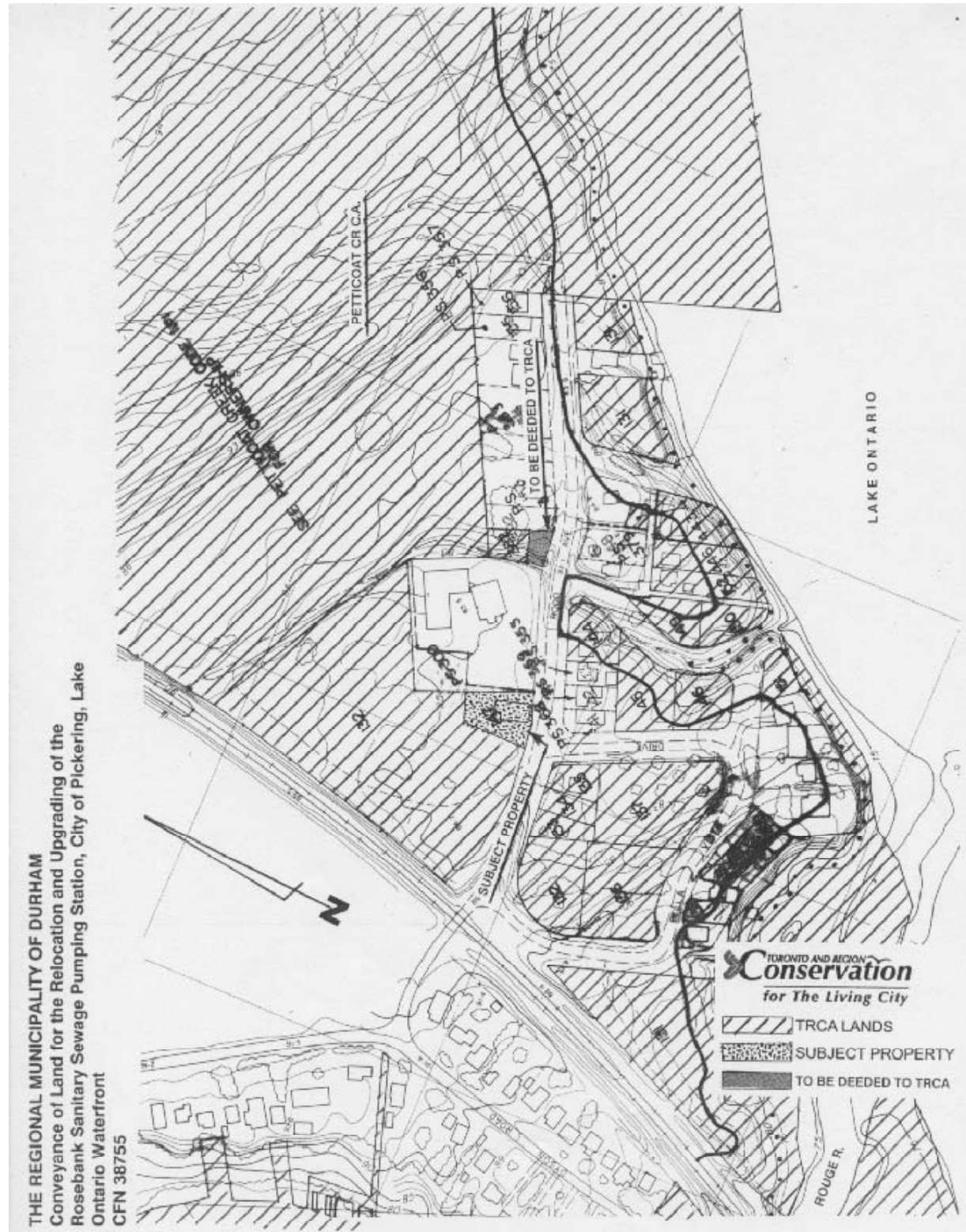
Report prepared by: George Leja, extension 5342

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

Date: March 21, 2007

Attachments: 1

Attachment 1



RES.#B24/07 - REVISED PROJECT FOR THE ETOBICOKE MOTEL STRIP WATERFRONT PARK (March, 1993)
Proudfoot Motels Limited, CFN 12033. Settlement of compensation for rights expropriated for the Revised Project for the Etobicoke Motel Strip Waterfront Park (March, 1993).

Moved by: Suzan Hall
Seconded by: Maria Augimeri

THE EXECUTIVE COMMITTEE RECOMMENDS THAT confidential item 7.9 - Revised Project for the Etobicoke Motel Strip Waterfront Park (March, 1993), be approved.

CARRIED

RES.#B25/07 - YORK-PEEL-DURHAM-TORONTO GROUNDWATER MANAGEMENT PROJECT
Sole Source Contract Award. Sole Source Contract Award to Central Lake Ontario Conservation Authority for the York-Peel-Durham-Toronto (YPDT) Groundwater Management project

Moved by: Suzan Hall
Seconded by: Paul Ainslie

WHEREAS Central Lake Ontario Conservation Authority (CLOCA) has provided project management services for the York-Peel-Durham-Toronto (YPDT) Groundwater Management project to the satisfaction of Toronto and Region Conservation Authority (TRCA) and our municipal funding partners since 2001;

THEREFORE THE EXECUTIVE COMMITTEE RECOMMENDS THAT a three year agreement with CLOCA to provide ongoing project management services to the partner agencies be approved at a cost not to exceed \$200,000, plus applicable taxes, per calendar year,

THAT this agreement be on terms and conditions satisfactory to TRCA staff and solicitors;

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

CARRIED

BACKGROUND

In 2001, the Regions of York, Peel and Durham, together with the City of Toronto, formed a partnership with the nine conservation authorities with lands on the Oak Ridges Moraine to develop and undertake a joint groundwater management program called York-Peel-Durham-Toronto-Conservation Authorities Moraine Coalition (YPDT-CAMC).

A project manager, Steve Holysh, was retained at the beginning of the project by Central Lake Ontario Conservation (CLOCA) on behalf of the program partners. In addition, a management team consisting of staff members from the Regions of York, Peel and Durham, Credit Valley Conservation Authority (CVC), Lake Simcoe Region Conservation Authority (LSRCA), TRCA, CLOCA, Lower Trent Region Conservation Authority (LTRCA), Kawartha Region Conservation Authority (KRCA), Otonabee Region Conservation Authority (ORCA) and Ganaraska Region Conservation Authority (GRCA) was brought together to oversee the technical work. Project initiatives that are tied more closely to the interests of the four municipal partners are part of the YPDT study and are approved through TRCA, while projects tied more closely to the overall moraine study are approved through CLOCA.

RATIONALE

The YPDT-CAMC groundwater initiative continues to contribute insightful, practical deliverables to the partner agencies. The key focus areas of the groundwater program continue to be data management, geological understanding, numerical groundwater modelling and policy development. A large part of the success of the initiative has been the delivery of data and tools at a practical level to partner agency staff and their consultants who are charged with understanding the groundwater system for a variety of day-to-day issues, including water supply impact assessments and wellhead protection area delineation.

Projects undertaken by the YPDT technical team and consultants to date include verification of water well locations, drilling of strategic boreholes, geophysics (seismic and downhole), data model construction and geologic and groundwater flow modelling. This work has been paid for by annual contributions by the municipal partners, supplemented by about \$1.4 million of funding by the Ontario Ministry of Northern Development and Mines (MNDM) and \$531,000 from the Ontario Ministry of the Environment (MOE).

In 2006, Dr. Rick Gerber was hired by CLOCA to assist Mr. Holysh with project management and technical review of the work completed by the YPDT-CAMC partnership. Mr. Holysh's and a portion of Dr. Gerber's salary, benefits, and travel/office costs are paid by TRCA out of the funds contributed by the municipal partners. For the next three years, these costs are budgeted to be \$175,000 per calendar year.

FINANCIAL DETAILS

The \$200,000 for the first year of this agreement are in the budget for the YPDT study, account #115-90. Future amounts for the second and third years of this agreement will be covered through annual municipal contributions to the program. CLOCA has provided Mr. Holysh's services without markup since 2001, and this arrangement will continue through the period of this contract for both Steve Holysh and Rick Gerber.

Report prepared by: Donald Ford, extension 5369
For Information contact: Donald Ford, extension 5369
Date: March 23, 2007

RES.#B26/07 -

KERROWOOD DEVELOPMENTS LIMITED AND CITY OF VAUGHAN
Ontario Municipal Board Hearing. Authorization for party status before the Ontario Municipal Board on referrals related to applications for an official plan amendment, draft plan of subdivision application and zoning amendment to permit the development of 45 single detached residences on the subject property.

Moved by: Suzan Hall
Seconded by: Paul Ainslie

THE EXECUTIVE COMMITTEE RECOMMENDS THAT authorization be given to Toronto and Region Conservation Authority (TRCA) staff to obtain party status before the Ontario Municipal Board (OMB) regarding a proposed amendment to the Official Plan and Zoning By-Law for the City of Vaughan and the draft plan of subdivision for Kerrowood Developments Limited that is not in conformity with the Valley and Stream Corridor Management Program and with the Natural Heritage policies of the Provincial Policy Statement;

THAT staff be authorized to retain legal counsel to pursue this appeal before the Ontario Municipal Board;

AND FURTHER THAT the Ontario Municipal Board and all parties and participants to the hearing be so advised.

CARRIED

BACKGROUND

The subject property is approximately 9.0 hectares (22.2 acres) in size and is located on the west side of Highway #27 and north of Nashville Road, in the Village of Kleinburg, City of Vaughan. The subject property is municipally known as 10740 Highway #27 and is legally described as Part of Lots 24 and 25, Concession 8.

Buildings located on the subject site include an existing dwelling and a number of farm buildings. The site is irregularly shaped and characterized by mixed topography. A valley corridor associated with the west branch of the Humber River is located on the west side of the property and is vegetated primarily on the northwest side of the site. The surrounding lands include an existing dwelling owned by the applicant, bounding the lands to the north. To the east is Highway #27, and rural residential subdivisions. A small tributary of the Humber River is located immediately east of the property. Nashville Road and the new Cornerstone Community Church are located to the south.

Planning Applications

There are three Planning Act applications pertaining to the subject lands. The first is to amend the Official Plan for the City of Vaughan to allow for the re-designation of the lands from 'Suburban Residential' and 'Valley Area' to 'Serviced Residential' and 'Valley Area', which in turn will permit the proposed development of a residential subdivision on full municipal services. The applicant also proposes to amend the City of Vaughan's Zoning By-law (By-law 1-88) from 'A - Agricultural Zone' and 'OS1 - Open Space Zone' to 'R1 - Residential Zone' and 'OS1 - Open Space Zone'. Lastly, the proponent has submitted an application for a Draft Plan of Subdivision proposing 45 single family residential lots.

The application for an Official Plan Amendment (OPA) has been appealed to the OMB by the proponent for the Regional Municipality of York's failure to announce a decision with respect to proposed Official Plan Amendment No. 614. Further, the associated draft plan has been appealed to the OMB by the proponent for the City of Vaughan's failure to render a decision within the review period allotted by the Planning Act and for Council's refusal or neglect to enact the proposed zoning amendment.

The applicant initially submitted the applications to the City of Vaughan and the Regional Municipality of York in the 1980s. While preliminary work was conducted on these applications including a physical top of bank staking, which was conducted by TRCA staff in 1989, the applications went inactive and remained dormant until late 2003. In early 2004, TRCA staff requested an additional site walk of the subject site given the period of time that had elapsed since the initial staking approximately 15 years ago. A new natural features line was identified and delineated on May 31, 2004 which not only took into account the physical top of bank, but also significant vegetation located on the tableland portion of the subject lands.

TRCA staff has forwarded written comments on the applications to the City of Vaughan's Planning Department and to the applicant on several occasions (April 7, 2004, June 1, 2004, December 6, 2004, April 5, 2005, August 15, 2005, December 5, 2005, January 17, 2006 and October 16, 2006). These comments were provided upon the completion of the review of technical documents and re-submissions. This included the review of a Master Environmental Servicing Plan (MESP), which was submitted in accordance with the requirements of the Kleinburg-Nashville Community Plan (City of Vaughan OPA #601).

TRCA Issues

From our review of the applicant's technical submissions, three major areas of concern have been identified. The first issue pertains to the final limits of development and the extent of the natural features line. As previously noted, an initial top of bank line was identified in 1989 which has since been replaced by a natural features line (2004) that includes the physical top of bank line and significant vegetation associated with this valley corridor. As part of our discussions with the applicant, TRCA staff has agreed in principal to the removal of a small tableland woodlot (0.15 ha) located in the northwest corner of the property. This 'plantation-style' area has been deemed by the applicant's consultant to have low ecological function due to its disturbed character (located adjacent to a defunct tennis court) and woodlot edge conditions. To deal with the lost function of this woodlot area, TRCA staff requested that a restoration area equal or greater in size be provided along the valley edge in addition to the requisite buffer. This restoration area is beneficial in that it will provide a continuous naturalized edge along the valley limits and extend the limits of the vegetation further south in areas where the slope is devoid of significant vegetation. In order to assess the merits of this proposal, specific technical requirements and information have been requested from the applicant which remain outstanding.

The second TRCA issue relates to details on the proposed stormwater management block. The applicant proposes to construct the 0.32 hectare pond on the southeast side of the property. Flows from this facility will discharge to a tributary of the Humber River in the southeast. Technical details on the stormwater pond have been submitted by the applicant, however, minor details pertaining to the calculations and best management practices for this facility remain outstanding. This information has been previously requested by TRCA staff.

The third area of TRCA concern deals with the hydrogeological function of the site. Information on a detailed water balance and specific measures to promote infiltration on the site have been requested and remains outstanding.

RATIONALE

An initial OMB pre-hearing was held on March 23, 2007. Upon discussions with City of Vaughan planning staff, it is the understanding of TRCA that a decision has not been made on the zoning amendment and draft plan applications as information remains outstanding on the proposed development. It is noted that the city has expressed concerns over the proposed development including issues pertaining to the requirements of the Kleinburg-Nashville Community Plan (i.e., noise attenuation berm along Highway #27), density, traffic and heritage/archaeology.

TRCA staff has been in consultations with staff from the Regional Municipality of York. The region has not approved, in part, the associated OPA #614 as TRCA staff previously requested deferral of this approval given the outstanding concerns over the final limit of development. In addition, the region has issues pertaining to servicing including water supply and sewage servicing capacity and associated Environmental Assessments for the area.

While TRCA staff has expressed three areas of concern relating to the proposed development, it is noted that these issues form part of an overall package of concerns from the city and the Region of York.

At this time, the proposed applications have not been amended or revised to address the issues contained in our most recent correspondence of October 16, 2006. The proposal as it stands does not reflect our concerns pertaining to the final limits of development nor is it in conformance with TRCA's Valley and Stream Corridor Management Program and Provincial Policy Statement.

DETAILS OF WORK TO BE DONE

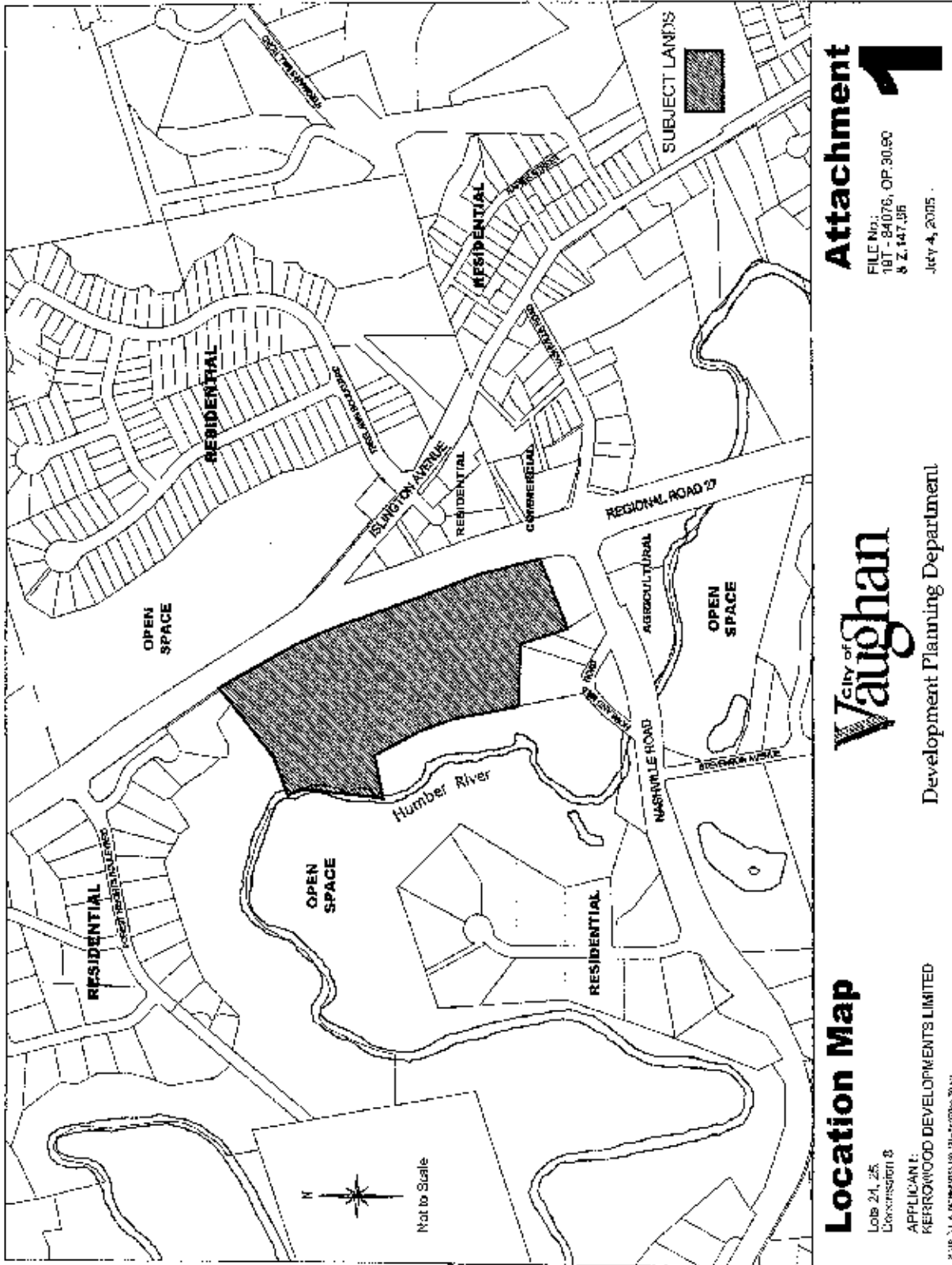
On March 23, 2007, an initial OMB pre-hearing was held to identify relevant parties/participants and issues pertaining to the proposed development. At this pre-hearing, TRCA staff conveyed the above-noted concerns and was granted party status for the upcoming OMB hearing. In order to reduce the number of issues, the OMB has ordered that a summit hearing be convened with all parties/participants in the hopes of reducing and/or eliminating the number of issues. This meeting is to be scheduled for the week of May 14, 2007. An additional pre-hearing is scheduled for June 29, 2007, at which time a formal hearing date will be set, if necessary.

Staff is requesting the authorization of the Authority to retain legal counsel to ensure that TRCA interests are protected and addressed at the hearing. Staff and retained legal counsel will continue to work with the parties and participants to the hearing to resolve any outstanding issues, and will continue to represent the interests of the TRCA before the OMB.

The applicant has recently submitted a revised plan along with technical documents that attempt to address the above-noted TRCA issues. This submission has been circulated to TRCA technical staff for review. It is noted that TRCA staff will continue to work with the applicant and our municipal and regional partners to come to a satisfactory resolution on these applications.

Report prepared by: Kevin Huang, extension 5307
For Information contact: Kevin Huang, extension 5307
Date: April 02, 2007
Attachments: 1

Attachment 1



Attachment
FILE No.:
18T - 84 076, OP. 30.90
& Z. 147.05
July 4, 2005

City of
Vaughan

Development Planning Department

Location Map

Lots 24, 25,
Concession 8
APPLICANT:
KERRWOOD DEVELOPMENTS LIMITED
P. 06 51 4 10000510010-100000000

SECTION II - ITEMS FOR EXECUTIVE ACTION

RES.#B27/07 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO REGULATION 166/06

Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. Pursuant to Ontario Regulation 166/06, written permission from the Authority is required for:

- a) straightening, changing, diverting or interfering in any way with the existing channel of a river, creek, stream or watercourse, or for changing or interfering in any way with a wetland;
- b) development, if in the opinion of the authority, the control of flooding, erosion, dynamic beaches or pollution or the conservation of land may be affected by the development.

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

Moved by: Paul Ainslie
Seconded by: Colleen Jordan

THAT permits be granted in accordance with Ontario Regulation 166/06 for the applications (8.1.1 - 8.1.28, inclusive) which are listed below.

CARRIED

CITY OF BRAMPTON

8.1.1 2 QUINCY PLACE

To construct, reconstruct, erect or place a building or structure and site grade on Lot 14, Concession 7, Lot 21, Plan 43M-1361, (2 Quincy Place), in the City of Brampton, Humber River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a residential dwelling.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- Grading Plan, Figure No. 1, prepared by J.P. Tjeerdsma, Urbantech Consulting, dated January 2007, stamped received by TRCA Planning and Development staff January 29, 2007;
- Servicing Plan, Figure No. 2, prepared by J.P. Tjeerdsma, Urbantech Consulting, dated January 2007, stamped received by TRCA Planning and Development staff January 29, 2007.

RATIONALE

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

Proposal:

The purpose of this proposal is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a residential dwelling. The subject property abuts a valley corridor feature of the Humber River Watershed. All works associated with this project are located on the tableland area, incorporating appropriate environmental buffers. Through a separate planning process, the abutting valley corridor was transferred into public ownership. The proposed works are located outside of the Regional Floodplain.

Control of Flooding:

The proposed works are located outside of the Regional Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:

Appropriate erosion and sediment controls (i.e., silt fence) will be installed and maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this proposal.

Conservation of Land:

No significant vegetation will be removed as a result of construction. There are no fisheries related concerns associated with this proposal.

Plantings

As no significant vegetation will be removed, additional plantings are not required.

Policy Guidelines:

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

CFN: 38790 - Application #: 052/07/BRAM

Report Prepared by: Adam Miller, extension 5244

For information contact: Adam Miller, extension 5244

Date: April 4, 2007

8.1.2 4 QUINCY PLACE

To construct, reconstruct, erect or place a building or structure and site grade on Lot 14, Concession 7, Lot 22, Plan 43M-1361, (4 Quincy Place), in the City of Brampton, Humber River Watershed.

The purpose is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a residential dwelling.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- Grading Plan, Figure No. 1, prepared by J.P. Tjeerdsma, Urbantech Consulting, dated January 2007, stamped received by TRCA Planning and Development staff January 29, 2007;
- Servicing Plan, Figure No. 2, prepared by J.P. Tjeerdsma, Urbantech Consulting, dated January 2007, stamped received by TRCA Planning and Development staff January 29, 2007.

RATIONALE

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

Proposal:

The purpose of this proposal is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a residential dwelling. The subject property abuts a valley corridor feature of the Humber River Watershed. All works associated with this project are located on the tableland incorporating appropriate environmental buffers. Through a separate planning process, the abutting valley corridor was transferred into public ownership. The proposed works are located outside of the Regional Floodplain.

Control of Flooding:

The proposed works are located outside of the Regional Floodplain. As such, no impacts to the storage and/or conveyance of flood waters is anticipated.

Pollution:

Appropriate erosion and sediment controls (i.e., silt fence) will be installed and maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this proposal.

Conservation of Land:

No significant vegetation will be removed as a result of construction. There are no fisheries related concerns associated with this proposal.

Plantings

As no vegetation will be removed, additional plantings are not required.

Policy Guidelines:

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

CFN: 38789 - Application #: 051/07/BRAM
Report Prepared by: Adam Miller, extension 5244
For information contact: Adam Miller, extension 5244
Date: April 4, 2007

CITY OF PICKERING

8.1.3 CITY OF PICKERING

To change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units on Lot 12, Concession 5, (2365 Sixth Concession Road), in the City of Pickering, Duffins Creek Watershed as located on the property owned by City of Pickering.

The purpose is to construct within a Regulated Area of the Duffins Creek watershed in order to facilitate the construction of a foundation and porch for a heritage building located at Pickering Museum Village.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- Site Plan and Sediment Control, dated February 2007, prepared by the City of Pickering, received March 5, 2007;
- Drawing No. 1, Finished Grading and Drainage Site Plan, dated January 2007, prepared by John Rutledge Architect, received March 5, 2007.

RATIONALE

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

Proposal:

The proposal is to construct a foundation and porch for the existing Central Hotel, a heritage building located at Pickering Museum Village. TRCA have previously reviewed and approved plans to relocate this heritage building to its current location. The current application is to create a foundation for the Central Hotel and maintain the existing location. This work is located within TRCA's Regulated Area however, it is adequately set back from top of bank and is not located in the Regional Flood Plain.

Control of Flooding:

The subject property is located outside of the Regional Flood Plain. As such, no adverse impacts to storage or conveyance of flood waters are anticipated as a result of this project.

Pollution:

Appropriate sediment fencing will be placed throughout the duration of the construction to prevent any sediment from entering the adjacent watercourse.

Dynamic Beaches:

Not applicable

Erosion:

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

Conservation of Land:

As the area that will be disturbed is manicured grass, no significant vegetation will be removed as a result of construction.

Plantings

No plantings are required with this proposal.

Policy Guidelines:

This proposal conforms with Section 4.2.1 (H) - Existing Resource Based Uses - of the Authority's Valley and Stream Corridor Management Program.

CFN: 38945 - Application #: 117/07/PICK
Report Prepared by: Shannon McNeill, extension 5744
For information contact: Steve Heuchert, extension 5311
Date: March 28, 2007

8.1.4 1980 SOUTHVIEW DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 17, Concession 1, (1980 Southview Drive), in the City of Pickering, Duffins Creek Watershed.

The purpose is to construct in a Regulated Area of the Duffins Creek watershed in order to facilitate the construction of two decks on the existing dwelling. This property is located the Pickering Town Centre Special Policy Area.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Concept Drawing - Front Deck, dated October 18, 2006, prepared by Garry Stewart, received February 19, 2007;**
Concept Drawing - New Deck, dated October 3, 2006, prepared by Garry Stewart, received February 19, 2007.

RATIONALE

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

Proposal:

The proposal is to construct two new decks on the existing house at 1980 Southview Drive. This property is located within the Regulatory Flood Plain of the Duffins Creek as well as the Pickering Town Centre Special Policy Area (SPA). The Authority's Valley and Stream Corridor Management Program policies permit development within a SPA provided the technical requirements of the TRCA are satisfied. The current proposal has satisfied the technical requirements, as the decks will not impact the storage and conveyance of flood waters.

Control of Flooding:

The subject property is located within the Regulatory Floodplain however, TRCA technical staff has determined that the proposed works will not adversely impact the storage and/or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical concerns associated with this application.

Conservation of Land:

No significant vegetation will be removed as a result of construction.

Plantings

No plantings are required as this project will not affect any significant natural features.

Policy Guidelines:

This proposal conforms 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: 38871 - Application #: 086/07/PICK

Report Prepared by: Shannon McNeill, extension 5744

For information contact: Steve Heuchert, extension 5311

Date: March 28, 2007

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.5 CITY OF TORONTO

To reconstruct a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part of Maria Street Plan 1557, (Queen's Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by City of Toronto.

The purpose is to rehabilitate the Queens Drive bridge structure over Black Creek.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Sheet 1 - Queens Drive Bridge over Black Creek - Bridge Rehabilitation - General Arrangement; dated December 2006; revised March 20, 2007; received March 22, 2007; prepared by Earth Tech (Canada) Inc.;**
- **Sheet 2 - Queens Drive Bridge over Black Creek - Bridge Rehabilitation - Construction Staging; dated December 2006; revised March 20, 2007; received March 22, 2007; prepared by Earth Tech (Canada) Inc.**

RATIONALE

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

Proposal:

The proposal consists of the rehabilitation of the Queens Drive Bridge over Black Creek and will include the complete removal and replacement of the concrete deck, asphalt paving removal and replacement, waterproofing, specific (localized) concrete repairs to the abutment walls, minor grading and restoration of the approach embankments, and an existing watermain beneath the bridge deck will have the support hangers replaced.

Control of Flooding:

No adverse impacts to the storage or conveyance of flood waters are anticipated as a result of this project.

Pollution:

Appropriate controls will be implemented and maintained throughout construction to prevent sediment and debris from entering the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no significant slope stability or geotechnical concerns with the proposed works.

Conservation of Land:

There will be no impacts to significant aquatic or terrestrial features from the proposed works.

Plantings

Disturbed areas will be stabilized and restored with topsoil and native seed mix.

Policy Guidelines:

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

CFN: 38748 - Application #: 025/07/TOR
Report Prepared by: Darren Randell, extension 5745
For information contact: Alex Blasko, extension 5714
Date: March 30, 2007

8.1.6 CITY OF TORONTO

To reconstruct a structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part Lot 7, Concession 4 WYS, (Maple Leaf Drive), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to rehabilitate the Maple Leaf Bridge over Black Creek.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Sheet 29 - Maple Leaf Drive Bridge over Black Creek - Bridge Rehabilitation - General Arrangement;** dated December 2006; revised March 20, 2007; received March 22, 2007; prepared by Earth Tech (Canada) Inc.;
- **Sheet 30 - Maple Leaf Bridge over Black Creek - Bridge Rehabilitation - Construction Staging;** dated December 2006; revised March 20, 2007; received March 22, 2007; prepared by Earth Tech (Canada) Inc.;
- **Sheet 39- Maple Leaf Bridge over Black Creek - Bridge Rehabilitation - Watermain Replacement;** dated February 16, 2007; revised March 20, 2007; received March 22, 2007; prepared by Earth Tech (Canada) Inc.

RATIONALE

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

Proposal:

The proposal consists of the rehabilitation of the Maple Leaf Drive Bridge over Black Creek and will include the complete removal and replacement of the concrete deck, asphalt paving removal and replacement, waterproofing, specific (localized) concrete repairs to the abutment walls, minor grading and restoration of the approach embankments, and an existing watermain beneath the bridge deck will be relocated to the exterior bridge girder.

Control of Flooding:

No adverse impacts to the storage or conveyance of flood waters are anticipated as a result of this project.

Pollution:

Appropriate controls will be implemented and maintained throughout construction to prevent sediment and debris from entering the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no significant slope stability or geotechnical concerns with the proposed works.

Conservation of Land:

There will be no impacts to significant aquatic or terrestrial features from the proposed works. Two deciduous trees will be removed to facilitate the watermain realignment and will be replaced with six deciduous tree plantings.

Plantings

Disturbed areas will be stabilized and restored with topsoil and native seed mix. Two trees being removed will be replaced with 6 other trees.

Policy Guidelines:

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

CFN: 38749 - Application #: 026/07/TOR

Report Prepared by: Darren Randell, extension 5745

For information contact: Alex Blasko, extension 5714

Date: March 30, 2007

8.1.7 CITY OF TORONTO

To site grade on Jane Street from Foxwell Street to Eglinton Avenue West in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by the City of Toronto.

The purpose is to reconstruct Jane Street from Foxwell Street to Eglinton Avenue.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Sheets 1 to 6 - Jane Street Road Resurfacing; dated April 15, 2007; received March 20, 2007; prepared by City of Toronto Technical Services;**
- **Sheet 7 - Jane Street Road Resurfacing; dated April 15, 2007; received March 20, 2007; red line revised by TRCA April 2, 2007; prepared by City of Toronto Technical Services.**

RATIONALE

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

Proposal:

The proposal consists of the reconstruction of Jane Street from Foxwell Street to Eglinton Avenue, including the removal and replacement of the road surface, boulevard, sidewalk, curb and gutter, and the construction of a new sidewalk on the west side of Jane Street from Eglinton Avenue southwards.

Control of Flooding:

No adverse impacts to the storage or conveyance of flood waters are anticipated as a result of this project.

Pollution:

Appropriate controls will be implemented and maintained throughout construction to prevent sediment and other deleterious substances from entering the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no significant slope stability or geotechnical concerns with the proposed works.

Conservation of Land:

There will be no impacts to significant aquatic or terrestrial features from the proposed works.

Plantings

There will be no plantings as part of the proposed works.

Policy Guidelines:

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

CFN: 38780 - Application #: 043/07/TOR

Report Prepared by: Alex Blasko, extension 5714

For information contact: Alex Blasko, extension 5714

Date: April 2, 2007

8.1.8 CITY OF TORONTO

To temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on, (Goodmark Place), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by City of Toronto.

The purpose is to reconstruct the road and install a new sidewalk.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Sheet 1 of 2 - Goodmark Place Road Reconstruction; dated February 20, 2007; received February 23, 2007; prepared by City of Toronto Technical Services;**
- **Sheet 2 of 2 - Goodmark Place Road Reconstruction; dated February 20, 2007; received February 23, 2007; prepared by City of Toronto Technical Services.**

RATIONALE

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

Proposal:

The proposal consists of the reconstruction of Goodmark Place from Steinway Boulevard to its terminus to the east, and the installation of a new sidewalk to the north of the road.

Control of Flooding:

No adverse impacts to the storage or conveyance of flood waters are anticipated as a result of this project.

Pollution:

Appropriate controls will be implemented and maintained throughout construction to prevent sediment and other deleterious substances from entering the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no significant slope stability or geotechnical concerns with the proposed works.

Conservation of Land:

There will be no impacts to significant aquatic or terrestrial features from the proposed works.

Plantings

There will be no plantings as part of the proposed works.

Policy Guidelines:

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

CFN: 38955 - Application #: 122/07/TOR

Report Prepared by: Alex Blasko, extension 5714

For information contact: Alex Blasko, extension 5714

Date: April 2, 2007

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.9 104 FOXRIDGE DRIVE

To construct, reconstruct, erect or place a building or structure on Lot 74, Plan M-639, (104 Foxridge Drive), in the City of Toronto (Scarborough Community Council Area), Don River Watershed.

The purpose is to develop within a Regulated Area of the Don River to facilitate the construction of a gazebo.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- Drawing No. A1, Layout Plan, submitted by Peter Punzalan, no date given, received by TRCA January 23, 2007, redline revised by TRCA March 13, 2007;
- Drawing No. A2, Cross Section, submitted by Peter Punzalan, no date given, received by TRCA October 31, 2006;
- Drawing No. A3, Front Elevation, submitted by Peter Punzalan, no date given, received by TRCA October 31, 2006;
- Drawing No. A4, Foundation & Floor Framing Plan, submitted by Peter Punzalan, no date given, received by TRCA October 31, 2006.

RATIONALE

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

Proposal:

The proposal is to develop within a Regulated Area of the Don River to facilitate the construction of a gazebo in the rear yard. The subject property is located south of Eglinton Avenue and west of Kennedy Road in Scarborough district within the City of Toronto.

Control of Flooding:

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

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues associated with the proposed works.

Conservation of Land:

There will be no impact on significant natural features or riparian vegetation.

Plantings

Plantings are not required as part of this application.

Policy Guidelines:

This project complies with Section 4.2.2 E - Property Improvements and Ancillary Structures - of this Authority's Valley and Stream Corridor Management Program

CFN: 38875 - Application #: 094/07/TOR

Report Prepared by: Louise Monaghan, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: April 3, 2007

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

8.1.10 BMW TORONTO

To change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units on Part Lot 15, Part Block A, Plan 165-E, (11 Sunlight Park Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by BMW Toronto.

The purpose is to develop within the Regulated Area of the Don River to facilitate the construction of a one storey car wash addition.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A101, Site Plan, Prepared by Quadrangle Architects Limited, dated November 8, 2006, received February 9, 2007;**
Drawing No. A102, Car Wash Site Plan, Prepared by Quadrangle Architects Limited, dated March 5, 2007, received March 5, 2007.

RATIONALE

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

Proposal:

The proposal is to develop within a Regulated Area of the Don River to facilitate the construction of a one storey car wash addition. The subject property is located within the East York District of the City of Toronto.

Control of Flooding:

The subject property is located within the Lower Don Special Policy Area (SPA). Under SPA criteria, all buildings are required as a minimum to be flood proofed to the elevation of the 350 Year Storm. In this case, the proposed one storey car wash addition will be flood proofed to meet the 350 Year Storm elevation.

Pollution:

Sediment control fencing is not necessary as the proposed works are removed from significant natural features.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues with the proposed works.

Conservation of Land:

There will be no impact on significant natural features or riparian vegetation.

Plantings

Plantings are not required as part of this application.

Policy Guidelines:

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

CFN: 38941 - Application #: 110/07/TOR

Report Prepared by: Louise Monaghan, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: April 3, 2007

CITY OF TORONTO

8.1.11 CITY OF TORONTO

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on (Pottery Road to Broadview Avenue), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed as located on the property owned by City of Toronto.

The purpose is to regrade within the Pottery Road Right-of-Way to create a temporary construction access area for the approved highrise residential development located at 1042 - 1048 Broadview Avenue.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Topographic Survey of Part of Lot 13, Concession 2, From the Bay, Part of Lot A, Reg. Plan1221, City of Toronto, Cross Section Details Added, prepared by Krcmar Surveyors Ltd. dated November 17, 2006, received February 16, 2007;**
- **Drawing No. SPL1, Hard Landscape and Planting Plan, prepared by Ferris and Associates Inc. revised February 13, 2007, received February 18, 2007;**
- **Drawing No. EP-SKYY-1, Erosion Control Plan, submitted by Applicant, undated, received March 5, 2007.**

RATIONALE

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

Proposal:

The applicant is proposing to regrade a portion of the Pottery Road right-of-way located to the rear of their development site at 1042-1048 Broadview Ave. The proposed works would entail creating a level area (approximately 59 metres x 10m) within the existing slope for construction vehicle access and staging. The existing slope is sparsely treed and is vegetated primarily with grass. The slope will be fully restored upon completion of the adjacent development. Through the planning process, the local community had requested that the City require the developer to establish their construction access from Pottery Road in order to avoid potential traffic conflicts and delays from occurring on Broadview Avenue.

Control of Flooding:

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

Pollution:

Sediment and erosion control measures will be installed around the perimeter of the construction zone to prevent sediment from entering the watercourse located to the west.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues with the proposed works.

Conservation of Land:

All excavated and disturbed areas will be stabilized and re-vegetated following construction. No significant resource features will be impacted by the proposed works. The angle of the restored slope will be reduced from its present condition in order to promote better growing conditions for the trees and shrubs that will be planted after construction.

Plantings

New native shrub and tree plantings are proposed for the restored slope area.

Policy Guidelines:

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

CFN: 38957 - Application #: 124/07/TOR

Report Prepared by: Mark Rapus, extension 5259

For information contact: Mark Rapus, extension 5259

Date: April 3, 2007

CITY OF VAUGHAN

8.1.12 APRA TRUCK LINES TRANSPORT

To alter a waterway on Lot 20, Concession 10, (southeast corner of Major Mackenzie Drive and Highway 50), in the City of Vaughan, Humber River Watershed as located on the property owned by Apra Truck Lines Transport.

The purpose is to alter a watercourse in order to establish a transport truck storage facility.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. SW-ESC, Erosion and Sediment Control Plan, prepared by Counterpoint Engineering, dated April 2005, Revision No. 5, revised on October 26, 2006, received by TRCA on February 27, 2007;**
- **Drawing No. L-01, Landscape Plan, prepared by Mep Design Inc., Revision No. 21, revised on February 9, 2007, received by TRCA on February 27, 2007.**

RATIONALE

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

Proposal:

The applicant seeks permission to alter a watercourse in order to establish a transport truck storage facility. The site is located at the southeast corner of Major Mackenzie Drive and York Regional Road 50 and is traversed by the upper reach of a headwater tributary to the Rainbow Creek. This tributary currently bisects the site diagonally which prevents the rational development of the site. TRCA and Department of Fisheries and Ocean's Canada staff have worked with the applicant to arrive at a solution whereby the tributary is realigned to a location which is parallel to Regional Road 50. The realigned tributary is to be within a vegetated corridor along the western side of the site. From the point where the tributary enters the site at the north it is to have slight meander and finally exit the site to an existing swale running south of the site.

During the course of staff's review, the applicant began to undertake site grading in the absence of a permit and in violation of Ontario Regulation 166/06. The work was halted at the request of TRCA Enforcement staff. It is staff's opinion that this application and the drawings associated with it will satisfactorily resolve the previous violation and provide for an adequate treatment of the headwater tributary while permitting the site to be developed as proposed.

Control of Flooding:

The realigned watercourse has been designed to adequately convey flood flows. Due to the position of the tributary at the upper reaches of the headwaters of the Humber River, no estimated or engineered flood plain mapping has been undertaken for the watercourse.

Pollution:

A sediment and erosion control plan has been prepared as part of this permit application which is to be implemented during site grading and construction. The location of the realigned tributary is to be isolated by silt fencing.

Dynamic Beaches:

Not applicable

Erosion:

There are no slope stability or geotechnical concerns with the proposed works.

Conservation of Land:

This permit application proposes to maintain the watercourse in a realigned location that allows the site to be developed in a rational manner. As opposed to the piping of this headwater tributary, the tributary is to be maintained in an open state within a landscaped corridor with a slight meander. An Authorization from the Department of Fisheries and Ocean's Canada is required for the realignment of the watercourse. This Authorization has not been issued by the department to date. TRCA staff will not issue the permit until the Authorization has been provided. There are no natural heritage features where the works are proposed to take place. A planting plan has been prepared as part of the application.

Plantings

Plantings of native species of trees and shrubs are to be planted along the watercourse along with a native seed mix as ground cover.

Policy Guidelines:

This proposal is consistent with the following portions of TRCA's Valley and Stream Corridor Management Program: Section 3.3.2 C), Policies and Procedures for Identifying Watercourses and Alterations, and the special provisions of Note #1 to the section. Note #1 applies in that the works will allow for the efficient utilization of land and are deemed to be appropriate for effective land and water management.

CFN: 37846 - Application #: 291/06/VAUG

Report Prepared by: Chris Jones, extension 5718

For information contact: Chris Jones, extension 5718

Date: March 30, 2007

8.1.13 55 WATERSIDE CRESCENT

To construct, reconstruct, erect or place a building or structure and site grade on Lot 3, Plan 65M-3695, (55 Waterside Crescent), in the City of Vaughan, Don River Watershed.

The purpose is to construct an in-ground swimming pool, spa and pool terrace within a Regulated Area of the Humber River Watershed at 55 Waterside Crescent in the City of Vaughan.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- Pool & Landscape Layout Plan, Drawing No. L-01, prepared by Gib-San Pools, received by the TRCA on March 29, 2007, redline revised to indicate sediment control fencing and the removal of excess fill;
- Setback Details, prepared by Gib-San Pools, received by the TRCA on March 29, 2007.

RATIONALE

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

Proposal:

The purpose is to construct an in-ground swimming pool, spa and pool terrace within a Regulated Area of the Don River Watershed. The proposed development will occur within the rear yard of an existing residential lot and will be set back approximately 2 metres from the rear lot line. The applicant will plant within the 2 metre buffer with native, non-invasive species. The development will not be located within the Regional Storm Flood Plain, and no significant natural features will be affected by the project.

Control of Flooding:

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

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical/slope stability issues associated with the development.

Conservation of Land:

TRCA staff visited the subject property and are 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 site that may be negatively impacted by the project.

Plantings

The proposed works will not affect any significant natural features. All disturbed areas will be restored to existing conditions upon completion of the project. The proposed landscaping is to consist of native non-invasive species.

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: 39057 - Application #: 161/07/VAUG
Report Prepared by: Suzie Losiak, extension 5724
For information contact: Kevin Huang, extension 5307
Date: April 3, 2007

8.1.14 OLANA ESTATES INC.

To temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on, (11600 Jane Street), in the City of Vaughan, Humber River Watershed as located on the property owned by Olana Estates Inc..

The purpose is to place fill within a Regulated Area of the Humber River in order to remove an off-line pond on the subject property.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Site Plan for Trinison Pond In-fill, Drawing No. 1, prepared by Stantec in February 2007, received by the TRCA on February 14, 2007.**

RATIONALE

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

Proposal:

The proposal is to place fill and regrade within a Regulated Area of the Humber River, in order to remove an off-line pond. The property is located on the west side of Jane Street, north side of Kirby Road, in the City of Vaughan. The pond is located in front of the existing home. This pond is to be drained and filled in with clean fill. The approximate required fill volume of the pond, based on surface area and depth approximations, is 1050 cubic metres for Pond 2.

Control of Flooding:

The proposed works are located outside of the Regional Storm Flood Plain of the Humber River, and as such, the storage and conveyance of flood waters will not be affected.

Pollution:

During the drainage sequence for the works, flows will be directed through a flexible pipe. Furthermore, a filter will be placed at the end of the discharge pipe to ensure sediment does not enter the watercourse. TRCA technical staff is satisfied with the proposed construction methodology.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical/slope stability issues associated with the development.

Conservation of Land:

There are no geotechnical/slope stability issues associated with the proposed works. Furthermore, the pond is not considered fish habitat and therefore, will not result in a Harmful Alteration, Disruption or Destruction of fish habitat (HADD). A letter of advice for working near water, on behalf of Fisheries and Oceans Canada (DFO), will be issued with the permit. No other significant natural features will be impacted by the proposed works.

Plantings

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

Policy Guidelines:

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

CFN: 38886 - Application #: 097/07/VAUG
Report Prepared by: Suzie Losiak, extension 5724
For information contact: Bill Kiru, extension 5306
Date: April 3, 2007

8.1.15 23 YELLOW PINE CRESCENT

To construct, reconstruct, erect or place a building or structure on Part Lot 7, Concession 7, 23 Yellow Pine Crescent, in the City of Vaughan, Humber River Watershed.

The purpose is to permit site grading and placement of material within a Regulated Area of the Humber River Watershed to facilitate the construction of a one-storey rear addition over an existing porch.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Site Plan for 23 Yellow Pine Crescent, Drawing No. A-1, prepared by ARCA Planning and Design, dated September 2006, received by the TRCA February 21, 2007;**
- **Floor Plans/Roof Plans for 23 Yellow Pine Crescent, Drawing No. A-2, prepared by ARCA Planning and Design, dated September 2006, received by the TRCA February 21, 2007;**
- **Elevations for 23 Yellow Pine Crescent, Drawing No. A-3, prepared by ARCA Planning and Design, dated September 2006, received by the TRCA February 21, 2007;**
- **Sections for 23 Yellow Pine Crescent, Drawing No. A-4, prepared by ARCA Planning and Design, dated September 2006, received by the TRCA February 21, 2007;**

RATIONALE

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

Proposal:

The proponent seeks to construct a one-storey rear addition over an existing porch. The property is regulated because it is adjacent to a tributary of the Humber River. The proposed addition would be located outside of the estimated floodplain and will not extend any closer to the watercourse. There are no geotechnical/slope stability issues associated with the development. The development will not be located within the Regional Storm Flood Plain and no significant natural features will be affected by the project.

Control of Flooding:

The development will not be located within the Regional Storm Flood Plain. As such, there will be no impact on the storage or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical/slope stability issues associated with the development.

Conservation of Land:

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

Plantings

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

Policy Guidelines:

The proposal is consistent with Section 4.2 .2 c) - Minor Additions- of the Authority's Valley and Stream Corridor Management Program.

CFN: 38936 - Application #: 115/07/VAUG
Report Prepared by: Suzie Losiak, extension 5724
For information contact: Bill Kiru, extension 5306
Date: April 3, 2007

8.1.16 REGIONAL MUNICIPALITY OF YORK

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 10 - 11, Concession 9 - 10, Langstaff Road, between Huntington Road and Highway 27, in the City of Vaughan, Humber River Watershed as located on the property owned by the Regional Municipality of York.

The purpose is to permit the temporary/permanent placement, dumping or removal of material, and to conduct site grading within a Regulated Area and Regional Storm Flood Plain of a tributary of the Humber River (on Langstaff Road, between Huntington Road and Highway 27), in order to install a watermain under the Langstaff Road right-of-way, as part of servicing works for Block 57/58 West, in the City of Vaughan.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Langstaff Road Watermain - From Sta. 10+520.00 to Sta. 10+780.00, Drawing No. WM-3, prepared by Urban Ecosystems Limited, Revision No. 3 (revised March 7, 2007), received March 8, 2007.**

RATIONALE

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

Proposal:

The proposal is to temporarily/permanently place, dump or remove material and site grade within a Regulated Area of a tributary of the Humber River (West Rainbow Creek), in order to install a watermain under the Langstaff Road right-of-way, within Block 57/58 West, in the City of Vaughan. The subject site is located on the north side of Langstaff Road, between Huntington Road and Highway 27. The new 600 mm watermain will cross under the existing culvert crossing of the West Rainbow Creek. In order to avoid any disturbance to the West Rainbow Creek, the watermain installation will be conducted utilizing a jack and bore installation technique (trenchless). The watermain is located approximately 3 m below the existing culvert crossing. This allowance will avoid any future interference with works by the Regional Municipality of York to reconstruct Langstaff Road and replace the existing culvert. This reconstruction will be reviewed as part of an associated Environmental Assessment process and will fall under separate permit approval(s).

Dewatering is not anticipated as part of the subject works. However, a contingency plan has been added to the submitted technical drawings addressing measures to be taken if dewatering is required (*i.e.*, directed through a filter bag and discharged a minimum of 15 m from the watercourse).

Control of Flooding:

The proposed works are located under the existing Langstaff Road right-of-way. No permanent structures will be located within the Regional Storm Flood Plain of the West Rainbow Creek. As such, the storage or conveyance of flood waters will not be negatively impacted by the proposed works.

Pollution:

Sediment and erosion control measures will be erected around the perimeter of the work site and maintained for the duration of construction to ensure that sediment does not enter the nearby watercourse.

Dynamic Beaches:

Not applicable

Erosion:

Erosion on the work site will be minimized through the application of the aforementioned sediment and erosion control measures.

Conservation of Land:

Geotechnical borehole logs have been submitted as part of the technical documentation. The TRCA's Geotechnical Engineer has reviewed this submission and is satisfied that there are no geotechnical issues associated with the works. There are no in-water works associated with the project. However, given the proximity to the watercourse, a Letter of Advice will be issued on behalf of Fisheries and Oceans Canada (DFO).

Plantings

Given that the watermain will be installed utilizing a trenchless jack and bore system, no disturbance and/or restoration of the site is anticipated.

Policy Guidelines:

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

CFN: 38935 - Application #: 114/07/VAUG

Report Prepared by: Kevin Huang, extension 5307

For information contact: Kevin Huang, extension 5307

Date: April 3, 2007

8.1.17 61 CEDARVALLEY CRESCENT

To construct, reconstruct, erect or place a building or structure on Part Lot 6, Concession 8 Lot 6, Plan M-1828, (61 Cedarvalley Crescent), in the City of Vaughan, Humber River Watershed.

The purpose is to permit site grading and placement of material within a Regulated Area of the Humber River Watershed to facilitate the construction of a garage.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- Survey for 61 Cedarvalley Crescent, received by the TRCA on March 21, 2007;
- Site Plan for 61 Cedarvalley Crescent, received by the TRCA on March 21, 2007.

RATIONALE

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

Proposal:

The purpose is to construct a garage (24 feet by 28 feet) within a Regulated Area of the Humber River Watershed. The proposed development will occur within the side yard of an existing residential lot. The development will not be located within the Regional Storm Flood Plain, and no significant natural features will be affected by the project.

Control of Flooding:

The development will not be located within the Regional Storm Flood Plain. As such, there will be no impact on the storage or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical/slope stability issues associated with the development.

Conservation of Land:

TRCA staff visited the subject property and are 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 site that may be negatively impacted by the project.

Plantings

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

Policy Guidelines:

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

CFN: 39003 - Application #: 143/07/VAUG

Report Prepared by: Suzie Losiak, extension 5724

For information contact: Bill Kiru, extension 5306

Date: April 3, 2007

8.1.18 37 PINE RIDGE AVENUE

To construct, reconstruct, erect or place a building or structure on Lot 6, Plan M1116, 37 Pine Ridge Avenue, in the City of Vaughan, Humber River Watershed.

The purpose is to permit site grading and placement of material within a Regulated Area of the Humber River Watershed to facilitate the construction of a two storey dwelling, garage, deck and pool at 37 Pine Ridge Avenue in the City of Vaughan.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- Survey, Prepared by P. Salna Company Ltd. dated May 29, 2006, received by the TRCA on March 16, 2007;
- Site Plan, Drawing No. SP-1, prepared by Stephen Popovich Associates Inc., dated February 9, 2007, received by the TRCA March 16, 2007.

RATIONALE

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

Proposal:

The purpose is to construct a two storey dwelling, garage, deck and pool within a Regulated Area of the Humber River Watershed. The proposed development will be on an existing residential lot and will be set back approximately 3 metres from the top of bank. The applicant has agreed to provide native, non-invasive plantings between the proposed swimming pool and the top of bank, adjacent to the vegetated valley slope, to provide a buffer between the pool and the valley corridor and to enhance the existing natural corridor within this area. The development will not be located within the Regional Storm Flood Plain, and no significant natural features will be affected by the project.

Control of Flooding:

The development will not be located within the Regional Storm Flood Plain. As such, there will be no impact on the storage or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical/slope stability issues associated with the development.

Conservation of Land:

The watercourse will not be impacted by the proposal, and therefore no fisheries concerns will result. There are no other significant natural features on, or adjacent to, the site that may be negatively impacted by the project.

Plantings

The proposed works will not affect any significant natural features. All disturbed areas will be restored 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 and Section 4.2.2 E - Ancillary Structures - of the Authority's Valley and Stream Corridor Management Program.

CFN: 38995 - Application #: 134/07/VAUG
Report Prepared by: Suzie Losiak, extension 5724
For information contact: Bill Kiru, extension 5306
Date: April 3, 2007

8.1.19 99 THORNBRIDGE DRIVE

To construct, reconstruct, erect or place a building or structure and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 54, Plan 4061, 99 Thornridge Drive, in the City of Vaughan, Don River Watershed.

The purpose is to permit site grading and placement of material within a Regulated Area of the Don River Watershed to facilitate the construction of a two storey dwelling at 99 Thornridge Drive in the City of Vaughan.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- Site Survey Plan, Drawing No. A-1, prepared by Persiarch Design Ltd. dated February 2007, received by the TRCA March 21, 2007; Site Plan for 99 Thornridge Drive,
- Drawing No. A-2, prepared by Persiarch Design Ltd. and B.N. Engineering Design Inc. dated March 2007, received by the TRCA March 23, 2007;
- Basement Plan, Drawing No. A-3, prepared by Persiarch Design Ltd. and B.N. Engineering Design Inc. dated February 2007, received by the TRCA March 21, 2007;
- Ground Floor Plan, Drawing No. A-4, prepared by Persiarch Design Ltd. and B.N. Engineering Design Inc. received by the TRCA on March 21, 2007;
- Second Floor Plan, Drawing No. A-5, prepared by Persiarch Design Ltd. and B.N. Engineering Design Inc. dated February 2007, received by the TRCA on March 21, 2007;
- Roof Plan, Drawing No. A-6, Prepared by Persiarch Design Ltd. and B.N. Engineering Design Inc. dated February 2007, received by the TRCA on March 21, 2007;
- North Elevation, Drawing No. A-7, prepared by Persiarch Design Ltd. dated February 2007, received by the TRCA on March 21, 2007;
- South Elevation, Drawing No. A-8, prepared by Persiarch Design Ltd. dated February 2007, received by the TRCA on March 21, 2007;
- East Elevation, Drawing No. A-9, prepared by Persiarch Design Ltd. dated February 2007, received by the TRCA on March 21, 2007;
- Longitudinal Section "A", Drawing No. A-11, prepared by Persiarch Design Ltd. and B.N. Engineering Design Inc. dated February 2007, received by the TRCA on March 21, 2007;
- Traverse Section 'B', Drawing No. A-12, prepared by Persiarch Design Ltd. and B.N. Engineering Design Inc. dated February 2007, received by the TRCA on March 21, 2007.

RATIONALE

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

Proposal:

The works involve site grading and placement of material to facilitate the construction of a two storey dwelling within a Regulated Area of the Don River. The development will not be located within the Regional Storm Flood Plain and no significant natural features will be affected by the project.

Control of Flooding:

The development will not be located within the Regional Storm Flood Plain. As such, there will be no impact on the storage or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical/slope stability issues associated with the development.

Conservation of Land:

As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features on, or adjacent to, the site that may be negatively impacted by the project.

Plantings

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

Policy Guidelines:

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

CFN: 39002 - Application #: 140/07/VAUG
Report Prepared by: Suzie Losiak, extension 5724
For information contact: Bill Kiru, extension 5306
Date: April 2, 2007

TOWN OF AJAX

8.1.20 TOWN OF AJAX

To development on Part Lot 1, Concession 5 Lot 5, Plan 40R-10280; 40M-2046, (Shoal Point Road and Bayly Street), in the Town of Ajax, Carruthers Creek Watershed as located on the property owned by Town of Ajax.

The purpose is to construct a 1.5 metre wide asphalt and granular base pedestrian trail.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- Drawing No. L1, Trail Routing and Layout Plan, prepared by Town of Ajax, Revision No. 3, Revised April 4, 2007, received April 5, 2007;
- Drawing No. L2, Details, prepared by Town of Ajax, Revision No. 3, Revised April 4, 2007, received April 5, 2007;
- Drawing No. L3, Details, prepared by Town of Ajax, Revision No. 3, Revised April 4, 2007, received April 5, 2007.

RATIONALE

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

Proposal:

The proposal is to construct a 1.5 metre wide asphalt and granular base pedestrian trail on the west side of Shoal Point Road connecting the existing 1.5 metre wide sidewalks near Callander Court and Salt Drive. The trail route is adjacent to wetlands associated with Carruthers Creek to the west. The project is part of the Town of Ajax on-going trail improvements and expansion and will complete the connection from Bayly Street to Carruther's Marsh and the Waterfront Trail.

Control of Flooding:

The project is partially located within a Regional Storm Floodplain. However, as the grades will not change, the proposal will have no impact on the storage or conveyance of floodwaters.

Pollution:

Sediment control fencing will be installed to prevent construction debris from entering the adjacent wetland and watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical issues with the proposal.

Conservation of Land:

The trail route has been chosen in such a manner as to minimize impacts on the wetland and upland habitat. As such, it mostly follows an existing elevated and sparsely vegetated area. Disturbed areas will be restored. Vegetation will not be disturbed during the migratory bird breeding season.

Plantings

Native seed mix suitable for areas adjacent to the wetland will be applied to the disturbed areas and allowed to renaturalize.

Policy Guidelines:

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

CFN: 37925 - Application #: 347/06/AJAX

Report Prepared by: Steve Heuchert, extension 5311

For information contact: Steve Heuchert, extension 5311

Date: April 4, 2007

TOWN OF CALEDON

8.1.21 15751 THE GORE ROAD

To temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 19, Concession 4, (15751 The Gore Road), in the Town of Caledon, Humber River Watershed.

The purpose is to recognize the placement of fill adjacent to an existing driveway within a TRCA Regulated Area of the Humber River watershed.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Site Plan, prepared by B. Moyer, dated April 3, 2007, received by TRCA on April 3, 2007.**

RATIONALE

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

Proposal:

The purpose of this application is to recognize the placement of fill within a TRCA Regulated Area of the Humber River watershed. The fill was placed in order to create aesthetic berming around a driveway entrance without necessary TRCA approvals. As such, a violation notice has been issued. To resolve this violation, TRCA staff conducted a site visit to assess potential impacts. TRCA staff are satisfied that the unauthorized works will not result in any adverse impacts to the natural features on-site. Enhancement plantings are proposed with this application which involves the planting of two-thousand, native, non-invasive tree species on the subject property. In addition, please be advised that a violation fee has been collected to resolve these issues.

Control of Flooding:

The proposed works are located outside of the Regional Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:

It is our understanding that appropriate erosion and sediment controls (i.e., silt fence) were used throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:

No significant vegetation was removed as a result of construction. Enhancement plantings are proposed as part of this application in order to enhance the ecological condition of the natural features on-site. There are no fisheries related concerns associated with this proposal.

Plantings

All plant species are native and non-invasive consistent with TRCA's guidelines.

Policy Guidelines:

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

CFN: 39046 - Application #: 158/07/CAL

Report Prepared by: Jason Wagler, extension 5743

For information contact: Quentin Hanchard, extension 5324

Date: April 4, 2007

TOWN OF MARKHAM

8.1.22 NORVALLEY HOMES LIMITED

To construct, reconstruct, erect or place a building or structure on Lot 10, Concession 6, (57 Main Street), in the Town of Markham, Rouge River Watershed as located on the property owned by Norvalley Homes Limited.

The purpose is to develop within a Regulated Area of the Rouge River Watershed to facilitate the development of an 8-unit plan of subdivision on an undeveloped lot of record in the Town of Markham.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- Drawing No. L1 of 1, Preliminary Planting Plan and Details, prepared by Harrington and Hoyle Ltd., dated July 2006, received November 10, 2006;
- Drawing No. 101, General Plan, prepared by Politis Engineering Ltd., dated October 2006, received November 10, 2006;
- Drawing No. 102, Storm Sanitary & Drainage Plan, prepared by Politis Engineering Ltd., dated October 2006, received November 10, 2006;
- Drawing No. 201, Plan and Profile Richard Maynard Crescent, prepared by Politis Engineering Ltd., dated October 2006, received November 10, 2006;
- Drawing No. 301, Grading Plan, prepared by Politis Engineering Ltd., dated October 2006, received November 10, 2006;
- Drawing No. 401, Siltation and Erosion Control Plan, prepared by Politis Engineering Ltd., dated October 2006, received November 10, 2006, red-line revised to demonstrate breaks in the silt fencing for access and mud mats for vehicular access;
- Elevation 'A', Draft Front Elevation, prepared by Agincourt Design 2001 Corp., dated November 2005, received January 10, 2007;
- Elevation 'A', Draft Left Elevation, prepared by Agincourt Design 2001 Corp., dated November 2005, received January 10, 2007;
- Elevation 'A', Draft Rear Elevation, prepared by Agincourt Design 2001 Corp., dated November 2005, received January 10, 2007;
- Elevation 'A', Draft Right Elevation, prepared by Agincourt Design 2001 Corp., dated November 2005, received January 10, 2007;
- Elevation 'A', Draft Basement Plan, prepared by Agincourt Design 2001 Corp., dated November 2005, received January 10, 2007;
- Elevation 'A', Draft First Floor Plan, prepared by Agincourt Design 2001 Corp., dated November 2005, received January 10, 2007;
- Elevation 'A', Draft Second Floor Plan, prepared by Agincourt Design 2001 Corp., dated November 2005, received January 10, 2007.

RATIONALE

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

Proposal:

The subject property is located at 57 Main Street, Unionville, south of Highway No. 7 and west of Kennedy Road, in the Town of Markham. The subject property is partially located within the Town of Markham's Unionville Special Policy Area (SPA). In general, SPAs are portions of a community which have historically existed in the floodplain and where strict adherence to provincial floodplain policies may cause significant social and economic hardship to the community. To allow for the continued viability of existing uses in SPAs the province has developed site-specific policies addressing matters such as, but not limited to, floodproofing, emergency management, and development intensification as they relate to the potential risks to life and/or property. Please note that the Town of Markham is currently undertaking to revise the SPA boundaries in this area, and are currently awaiting final approval from the Ministers of Municipal Affairs and Housing, and Natural Resources which we understand is imminent. These revisions will bring the subject lands entirely within the SPA boundaries.

Previously, the Executive Committee approved a permit application (under Ontario Regulation 158) for the construction of 2 residential dwellings on the subject property. However, the applicant did not pursue the final issuance of the permit due to projected major changes to the plans (purchase of adjacent property to the north). Subsequently, the landowner has submitted a new proposal for the subject lands which includes the development of 2 residential and 6 semi-detached dwellings. Through the review of the draft plan of subdivision associated with this development, TRCA staff determined that the proposed revisions to the plan do not create an unacceptable increase to the risks to life and/or property. In this regard, the proposal satisfies TRCA's Valley and Stream Corridor Management Program Policy (VSCMP) technical requirements for development permitted within an SPA, and the residences are appropriately floodproofed and can withstand the flows and velocities of the Regional Storm.

Control of Flooding:

Authority staff have confirmed that the Regional Storm flood plain elevation on this property is 174.75 metres above sea level. The openings below the finished first floor will be floodproofed to the Regional Storm flood plain elevation. The structures are located entirely within the SPA limits. The existing grades along the property lines will be maintained with only minor regrading within the flood plain for lot grading purposes.

Pollution:

Silt fencing will be installed and maintained during construction, surrounding the area of works to impede the overland migration of construction generated sediments.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:

No significant vegetation will be removed as a result of construction. However, a restoration plan is proposed for the top of bank area to provide net ecological gain to the valley and stream corridor through the approval of this application. There are no fisheries concerns related to this proposal.

Plantings

All plant species proposed in association with the above-referenced Landscape Plan are native and non-invasive consistent with TRCA's guidelines.

Policy Guidelines:

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

CFN: 38457 - Application #: 718/06/MARK

Report Prepared by: Susan Robertson, extension 5370

For information contact: Quentin Hanchard, extension 5324

Date: April 4, 2007

8.1.23 22 DEANBANK DRIVE

To construct, reconstruct, erect or place a building or structure and site grade on Lot 30, Concession 1 Part Lot D, Plan 71, (22 Deanbank Drive), in the Town of Markham, Don River Watershed.

The purpose is to develop within a Regulated Area of the Don River Watershed to facilitate the development of a garage addition to an existing single family residence.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. L-1, Landscape Enhancement Plan, prepared by JSW+Associates, dated January 20, 2007, received March 9, 2007;**
- **Drawing No. G-1, Grading and Siltation Control Plan, prepared by JSW+Associates, dated January 2007, received March 9, 2007.**

RATIONALE

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

Proposal:

The subject property is located at 22 Deanbank Drive, north of John Street and east of Yonge Street, in the Town of Markham. The intent of the application is to facilitate the development of a two car attached garage to the existing single family residence on site. The subject property abuts a valley corridor of the German Mills Creek, within the Don River Watershed. The proposed garage addition is proposed approximately 20 metres from the top of bank and does not encroach beyond the limit of the existing development on the subject property. There are no flooding and/or geotechnical concerns with this application.

Control of Flooding:

The proposed works are located outside of the Regional Storm Flood Plain of the Don River Watershed. As such, the proposed works will not impact the storage and/or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during all phases of construction, surrounding the construction area to impede the overland migration of construction generated sediment.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:

No significant vegetation will be removed as a result of construction. An enhancement planting plan is proposed along the edge of the top of bank to improve the ecological condition of the abutting valley corridor. There are no fisheries concerns related to this proposal.

Plantings

All plant species proposed are native and non-invasive consistent with TRCA's guidelines.

Policy Guidelines:

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

CFN: 38994 - Application #: 133/07/MARK

Report Prepared by: Susan Robertson, extension 5370

For information contact: Quentin Hanchard, extension 5324

Date: April 4, 2007

TOWN OF RICHMOND HILL

8.1.24 617 SUNSET BEACH ROAD

To construct, reconstruct, erect or place a building or structure and site grade on Lot 26, Plan 355, (617 Sunset Beach Road), in the Town of Richmond Hill, Humber River Watershed.

The purpose is to develop within a Regulated Area and the Regional Storm Floodplain of the Humber River Watershed to facilitate the development of a residence.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. A1, Construction Notes, Site Plan and Statistics, prepared Dimitre Kolarov of ID Linea, dated June 22, 2006 and received June 26, 2006;**
- **Drawing No. A2, Basement Floor Plan, prepared Dimitre Kolarov of ID Linea, dated June 22, 2006 and received June 26, 2006;**
- **Drawing No. A3, Ground Floor Plan, prepared Dimitre Kolarov of ID Linea, dated June 22, 2006 and received June 26, 2006;**
- **Drawing No. A4, Second Floor Plan, prepared Dimitre Kolarov of ID Linea, dated June 22, 2006 and received June 26, 2006;**
- **Drawing No. A5, Roof Plan, prepared Dimitre Kolarov of ID Linea, dated June 22, 2006 and received June 26, 2006;**
- **Drawing No. A6, North and South Elevations, prepared Dimitre Kolarov of ID Linea, dated June 22, 2006 and received June 26, 2006;**
- **Drawing No. A7, West and East Elevations, prepared Dimitre Kolarov of ID Linea, dated June 22, 2006 and received June 26, 2006;**
- **Drawing No. A8, Building Sections 'B' - 'B' and 'A' - 'A', prepared Dimitre Kolarov of ID Linea, dated June 22, 2006 and received June 26, 2006;**
- **Drawing No. A9, Standard Details, prepared Dimitre Kolarov of ID Linea, dated June 22, 2006 and received June 26, 2006;**
- **Drawing No. A10, Standard Details Masonry Wall Construction, prepared Dimitre Kolarov of ID Linea, dated June 22, 2006 and received June 26, 2006;**

- Reference Plan, prepared by Roman-Stanciu Ltd., dated February 6, 2007, received February 7, 2007;
- Landscape Plan, prepared by Roman-Stanciu Ltd., dated February 27, 2007, received April 4, 2007.

RATIONALE

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

Proposal:

The subject property is located at 617 Sunset Beach Road, on the north side of Sunset Beach Road, west of Bayview Avenue, in the Town of Richmond Hill. The purpose of the application is to construct a single family residence on a developed lot of record, within the Humber River Watershed. The subject property is located on the Oak Ridges Moraine, within the Settlement Area land use designation of the Oak Ridges Moraine Conservation Plan (ORMCP). The proposed residence will be built over the footprint of the existing residence. The existing residence located on site will be demolished to facilitate the proposed works. An enhancement planting plan has been submitted with this application to improve the ecological condition of the adjacent drainage corridor. Through related planning processes, the applicant has agreed to transfer the drainage corridor into public ownership.

Control of Flooding:

The proposed works are located outside of the Regional Storm Flood Plain of the Humber River. As such, the proposed works will not impact the storage and/or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during all phases of construction, surrounding the construction area to impede the overland migration of construction generated sediment.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this proposal.

Conservation of Land:

No significant vegetation will be removed as a result of construction. An enhancement planting plan is proposed for the drainage corridor to provide a net ecological gain. There are no fisheries concerns related to this proposal.

Plantings

TRCA staff have ensured that all plantings on the subject property are native and non-invasive and adhere to the TRCA's guidelines.

Policy Guidelines:

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

CFN: 37901 - Application #: 339/06/RH
Report Prepared by: Susan Robertson, extension 5370
For information contact: Quentin Hanchard, extension 5324
Date: April 4, 2007

8.1.25 0 LAKESIDE CRESCENT

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 12, Plan 184, (south side of Lakeside Crescent), in the Town of Richmond Hill, Humber River Watershed.

The purpose is to develop within a Regulated Area and the Regional Storm Floodplain of the Humber River Watershed to facilitate the development of a residence on an undeveloped lot.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- Drawing No. A1, Foundation Plan, prepared by Master Plan, revision no. 2 dated February 28, 2007, received March 8, 2007;
- Drawing No. A2, Main & Upper Floor Plan, prepared by Master Plan, revision no. 1 dated January 1, 2007, received March 8, 2007;
- Drawing No. A3, Cross Sections AA & BB, prepared by Master Plan, revision no. 1 dated January 1, 2007, received March 8, 2007;
- Drawing No. A4, Elevations, prepared by Master Plan, revision no. 1 dated January 1, 2007, received March 8, 2007;
- Drawing No. P1, Site Plan, prepared by Master Plan, dated January 23, 2007, received February 2, 2007;
- Lot Grading Plan, prepared by E.R Garden Limited, dated July 27, 2006, received February 2, 2007;
- Landscape Plan, prepared by Ecological Outlook, dated May 25, 2006, revision no. 1 dated October 2, 2006, received February 2, 2007;
- Letter Report, prepared by E7 Engineering, dated January 22, 2007, date stamped January 22, 2007, received January 25, 2007.

RATIONALE

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

Proposal:

The subject property is located at 0 Lakeside Crescent, south of North Lake Road, west of Bayview Avenue, in the Town of Richmond Hill. The purpose of the application is to construct a single family residence on an undeveloped lot of record, which backs onto Lake Wilcox (PSW), within the Humber River Watershed. The site is located on the Oak Ridges Moraine, within the Settlement Area land use designation of the Oak Ridges Moraine Conservation Plan (ORMCP). The subject property is also located within a Special Policy Area (SPA) and is susceptible to flooding during a Regional Storm event. This proposal satisfies TRCA's technical guidelines for SPAs, and the residence will be adequately flood proofed above the Regional Storm Flood elevation, and withstand the flows and velocities associated with a Regional Storm event. In accordance with the ORMCP, TRCA staff has reviewed a hydrological report to identify potential impacts to the above noted PSW. Based on the report, TRCA staff concur that no impacts to the PSW are anticipated with the implementation of recommended mitigation techniques (i.e., plantings). The proposed works are adequately setback from the shoreline associated with Lake Wilcox (approximately 11 metres).

Control of Flooding:

The proposed dwelling will be flood proofed above the Regional Storm Flood elevation. In addition, TRCA staff are satisfied that the proposed works will not significantly affect the storage and/or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during all phases of construction, surrounding the construction area to impede the overland migration of construction generated sediment.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:

No significant vegetation will be removed as a result of construction. An enhancement planting plan has been included with this application to improve the ecological condition of the abutting Lake Wilcox.

Plantings

All plantings are native and non-invasive consistent with TRCA's guidelines.

Policy Guidelines:

This 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 (VSCMP).

CFN: 38847 - Application #: 074/07/RH

Report Prepared by: Susan Robertson, extension 5370

For information contact: Quentin Hanchard, extension 5324

Date: April 4, 2007

8.1.26 87 BIRCH AVENUE

To construct, reconstruct, erect or place a building or structure and site grade on Lot 78, 79, 80, Plan 1960, Part Lot 70, Plan 1960, (87 Birch Avenue), in the Town of Richmond Hill, Don River Watershed.

The purpose is to develop within the Regulated Area of the Don River Watershed to facilitate the development of a solarium addition and bayroom addition to an existing residence.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Grading Plan, prepared by Guido Papa Surveying Ltd., dated January 19, 2007 and received January 29, 2007, red-line revised to include Sediment and Erosion Control Fencing.**

RATIONALE

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

Proposal:

The subject property is located at 87 Birch Avenue, south of Carville Road and east of Bathurst Street, in the Town of Richmond Hill. The intent of the application is to facilitate the development of a solarium room and bayroom addition to the existing single family residence on site. The subject property is adjacent to a valley and stream corridor within the Don River Watershed. The proposed solarium addition is proposed approximately 35 metres from the top of bank. The proposed works will not encroach beyond the limit of existing development and there are no flooding and/or geotechnical concerns.

Control of Flooding:

The proposed works are located outside of the Regional Storm Flood Plain of the Don River Watershed. As such, the proposed works will not impact the storage and/or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during construction, surrounding the construction area to impede the overland migration of construction generated sediment.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:

No significant vegetation will be removed as a result of construction. There are no fisheries concerns related to this proposal.

Plantings
Not applicable.

Policy Guidelines:

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

CFN: 38782 - Application #: 041/07/RH
Report Prepared by: Susan Robertson, extension 5370
For information contact: Joshua Campbell, extension 5386
Date: April 4, 2007

TOWN OF WHITCHURCH-STOUFFVILLE

8.1.27 1010047 ONTARIO LIMITED

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 32, Concession 10, in the Town of Whitchurch-Stouffville, Duffins Creek Watershed as located on the property owned by 1010047 Ontario Limited.

The purpose is to undertake site grading, permanently place fill and alter a watercourse in order to establish an outfall for a stormwater management facility.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Drawing No. 228, Storm Water Management Pond SCT-1, prepared by Sabourin Kimble & Associates Ltd., dated November 2005, engineer's stamp dated May 7, 2006, received by TRCA on October 30, 2006;**
- **Drawing No. SWM-1, Stormwater Management Pond Planting Plan, prepared by The MBTW Group, dated December 2005, Revision No. 3, revised on October 16, 2006, received by TRCA on October 30, 2006.**

RATIONALE

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

Proposal:

The applicant seeks permission to undertake site grading, permanently place fill and alter a watercourse in order to establish a plunge pool and outfall cooling trench associated with a stormwater management pond. The proposed works are located at the headwaters of a tributary to the Stouffville Creek adjacent to the York-Durham Line in the southeast portion of the community of Stouffville. The stormwater management pond itself is located on a separate property to the north as part of the Tresstown residential subdivision development. The pond was approved by the Executive Committee at its meeting of July 7, 2006.

This second permit application has been required, as portions of the plunge pool and outfall cooling trench are to be located on lands not owned by the developer to the south. The developer and the landowner have made arrangements to facilitate this construction and this permit application has been brought forward with the consent of the land owner.

Construction will involve grading and placement of river stone and clear stone to establish a plunge pool and cooling channel for the stormwater management pond outfall.

Control of Flooding:

The stormwater management pond outfall, plunge pool and cooling trench have been designed to adequately convey storm flows. The works are not located in the Regional Storm Flood Plain.

Pollution:

Sediment and erosion controls are to be in place during works.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical or slope stability concerns with the proposal.

Conservation of Land:

A planting plan has been prepared which forms part of the proposal.

Plantings

The planting plan provides for the planting of shrubs and trees adjacent to the cooling trench and outfall.

Policy Guidelines:

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

CFN: 38463 - Application #: 723/06/WS

Report Prepared by: Chris Jones, extension 5718

For information contact: Chris Jones, extension 5718

Date: April 2, 2007

TOWNSHIP OF KING

8.1.28 31 KEEWAYDIN DRIVE

To construct, reconstruct, erect or place a building or structure and site grade on Lot 11, Concession 8, (31 Keewaydin Drive), in the Township of King, Humber River Watershed.

The purpose is to construct a two storey walk-out dwelling with attached four car garage, as well as a pool, pond, and private septic system within a Regulated Area of the Humber River Watershed at 31 Keewaydin Drive in the Township of King.

The permit will be issued for the period of April 13, 2007 to April 12, 2009 in accordance with the following documents and plans which form part of this permit:

- **Site Grading and Septic System Design SP-1, prepared by Valdor Engineering Inc. dated November 2006, received by the TRCA on February 22, 2007;**
- **Site Grading and Septic System Design SP-2, prepared by Valdor Engineering Inc. dated November 2006, received by the TRCA on February 22, 2007;**
- **Landscape Plans L-1 to L-6, prepared by Landscape Planning Limited, dated December 11, 2006, received by the TRCA on February 26, 2007.**

RATIONALE

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

Proposal:

The proposal involves the construction of a 909.92 square metre two storey dwelling with an attached four car garage, as well as a pool, pond, and private septic system. Access to the property is from Keewaydin Drive.

The TRCA's interests for the proposed works were addressed through our review of Site Plan Development Application SPD-07-01 submitted under the Planning Act. Under the Township of King's Oak Ridges Moraine (ORM) Conformity By-law, Site Plan Approval is required if development is proposed within an ORM Feature Protection Zone or an Environmental Protection Zone and its corresponding 120 metre area of influence. The applicant must demonstrate that the proposed development will not adversely affect the ecological integrity of the ORM plan area. In this instance, development is proposed within the ORM Feature Protection Zone.

TRCA staff have reviewed the Oak Ridges Moraine Conformity Report (ORMCP). The residential lot has had some level of previous disturbance and further disturbance is proposed related to grading and landscaping. The TRCA does not have significant concern regarding the site disturbance because the disturbance is taking place within the small buffer portion of the site, as indicated on the site grading and septic system design drawing SP-1.

The TRCA has an interest in conserving, protecting, and enhancing the natural features of the Oak Ridges Moraine. TRCA staff are satisfied with the proposed location of the two storey dwelling with attached four car garage, as well as a pool, pond, and private septic system and TRCA staff do not anticipate negative impact to the ORMCP area. However given that municipalities are the designated approval authority under the Oak Ridges Moraine Act, the Township has the responsibility to ensure any planning applications required for the proposed development conform to the provisions of the ORMCP.

Control of Flooding:

The development will not be located within the Regional Storm Flood Plain. As such, there will be no impact on the storage or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical/slope stability issues associated with the development.

Conservation of Land:

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

Plantings

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

Policy Guidelines:

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

CFN: 38877 - Application #: 095/07/KING

Report Prepared by: Suzie Losiak, extension 5724

For information contact: Bill Kiru, extension 5306

Date: April 2, 2007

THE FOLLOWING PERMIT APPLICATIONS WERE ERRATA ITEMS:

**RES.#B28/07 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO
REGULATION 166/06 - ERRATA APPLICATIONS**

Moved by: Paul Ainslie
Seconded by: Colleen Jordan

THAT permits be granted in accordance with Ontario Regulation 166/06 for applications (8.1.29 - 8.1.46, with the exception of 8.1.34 - Regional Municipality of Peel, that was withdrawn, and 8.1.40 - 8.1.43, inclusive), that had been scheduled on the agenda as errata items for which all the required information was received and finalized as listed below.

CARRIED

**RES.#B29/07 - APPLICATIONS FOR PERMITS PURSUANT TO ONTARIO
REGULATION 166/06 - ERRATA APPLICATIONS**

Moved by: Richard Whitehead
Seconded by: Paul Ainslie

THAT permits be granted in accordance with Ontario Regulation 166/06 for applications (8.1.40 - 8.1.43, inclusive), that had been scheduled on the agenda as errata items for which all the required information was received and finalized as listed below.

CARRIED

CITY OF BRAMPTON

8.1.29 CITY OF BRAMPTON

To temporarily or permanently place, dump or remove any material, originating on the site or elsewhere, alter a watercourse and development on (Gateway Boulevard to Clark Boulevard), in the City of Brampton, Mimico Creek Watershed as located on the property owned by City of Brampton.

The purpose is to naturalize and stabilize approximately 800 metres of existing hardened channel.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of the TRCA: dated April 11, 2007; received April 11, 2007; prepared by the City of Brampton.**

RATIONALE

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

Proposal:

To stabilize and re-naturalize a concrete-lined channel by removing the concrete and replacing with engineered substrate. A low-flow channel is to be incorporated for continuous flows and fish passage. Channel banks will be re-built with angular stone and topsoil mixture to the bankful level and tree/shrub plantings are to extend from the bankful level to above the 5 - year water level. All in-water works are to be completed in the dry by de-watering the work area by pumping flows around flow checks at the limits of the work area.

Control of Flooding:

No adverse impacts to the storage or conveyance of flood waters are anticipated as a result of this project.

Pollution:

Appropriate controls will be implemented and maintained throughout construction to prevent sediment and debris from entering the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

Slope stability will be assessed with established monitoring criteria including inspection after 2-year storm events for the first year and 3-year post-construction monitoring as per TRCA Standard Monitoring Guidelines.

Conservation of Land:

There will be no impacts to significant aquatic or terrestrial features from the proposed works. With erosion and sedimentation plans in effect, the potential for a Harmful, Alteration, Disruption or Destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). This application is subject to the Ministry of Natural Resources (MNR) warmwater fisheries timing window however, TRCA is revising the timing window, due to the flooding sensitivities in Etobicoke Creek, to account for the spring freshet. Any instream works must be completed between July 1 and February 28

Plantings

Riparian plantings will be installed using native seed mixes and shrubbery/trees.

Policy Guidelines:

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

CFN: 37855 - Application #: 302/06/BRAM

Report Prepared by: Darren Randell, extension 5745

For information contact: Darren Randell, extension 5745

Date: April 3, 2007

8.1.30 CITY OF BRAMPTON

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 12, 13, Concession 6, (South East Corner of Sandalwood Parkway and Torbram Road), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by City of Brampton.

The purpose is to undertake works within a TRCA Regulated Area in order to facilitate the construction of community sports fields.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Letter of Undertaking, prepared by A. Fox, City of Brampton, dated April 11, 2007, to address outstanding engineering and ecology related issues.**

RATIONALE

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

Proposal:

The purpose of this project is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of three (3) soccer fields, a parking lot and related grading. This application is considered to be 'phase two' of a joint community recreation campus between the City of Brampton and the Peel District School Board (PDSB). 'Phase one' involves the construction of a three-storey secondary school, parking lot and track sports field. The subject lands are located just north of a valley corridor, which contains the Stephen Llewellyn Trail. All works associated with this project are located on the tableland portion of the site, sufficiently setback from the valley corridor. An enhancement planting plan and edge management plan have been included with this application to improve the ecological condition of the adjacent valley corridor and buffer area.

Control of Flooding:

The proposed works are located outside of the Regional Floodplain. As such, no impacts to the storage and/or conveyance of flood waters is anticipated.

Pollution:

Appropriate erosion and sediment controls will be installed and maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:

No significant vegetation will be removed as a result of construction. As noted above, an enhancement planting plan is proposed for the adjacent valley corridor and an edge management plan is proposed along the edge of existing vegetation. There are no fisheries related concerns associated with this proposal.

Plantings

All plantings are native, non-invasive species consistent with TRCA's guidelines.

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 (VSCMP).

CFN: 38834 - Application #: 071/07/BRAM

Report Prepared by: Adam Miller, extension 5244

For information contact: Adam Miller, extension 5244

Date: April 4, 2007

8.1.31 RANBURNE HOLDINGS LTD.

To construct, reconstruct, erect or place a building or structure and site grade on Part Lot 11, Concession 2, E.H.S., (Bovaird Drive and Heart Lake Road), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Ranburne Holdings Ltd.

The purpose is to undertake works within a TRCA Regulated Area in order to facilitate the construction of a Lowe's home improvement retail warehouse.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Letter of Undertaking, prepared by M. Bales, Counterpoint Engineering, dated April 11, 2007, to address outstanding engineering and ecology related issues.**

RATIONALE

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

Proposal:

The purpose of this proposal is to undertake works within a TRCA Regulated Area of the Etobicoke Creek Watershed in order to facilitate the construction of a 13,163.62 square metre (141,692.0 sq. ft.) Lowe's home improvement retail warehouse and related parking. The subject property is bound by Heart Lake Road to the west and north, the Provincially Significant Heart Lake Wetland Complex (PSW) to the east, and Bovaird Drive to the south. Through the review of an Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) Application for the proposed development, TRCA staff reviewed a hydrogeological report and confirm that there will be no adverse impacts to the nearby wetland feature as a result of construction. An enhancement planting plan has been submitted with this application that includes a vegetated buffer between the proposed works and the nearby wetland feature and additional off-site planting. The subject property is located within the approved Ranburne subdivision. Stormwater from the proposed commercial site will be conveyed to an approved stormwater management facility.

Control of Flooding:

The proposed works are located outside of the Regional Floodplain. As such, no impacts to the storage and/or conveyance of flood waters are anticipated.

Pollution:

Appropriate erosion and sediment controls are to be installed and maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this proposal.

Conservation of Land:

No significant vegetation will be removed as a result of construction. An enhancement planting plan has been included with this proposal that includes a vegetated buffer and off-site planting. There are no fisheries related concerns associated with this project.

Plantings

All plantings are native, non-invasive species consistent with TRCA's guidelines.

Policy Guidelines:

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

CFN: 39041 - Application #: 156/07/BRAM

Report Prepared by: Adam Miller, extension 5244

For information contact: Adam Miller, extension 5244

Date: April 4, 2007

8.1.32 RIDGECORE DEVELOPERS INC.

To construct, reconstruct, erect or place a building or structure, site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 14, Concession 7, (10766 Goreway Drive), in the City of Brampton, Humber River Watershed as located on the property owned by Ridgcore Developers Inc.

The purpose is to permit works within a regulated area to facilitate the construction of a bridge crossing and temporary diversion channel.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Letter of undertaking provided by Sandra Garcia of Urbantech, dated April 5, 2007, to address all outstanding engineering and ecology related items.**

RATIONALE

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

Proposal:

The purpose of this application is to permit works within a regulated area to facilitate the construction of a bridge and temporary diversion channel north of Castlemore Road, and west of Goreway Drive, in the City of Brampton. These works are associated with a plan of subdivision located within the Vales of Castlemore East plan area. The works proposed with this application are the first phase of a multiple phased approach to complete the residential development, as well as to construct a bridge and partially realign the watercourse traversing the eastern portion of the property. The proposed design of the bridge is such that TRCA technical staff are satisfied that no adverse impacts to the natural heritage system and/or hazardlands (i.e. floodplain, slope stability and long term erosion limit) will result. In addition, the proposed realignment of the watercourse is consistent with the design of the downstream portion of the feature and will provide for an ecological net gain in terms of improved ecological

form and functions. The works to realign the downstream portion of the watercourse were previously approved by the Executive Committee through previous stages of development for this area (TRCA permit C-03267). Additionally, the Executive Committee recently approved a permit (TRCA permit C-06357) to allow for tableland grading in preparation for preservicing and ultimate grading works on this site.

As previously stated, this application is for the first phase of the works which includes the construction of a bridge and a temporary diversion channel. This permit will allow the applicant to begin a portion of the works necessary to complete the ultimate grading and channel works, thus expediting the implementation and final registration of this plan. Although the bridge and temporary diversion channel will be constructed with this phase of construction, the flows from the existing watercourse will not be diverted until the phase II permit has been issued. In this regard, the ultimate channel design (phase II works) which is to be considered by the Executive Committee at a future meeting, will provide for improved channel form and functions, and will require authorization from Fisheries and Oceans Canada (DFO). The works associated with this permit do not propose to alter the existing watercourse and do not constitute a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat, thus authorization from DFO is not required at this time. However, a letter of advice on behalf of DFO will be issued prior to the release of this permit.

Control of Flooding:

A portion of the works are located with the Regional Storm Floodplain. TRCA technical staff have reviewed the submitted materials and are satisfied that the works will not adversely impact the storage and/or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

TRCA technical staff are satisfied that the proposed bridge has been appropriately designed to eliminate any short/long term erosion and/or slope instability hazards (i.e. meander belt, 100 year erosion limit). In addition, there are no concerns related to the proposed design of the temporary diversion channel. As such, no outstanding geotechnical and/or slope stability concerns remain with this proposal.

Conservation of Land:

No significant vegetation will be removed as a result of the proposed works. However, a landscape restoration plan has been submitted which appropriately remediates the areas proposed to be disturbed. Please note that an integral component of the ultimate channel works (phase II works), which will be considered by the Executive Committee at a future meeting, will be a comprehensive landscape restoration plan to improve the form and functions of this system. Finally, the works associated with this phase of development have been determined not to constitute a HADD of fish habitat. As such, a letter of advice on behalf of DFO will be prepared prior to this issuance of this permit.

Plantings

All proposed plant materials will be native and non-invasive species. In addition, all landscaping works will be consistent with the TRCA's post construction restoration guidelines.

Policy Guidelines:

This proposal is in conformity with Section 4.1.1 - New Urban Development, and 4.3 - Infrastructure and Servicing of the Authority's Valley and Stream Corridor Management Program (VSCMP).

CFN: 38166 - Application #: 484/06/BRAM

Report Prepared by: Joshua Campbell, extension 5386

For information contact: Joshua Campbell, extension 5386

Date: April 4, 2007

8.1.33 SANDRINGHAM PLACE INC.

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 14, 15, Concession 3 EHS, (Dixie Road and Countryside Drive), in the City of Brampton, Etobicoke Creek Watershed as located on the property owned by Sandringham Place Inc..

The purpose is to permit works within a regulated area to facilitate minor tableland grading and the construction of a temporary diversion channel.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Letter of undertaking provided by David Kellersohn, P.Eng, of Schaeffers Consulting Engineers, dated March 27, 2007, to address all outstanding engineering and ecology related items.**

RATIONALE

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

Proposal:

The purpose of this application is to undertake works within a regulated area to facilitate minor tableland grading and the construction of a temporary diversion channel north of Sandalwood Parkway East, and west of Dixie Road, in the City of Brampton. These works are associated with a master planned community referred to as Rosedale Village and includes residential, commercial and recreational land uses. The works proposed with this application include minor tableland grading to allow for the construction of the residential component of the community, as well as the construction of a temporary diversion channel. The proposed diversion channel is phase I of the works required to complete the realignment of the watercourse traversing the subject property, which was partially undertaken through previous stages of development (TRCA permit C-94171).

This phase of construction will allow for the applicant to begin a portion of the works necessary to complete the ultimate channel works, thus expediting the implementation and completion of the master plan. Although the temporary diversion channel will be constructed with this phase, the flows from the existing watercourse will not be diverted until the phase II permit has been issued. In this regard, the ultimate channel design (phase II works) to be considered by the Executive Committee at a future meeting, will provide for improved channel form and functions, and will require authorization from Fisheries and Oceans Canada (DFO). This permit application (phase I works) does not propose to alter the existing watercourse and does not constitute a Harmful Alteration, Disruption or Destruction (HADD) of fish habitat, thus authorization from DFO is not required. However, a letter of advice on behalf of DFO will be issued prior to the release of this permit.

Control of Flooding:

A portion of the works are located with the Regional Storm Floodplain. TRCA technical staff have reviewed the submitted materials and are satisfied that the works will not adversely impact the storage and/or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

TRCA technical staff are satisfied that the proposed diversion channel configuration has been appropriately designed to eliminate any short/long term erosion hazards (i.e. meander belt, 100 year erosion limit). As such, there are no geotechnical and/or slope stability concerns with this proposal.

Conservation of Land:

No significant vegetation will be removed as a result of the proposed works. However, a landscape restoration plan has been submitted which appropriately remediates the areas proposed to be disturbed. Please note that an integral component of the ultimate channel works (phase II works), which will be considered by the Executive Committee at a future meeting, will be a comprehensive landscape restoration plan to improve the form and functions of this system. Finally, the works associated with this phase of development have been determined not to constitute a HADD of fish habitat. As such, a letter of advice on behalf of DFO will be prepared prior to this issuance of this permit.

Plantings

All proposed plant materials will be native and non-invasive species. In addition, all landscaping works will be consistent with the TRCA's post construction restoration guidelines.

Policy Guidelines:

This proposal is in conformity with Section 4.1.1 - New Urban Development, and 4.3 - Infrastructure and Servicing of the Authority's Valley and Stream Corridor Management Program (VSCMP).

CFN: 38939 - Application #: 112/07/BRAM

Report Prepared by: Joshua Campbell, extension 5386

For information contact: Joshua Campbell, extension 5386

Date: April 4, 2007

CITY OF MISSISSAUGA

8.1.34 REGIONAL MUNICIPALITY OF PEEL

To construct, erect or place a building or structure and site grade on Lot 6, Concession 3, (6025 Tomken Road), in the City of Mississauga, Etobicoke Creek Watershed as located on the property owned by Regional Municipality of Peel.

- **Withdrawn**

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.35 BELL CANADA

To construct, reconstruct, erect or place a building or structure on, (Jane Street), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed as located on the property owned by Bell Canada.

The purpose is to develop within a Regional Storm Floodplain of the Humber River to facilitate the installation of communication ducts beneath the Black Creek using the directional bore method.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Plan No. 401, Design Drawing; Plan No. 701, Sediment Control Details, prepared by Plantec, dated February 1, 2007, received on February 16, 2007.**

RATIONALE

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

Proposal:

The proposal is to construct within a Regional Storm Floodplain of the Humber River to facilitate the installation of communication ducts beneath the Black Creek using the directional bore method. The existing communication ducts located on the bridge will be abandoned by Bell Canada. The works are a part of a City of Toronto bridge rehabilitation project. The site is located south of Highway 401 on Jane Street within the City of Toronto.

Control of Flooding:

The works are located within the Regional Storm Floodplain, however, there will be no significant impacts to the storage and conveyance of stream flows as a result of this project.

Pollution:

Sediment controls will be installed and maintained to prevent debris from entering the watercourse.

Dynamic Beaches:

Not applicable

Erosion:

There are no erosion issues.

Conservation of Land:

There are no geo-technical issues associated with this project. There will be no impact on riparian vegetation or significant natural features. No in water works are required and all excavated materials will be removed off site. The applicant has been approved for an extension to the warm water timing window so that the works may commence prior to July 1. A DFO letter of advice will also be required.

Plantings

Plantings are not required as part of this application.

Policy Guidelines:

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

CFN: 38973 - Application #: 129/07/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: April 3, 2007

8.1.36 WEST TORONTO CHURCH OF GOD

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 10, Concession 5, (1655 Wilson Avenue), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

The purpose is to construct a new two storey place of worship building and a new surface parking lot for 149 vehicles. The existing one storey church building will be demolished.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- Drawing No. A1, Site Plan, prepared by Doris L.K. Cheung Architect, dated April 3, 2007, received April 5, 2007;
- Drawing No. A8, Elevations, prepared by Doris L.K. Cheung Architect, dated April 3, 2007, received April 5, 2007;
- Drawing No. A9, Elevations, prepared by Doris L.K. Cheung Architect, dated April 3, 2007, received April 5, 2007;
- Drawing No. SS -1, Grading, Surface Water, Stormwater Management, prepared by W.G. Notenboom, dated November 14, 2006, received February 21, 2007.

RATIONALE

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

Proposal:

The proposal consists of a new 2 storey place of worship building having a total floor area of approximately 3000 sq.m and a new surface parking lot for 149 vehicles. The existing one storey place of worship building will be demolished.

Control of Flooding:

The subject property is located with the Black Creek Special Policy Area (SPA). Under SPA criteria, all buildings are required as a minimum to be flood proofed to the elevation of the 350 flood. In this case the proposed building will be flood proofed to the 350 year flood elevation.

Pollution:

Sediment controls will be utilized on all catch basins and manholes to prevent construction generated sediment from entering the storm sewer system and Black Creek.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical issues associated with this project

Conservation of Land:

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

Plantings

New plantings are proposed for the site.

Policy Guidelines:

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

CFN: 38905 - Application #: 102/07/TOR
Report Prepared by: Mark Rapus, extension 5259
For information contact: Mark Rapus, extension 5259
Date: April 3, 2007

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.37 CITY OF TORONTO

To construct a structure, permanently place and remove material and alter a watercourse on Morningside Avenue, north of Old Finch Road, in the City of Toronto (Scarborough Community Council Area), Rouge River Watershed as located on the property owned by City of Toronto.

The purpose is to widen and realign Morningside Avenue, including the construction of a grade separation and rail bridge, and construct a new stormwater outlet system to manage drainage and dewatering flows.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Letter of Undertaking to provide minor revisions to address TRCA comments on the draft erosion potential assessment report and adaptive environmental management plan, all to the satisfaction of TRCA; prepared by the City of Toronto; dated April 10, 2007; received by TRCA April 11, 2007.**

RATIONALE

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

Proposal:

Project Background

Morningside Avenue is a 4-lane urban arterial road which runs generally in a north-south direction. To the north of Old Finch Avenue, it narrows to 2 lanes, then passes under the Canadian Pacific Railway (CPR) Belleville Subdivision, and curves tightly to the west prior to crossing the CPR cross-connection at-grade. The road then becomes Finch Avenue, which widens to a 4-lane urban arterial road on its approach to Neilson Road, and runs in an east-west direction.

The existing conditions in this area present a number of safety and operational concerns, including:

- The 6.1 metre width of the existing grade separation allows 2 cars to pass, however this is well below the standard width of 11.5 metres.
- The 3.7 metre height of the existing grade separation restricts the passage of large vehicles, including TTC buses.
- The existing CPR structure is in poor physical condition.
- The sharp bend in the road immediately northwest of the grade separation results in the reduced efficiency of traffic, and significant safety concerns.
- There are no provisions for pedestrian or cyclist passage.
- Both police and fire services have identified a need for improvements in this area.
- There is a lack of capacity for increased travel demands.

In order to address existing and future traffic safety and operational concerns in this area, the City of Toronto carried out a study for the replacement of the Finch Avenue and Morningside Avenue grade separation and related road improvements in accordance with the requirements of the Municipal Class Environmental Assessment (EA). TRCA staff provided comment on the development of the Environmental Study Report (ESR) during the EA process. The final ESR was approved by the Ministry of the Environment in 2002.

Proposed Works

The proposal consists of the widening of both Finch Avenue and Morningside Avenue, and the construction of a new railway bridge over each road. Finch Avenue will be widened and realigned from Neilson Road to Morningside Avenue. Morningside Avenue will be widened and extended from Finch Avenue to Old Finch Avenue. The realigned roads will connect at Staines Road to create a new intersection.

A new CPR bridge will be constructed over Finch Avenue, and the old CPR bridge over Morningside Avenue will be replaced with a new bridge to accommodate the wider road span. The road surface beneath each CPR bridge will need to be lowered below the groundwater table.

A portion of the realigned Morningside Avenue will drain to the current Morningside stormwater management pond, however the drainage from the Finch and Morningside grade separations will require the construction of a storm sewer system to direct flows to Morningside Creek. A new treatment system will be constructed at the sewer outlet, which consists of an oil/grit separator, flow dissipation pool, grassed swale, wetland detention pockets and a thermal cooling trench. Drainage will be directed through a temporary swale until the construction of the final treatment system is complete.

The construction on Morningside Avenue and the associated stormwater management improvements are located within TRCA's Regulation Limits, and will be covered under this permit. The construction on Finch Avenue is not within the Regulation Limits and will therefore not be approved under this permit. The potential impacts associated with the construction and operation of both grade separations and associated facilities have been reviewed by TRCA as part of the Environmental Management Plan (EMP) for the project.

Construction and Post-construction Impacts

The roads under the CPR bridges must be constructed below the existing water table. Consequently, temporary dewatering will be required during construction, and once construction is complete, permanent dewatering at a substantially reduced rate will be required to maintain the grade separations. Both the construction and post-construction dewatering and discharge have the potential to negatively impact the natural environment. In consideration for this, the City of Toronto has developed an EMP to assess, monitor and mitigate impacts to the environment.

Dewatering will be required to facilitate the construction of the grade separations at the CPR bridges at a maximum rate of 44 litres per second (L/s) for each site, and will be directed to the Morningside stormwater management pond. The construction at Finch Avenue will proceed from spring to autumn 2007, with the construction at Morningside following from spring to autumn 2008. The construction of the two sites has been phased to avoid overlap to minimize the maximum dewatering rate (i.e. if the construction were to proceed concurrently, the maximum dewatering rate would have been doubled to 88 L/s).

Since the roads must be constructed below the water table, subdrains will be installed at the sites to permanently direct groundwater through the storm sewer and into Morningside Creek. The maximum expected permanent dewatering rate is 1.33 L/s at Finch Avenue, and 0.93 L/s at Morningside Avenue, for a total maximum rate of 2.26 L/s. This flow will be directed through the storm sewer to the treatment swale and constructed wetland. The discharge will be directed through a temporary swale until the construction of the final treatment system is complete.

The primary areas of concern regarding potential environmental impacts include:

- Dewatering impacts (potential reduction in baseflow, potential change to natural groundwater discharge regime)
- Discharge Impacts (potential water quality issues associated with increased volume and point source groundwater input, potential for channel erosion at the dewatering outfall and downstream)

An assessment of existing conditions has shown that dewatering of shallow groundwater may potentially reduce the amount of natural groundwater to Morningside Creek, specifically through Redside Creek and downgradient of Morningview Trail. Although a slight connection between the groundwater and the creek was detected, the natural groundwater loss is not expected to be significant. The extracted groundwater that may have discharged into Morningside Creek naturally will instead be temporarily redirected to the creek through the stormwater management pond. Therefore the dewatering is not anticipated to result in a net loss of groundwater discharge into Morningside Creek downstream of the site. This assessment has been completed based on the maximum temporary dewatering rate of 44 L/s. The permanent rate of 2.26 L/s would have significantly less risk of impact.

Discharge effects assessments were completed to determine potential impacts to aquatic habitat. The assessments demonstrated that the projected flows will not exceed the expected stream capacity, and that thermal impacts should be minimal, and can be appropriately mitigated. Discharge will be directed to the Morningside stormwater management pond to control sediment and mitigate flow velocity and temperature.

An erosion assessment is currently underway to determine the potential long-term impacts on toe and bank erosion from the permanent flow increase of 2.26 L/s. It is expected that the permanent flow increase will not have a significant effect on toe and bank erosion, and will not effect the rate of channel migration. Mitigation measures have been developed to ensure that erosion impacts will be avoided, in the event that effects are detected.

Monitoring Plan

The Environmental Management Plan includes a comprehensive monitoring plan to record baseline conditions, assess construction impacts, and evaluate post-construction conditions. In the event that negative effects are encountered, appropriate contingency measures are in place to mitigate potential dewatering and discharge impacts. The following parameters will be monitored:

- Groundwater levels
- Stream levels and flow
- Discharge flow
- Rainfall
- Water temperature
- Ground and surface water quality
- Vegetation condition
- Aquatic habitat condition
- Benthic invertebrate community
- Erosion effects

Mitigation Plan

The EMP includes a detailed mitigation plan to avoid impacts to the natural environment from dewatering and discharge activities. The mitigation plan outlines standard mitigation measures protect the environment, including sediment and erosion controls, watercourse protection and restoration. In addition, specific contingency measures are identified to respond to potential impacts based on the concerns noted above. The contingency measures include:

Dewatering Effects Mitigation

- Redirect the discharge pipe to the Redside Creek storm sewer outfall
- Modify the existing storm sewer outfall to allow a connection to Redside Creek
- Install a standby deep groundwater extraction well to supplement stream flow

Discharge Effects Mitigation

- Redirect discharge to the sanitary sewer, downstream, or to the main branch of the Rouge to avoid local erosion effects in Morningside Creek
- Supplement groundwater discharge with surface water if groundwater quality issues are detected

TRCA staff has reviewed the components of the EMP, and conclude that all significant environmental impacts will be avoided. Any potential effects will be identified through the monitoring plan, and appropriately mitigated through the contingency measures provided.

Control of Flooding:

No adverse impacts to the storage or conveyance of flood waters are anticipated as a result of this project.

Pollution:

Appropriate controls will be implemented and maintained throughout construction to prevent sediment or other deleterious substances from entering the watercourse. Site conditions will be assessed during and after construction to ensure that potential impacts are avoided or appropriately mitigated, based on the recommendations outlined in the EMP.

Dynamic Beaches:

Not applicable.

Erosion:

There are no significant slope stability or geotechnical concerns with the proposed works.

Conservation of Land:

Based on the recommendations outlined in the EMP, any impacts to terrestrial or aquatic features will be avoided or appropriately mitigated.

Plantings

Disturbed areas will be stabilized and restored with appropriate native species. A full restoration plan has been provided for the new treatment swale and constructed wetland.

Policy Guidelines:

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

CFN: 37492 - Application #: 096/06/TOR

Report Prepared by: Alex Blasko, extension 5714

For information contact: Beth Williston, extension 5217

Date: April 4, 2007

CITY OF VAUGHAN

8.1.38 9441 HUNTINGTON ROAD

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 16, 17, Concession 9, (9441 Huntington Road), in the City of Vaughan, Humber River Watershed.

The purpose is to temporarily or permanently place fill and site grade within a Regulated Area of the Humber River Watershed to facilitate the construction of a gravel parking area and berm at 9441 Huntington Road in the City of Vaughan. The proposal involves the construction of a dual culvert outlet to the watercourse.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Letter of Undertaking indicating that revisions will be made to the Site Grading Plan (Valdor Dwg. 06124-1) to include additional plantings along the berm and at the outlet to the satisfaction of the TRCA, signed by David Giugovaz, P.Eng. of Valdor Engineering Inc., dated April 11, 2007, received by the TRCA on April 11, 2007.**

RATIONALE

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

Proposal:

The purpose is to temporarily or permanently place fill and site grade within a Regulated Area of the Humber River Watershed to facilitate the construction of a gravel parking area and berm at 9441 Huntington Road in the City of Vaughan. The granular parking area, which is approximately 2.3 hectares in size, was established prior to receipt of a permit application by the TRCA. The applicant subsequently expressed a willingness to work with the TRCA to resolve the matter and hired a consulting firm that submitted an application to our office on his behalf.

A tributary of the Humber River traverses the property in a southwest direction and then flows south beyond the western property boundary. The outlet and portions of the berm and parking area are situated within the Regional Storm Flood Plain of that watercourse. TRCA Water Management staff reviewed the proposal and determined that the encroachment into the Regional Storm Flood Plain is minor and will have negligible impact on the storage and conveyance of flood waters, especially given that the applicant proposes to remove the northern limit of the gravel parking area from the flood plain.

In addition, best efforts will be implemented to reduce peak flows from the gravel parking area during major storm events. On-site stormwater detention will be provided and the existing control structure will be re-constructed to reflect a dual culvert outlet.

Control of Flooding:

The proposed encroachment into the Regional Storm Flood Plain is minor. TRCA staff are satisfied that the proposed works will have negligible impact on the storage and conveyance of flood waters.

Pollution:

Sediment and erosion controls have been installed and will be maintained during construction to prevent sediment from entering the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical/slope stability issues associated with the proposed development.

Conservation of Land:

The project does not constitute a Harmful Alteration, Destruction, or Disruption of Fish Habitat and, therefore, an Authorization from Fisheries and Oceans Canada (DFO) is not required. Staff will issue a Letter of Advice to the proponent on behalf of DFO. There are no other significant natural features on, or adjacent to, the site that may be negatively impacted by the project.

Plantings

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

Policy Guidelines:

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

CFN: 38324 - Application #: 615/06/VAUG

Report Prepared by: Coreena Smith, extension 5269

For information contact: Coreena Smith, extension 5269

Date: April 4, 2007

8.1.39 LAMBERTON MEADOWS ESTATES CORPORATION

To construct, reconstruct, erect or place a building or structure and site grade on Part Block 9, 10, Plan 65M-3354, (1600 Creditstone Road), in the City of Vaughan, Don River Watershed as located on the property owned by Lamberton Meadows Estates Corporation.

The purpose is to construct and grade within a Regulated Area of the Don River Watershed to facilitate the development of a public garage for the repair of motor vehicles, a parking area and a retaining wall at 1600 Creditstone Road in the City of Vaughan.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Drawing No. 05144 G-1, Site Grading and Servicing Plan, prepared by V.A. Piscione & Associates Inc., dated January 30, 2006, revised March 22, 2007, received by the TRCA on March 23, 2007;**
- **Drawing Number L-1, Landscape Plan, prepared by Landscape Planning Limited, dated March 21, 2006, revised March 23, 2007, received by the TRCA on March 23, 2007.**

RATIONALE

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

Proposal:

The purpose is to construct and grade within a Regulated Area of the Don River Watershed to facilitate the development of a public garage for the repair of motor vehicles, a parking area and a retaining wall. The subject property is located at 1600 Creditstone Road, within the City of Vaughan, adjacent to a tributary of the Don River. Staff originally became aware of the proposed development through our review of Zoning By-law Amendment Application Z.05.006.

During our review of the Zoning By-law Amendment Application, it was initially determined that the Regional Storm Flood Plain encompassed the entire site. A recent update to the flood plain modelling for this reach of the Don River has shown that only the northern portion of the site is located below the Regional Storm Flood Plain elevation. The encroachment of the development into the flood plain is minor and, thus, TRCA Water Management staff have no objection to the development as proposed. Further, through the Zoning By-law Amendment process, an acknowledgement was provided on title that the property is susceptible to flooding. In addition, outdoor storage is prohibited on the site.

A retaining wall will be constructed on the subject property (a maximum of 2 feet or 0.6 metres in height). This wall will accommodate a portion of the proposed parking area and entrance to the property, and has been designed to the satisfaction of the TRCA's geotechnical engineer. The retaining wall and associated grading will also restrict the Regional Storm Flood Plain to the northern portion of the site, outside the active use area.

There are no other significant natural features on, or adjacent to, the site that may be negatively impacted by the project. Restoration plantings will be provided along the northern and western limits of the property, adjacent to the existing open space lands.

Control of Flooding:

The proposed encroachment into the Regional Storm Flood Plain is minor. TRCA staff are satisfied that the proposed works will have minimal impact on the storage and conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable.

Erosion:

TRCA staff are satisfied that there are no geotechnical/slope stability issues associated with the proposed development, including the proposed retaining wall.

Conservation of Land:

As the watercourse will not be impacted by the proposal, no fisheries concerns will result. There are no other significant natural features on, or adjacent to, the site that may be negatively impacted by the project.

Plantings

A planting plan has been prepared to the satisfaction of TRCA Planning Ecology staff.

Policy Guidelines:

While the proposal is not entirely consistent with Section 4.2 - Existing Development - of the Authority's Valley and Stream Corridor Management Program, as the development will encroach into the valley corridor and the Regional Storm Flood Plain, the applicant has worked with the TRCA to minimize the disturbance to the corridor, to remove the active use area from the flood plain, and to enhance the area with restoration plantings. On this basis, staff are of the opinion that the proposed works do not affect the control of flooding, erosion, dynamic beaches, pollution or the conservation of land.

CFN: 38461 - Application #: 721/06/VAUG
Report Prepared by: Coreena Smith, extension 5269
For information contact: Coreena Smith, extension 5269
Date: April 4, 2007

TOWN OF CALEDON

8.1.40 BERKSHIRE COMMUNITIES LTD.

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 34, 37, Concession 7 Plan ALB-4, in the Town of Caledon, Humber River Watershed as located on the property owned by Berkshire Communities Ltd..

The purpose is to permit works within a regulated area to facilitate the construction of a residential development.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Letter of undertaking provided by A.M. Candaras, P.Eng, of A.M. Candaras Associates Inc. to address all outstanding engineering related matters.**

RATIONALE

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

Proposal:

The purpose of this application is to permit works within a regulated area to facilitate the construction of a townhouse development at 13245 Nunnville Road, in the Town of Caledon. The works associated with this application include tableland grading, construction of a stormwater management facility, as well as the landscaping of the bufferlands adjacent to the valley on the subject lands. The proposed tableland grading and stormwater management facility are appropriately setback from the adjacent natural heritage features, and the landscaping will improve the form and functions of the system providing for an ecological net gain. As these works are appropriately setback from the adjacent valleylands and mitigation measures have been proposed through the landscape enhancement plan, TRCA staff have no outstanding natural heritage and/or hazardland related concerns.

Control of Flooding:

The proposed works are located outside of the Regional Storm Floodplain. In addition, TRCA technical staff have reviewed the submitted materials and are satisfied that the works will not adversely impact the storage and/or conveyance of flood waters.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical and/or slope stability concerns with this proposal.

Conservation of Land:

No significant vegetation will be removed as a result of the proposed works. However, a landscape enhancement plan has been submitted which appropriately remediates the areas proposed to be disturbed. In addition, the landscape enhancement plan proposes additional plantings within the buffer and adjacent valleylands to improve the form and functions of the natural system which provides for an ecological net gain. There are no fisheries related concerns with this application.

Plantings

All proposed plant materials will be native and non-invasive species. In addition, all landscaping works will be consistent with the TRCA's post construction restoration guidelines.

Policy Guidelines:

This proposal is in conformity with Section 4.1.1 - New Urban Development, and 4.3 - Infrastructure and Servicing of the Authority's Valley and Stream Corridor Management Program (VSCMP).

CFN: 38868 - Application #: 090/07/CAL

Report Prepared by: Joshua Campbell, extension 5386

For information contact: Joshua Campbell, extension 5386

Date: April 4, 2007

8.1.41 15570 MOUNT HOPE ROAD

To construct, reconstruct, erect or place a building or structure, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 18, Concession 7, (15570 Mount Hope Road), in the Town of Caledon, Humber River Watershed.

The purpose is to undertake works within a TRCA Regulated Area to facilitate the construction of a second residential dwelling on the subject property.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Letter of Undertaking, prepared by F. Kolb, dated April 11, 2007, to address outstanding ecology related issues.**

RATIONALE

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

Proposal:

The purpose of this project is to undertake works within a TRCA Regulated Area of the Humber River Watershed in order to facilitate the construction of a second residential dwelling on the subject property. The proposal is required for full time farm help on the subject property. The proposed works are located in the nearby vicinity of a wetland feature. TRCA staff completed a site inspection and anticipate no adverse impacts to the wetland feature as a result of construction. In its current condition, the area to which this application applies is actively farmed. An enhancement planting plan has been incorporated into the design of this project to improve the ecological condition of the noted wetland feature.

Control of Flooding:

The proposed works are located outside of the Regional Floodplain. As such, impacts to the storage and/or conveyance of flood waters is not anticipated.

Pollution:

Appropriate erosion and sediment controls (i.e., silt fence) will be installed and maintained throughout all phases of construction.

Dynamic Beaches:

Not applicable.

Erosion:

There are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:

No significant vegetation will be removed as a result of construction. An enhancement planting plan has been submitted with this proposal to improve the ecological condition of the nearby wetland feature. There are no fisheries related concerns associated with this project.

Plantings

All plantings associated with this project are native, non-invasive species consistent with TRCA's guidelines.

Policy Guidelines:

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

CFN: 39043 - Application #: 153/07/CAL

Report Prepared by: Adam Miller, extension 5244

For information contact: Adam Miller, extension 5244

Date: April 4, 2007

8.1.42 REGIONAL MUNICIPALITY OF PEEL

To site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Lot 28, Concession 6 and 7, Highway 50, in the Town of Caledon, Humber River Watershed, as located on property owned by the Regional Municipality of Peel.

The purpose is to site grade and temporarily dump or remove material originating on the site or elsewhere to facilitate the construction of a 300mm diameter watermain along Highway 50 from Buckstown Trail to Zimmerman Drive, in the Town of Caledon, Humber River Watershed.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Letter of Undertaking to provide revisions to the engineering drawings to the satisfaction of TRCA, dated April 10, 2007; received April 10, 2007; prepared by the Region of Peel.**

RATIONALE

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

Proposal:

This proposal consists of the construction of a 300mm diameter watermain along Highway 50 from Zimmerman Drive in the south to Buckstown Trail in the north. The watermain will be constructed under a tributary of the Humber River by horizontal directional drilling. Entry pits will be located approximately 10m from the watercourse on both the north and south sides, and approximately 12m from the downstream face of the bridge along Highway 50. Pressure relief pits will be located on either side of the watercourse. Silt fencing will be installed around the work area and temporary rock flow check dams will be constructed near the entry pits.

The watermain will be constructed by open cut within the Highway 50 right-of-way and extend north to connect at Buckstown Trail. The watermain will also extend south from the watercourse to Zimmerman Drive, cross Highway 50 by jack and bore and then continue west along Zimmerman Drive by open cut and connect to an existing watermain.

Control of Flooding:

TRCA engineering staff has reviewed the proposal and determined that the proposed works will have no impact to the control of flooding.

Pollution:

Standard erosion control measures (silt fencing, rock flow check) will be implemented for the duration of construction, and until the site is restored, in order to prevent construction generated sediment from entering the wetland.

Dynamic Beaches:

Not applicable

Erosion:

There will be no geotechnical/slope stability issues associated with the proposal.

Conservation of Land:

With erosion and sedimentation plans in effect, the potential for a Harmful, Alteration, Disruption or Destruction (HADD) of fish habitat will be mitigated and a Letter of Advice will be written by TRCA staff on behalf of the Department of Fisheries and Oceans (DFO). This application is subject to the coldwater fisheries timing window. All works must be completed between June 15 and September 15.

Plantings

All disturbed areas will be restored to existing conditions or better

Policy Guidelines:

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

CFN: 38970 - Application #: 128/07/CAL

Report Prepared by: Sharon Lingertat, extension 5717

For information contact: Sharon Lingertat, extension 5717

Date: April 3, 2007

8.1.43 HIGHWAY 50 EAST SIDE, SOUTH OF FINNERTY SIDEROAD

To site grade, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere, construct in a flood plain and place fill within a regulated area on (Highway 50 East Side, South of Finnerty Sideroad), in the Town of Caledon, Humber River Watershed.

The purpose is to grade within a Regulated area to facilitate the construction of a new access road and for the purposes of site grading associated with a residential plan of subdivision.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Letter of undertaking provided by Tim Van Stralen, dated April 11, 2007, to address minor outstanding TRCA Ecology and Engineering issues prior to the issuance of the permit.**

RATIONALE

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

Proposal:

This permit application is to permit the placement and removal of fill, and grading works within a TRCA Regulated area, to facilitate the creation of new access road, and lot grading associated with a proposed residential plan of subdivision. The subject works are located directly east of Highway 50, south of Finnerty Road, within the Palgrave Estates community in the Town of Caledon. TRCA staff have been working with the proponent through the planning process for the proposed subdivision, known as "Sunshine Estates". TRCA staff have provided conditions of draft approval for phase one of the subdivision, which requires that a TRCA permit be attained for the proposed access to the property off of Highway 50. A portion of the

proposed road access at Highway 50 is located within the Regulatory Floodplain of the Humber River, and must traverse lands that are designated as an Environmentally Significant Area (ESA) by the TRCA, and an Area of Natural or Scientific Interest (ANSI). An additional access road into this subdivision will be provided in the future, through a connection from an adjacent proposed residential subdivision, which will have access off of Mount Hope Road. As the access road that is currently proposed is within the floodplain, an additional emergency access route will be required which provides safe access outside of the floodplain.

The proponent has selected the location for the currently proposed access road has been selected based upon minimizing the impact upon the ESA and ANSI that it must traverse. A comprehensive mitigation, compensation and restoration plan will be required as a component of this permit to achieve a net gain for this system, with consideration for the proposed impacts to these features. As the subject property is located on the Oak Ridges Moraine, within and area that has been designated as "Palgrave Estates Residential Community", significant buffers from Key Natural Heritage Features (KNHF), restoration and enhancement of the natural system, and conveyance of the natural areas into public ownership are proposed through the associated planning process. All proposed lot grading works are located outside of the Regulatory Floodplain, and outside of the KNHF.

Control of Flooding:

A portion of the proposed road access, and associated grading works are within the Regulatory Floodplain. No permanent adverse impacts to the storage and/or conveyance of flood waters are anticipated within this area. An additional temporary emergency access to the proposed subdivision will ensure that safe access during a Regional Storm event will be maintained.

Pollution:

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

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical and/or slope stability concerns associated with this proposal.

Conservation of Land:

Significant vegetation will be removed as a result of this project. However, a comprehensive restoration and enhancement plan will be required as a component of this permit, and as a component of the associated planning approvals. There are no fisheries related concerns with respect to this proposal.

Plantings

Compensatory plantings which will result in a net gain for the system are required as a component of this permit.

Policy Guidelines:

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

CFN: 37662 - Application #: 182/06/CAL

Report Prepared by: Quentin Hanchard, extension 5324

For information contact: Quentin Hanchard, extension 5324

Date: April 3, 2007

TOWN OF RICHMOND HILL

8.1.44 CRESTVALE HOLDINGS INC.

To site grade on Part Lot 17 - 44, Plan 65M-3770/65M-3827, (Old Orchard Crescent), in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Crestvale Holdings Inc..

The purpose is to grade within the Regulated Area and the Regional Storm Floodplain of the Rouge River Watershed, to facilitate the grading requirements associated with an approved Plan of Subdivision, in the Town of Richmond Hill.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Drawing No. L1 of 2, Tree Inventory, Preservation Plan and Arborist Report, prepared by Strybos Barron King Landscape Architecture, dated December 2006, first revision dated April 3, 2007, received April 5, 2007;**
- **Drawing No. L2 of 2, Valleyland Restoration Planting Plan, prepared by Strybos Barron King Landscape Architecture, dated December 2006, first revision dated April 3, 2007, received April 5, 2007;**
- **Drawing No PI-1 of 2, Lot Grading Plan, prepared by Valdor Engineering Inc., dated December 11, 2006, second revision dated March 12, 2007, received March 14, 2007;**
- **Drawing No PI-2 of 2, Sediment Control Plan, prepared by Valdor Engineering Inc., dated December 11, 2006, second revision dated March 12, 2007, received March 14, 2007;**
- **Letter of Intent, prepared by Landowner (Art Saccoccia), received March 14, 2007.**

RATIONALE

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

Proposal:

The proposal involves site grading within the Regulated Area and the Regional Storm Floodplain of the Rouge River Watershed to facilitate the completion of rear lot grades within a registered plan of subdivision, which is located south of Elgin Mills Road and east of Bayview Avenue, in the Town of Richmond Hill. The proposed works are to complete the grading works which are required to establish the remaining residential lots abutting the valleylands within the plan area. Previously, the Executive Committee approved a permit to undertake similar works within this subdivision as required through the master plan for this community. The works include minor tableland grading adjacent to the valley to contain the Regional Storm Floodplain within the approved Open Space block, as approved through the Plan of Subdivision.

Control of Flooding:

The subdivision was originally designed so that the Regional Storm Floodplain would be contained within the Open Space Block. TRCA Water Resources staff has reviewed the proposal and has determined that there will be no impacts to the storage and/or conveyance of flood waters.

Pollution:

Silt fencing will be installed and maintained during all phases of construction, surrounding the area of works to impede the overland migration of construction generated sediments.

Dynamic Beaches:

Not applicable.

Erosion:

The slopes are proposed at a grade of 3:1 with no retaining structures. As such, there are no geotechnical and/or slope stability concerns associated with this project.

Conservation of Land:

No significant vegetation will be removed as a result of construction. However, a restoration plan is proposed for all disturbed areas. There are no fisheries concerns related to this proposal.

Plantings

All plant species will be native and non-invasive consistent with TRCA's guidelines.

Policy Guidelines:

The proposal complies with Section 4.1.1 - New Urban Development - of the Authority's Valley and Stream Corridor Management Program.

CFN: 38634 - Application #: 005/07/RH

Report Prepared by: Susan Robertson, extension 5370

For information contact: Joshua Campbell, extension 5386

Date: April 4, 2007

8.1.45 RIOTRIN PROPERTIES (RICHMOND HILL) INC.

To construct, reconstruct, erect or place a building or structure, temporarily or permanently place, dump or remove any material, originating on the site or elsewhere and alter a watercourse on Lot 26, Concession 3, in the Town of Richmond Hill, Rouge River Watershed as located on the property owned by Riotrin Properties (Richmond Hill) Inc.

The purpose is to construct an storm sewer outfall structure, permanently place material associated with an outfall channel and alter a watercourse in order to establish a permanent stormwater management pond.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Letter of Undertaking by Mr. David A. McKay, BES MCIP RPP, agreeing to revise all plans and documents associated with the permit application to the satisfaction of TRCA staff.**

RATIONALE

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

Proposal:

The applicant seeks permission to construct a storm sewer outfall structure, permanently place material associated with an outfall channel and alter a watercourse in order to establish a permanent stormwater management pond. The proposed stormwater management pond is located adjacent to a tributary of the Rouge River on the north side of Elgin Mills Road East in the area of Richmond Hill known as North Leslie. The proposed pond has been sited on table land with a 20 metre buffer separating the pond from the valley top of bank. The pond is required in order to provide stormwater quantity and quality control for a 16 hectare commercial development known as Riotrin North Leslie.

Due to the location of the proposed pond within the headwaters of the Rouge River watershed, TRCA staff have required that the pond design meet or exceed all of the design requirements of the Ontario Ministry of the Environment's Stormwater Management Planning and Design Manual. The proposed commercial development will introduce many impervious surfaces associated with parking lots and buildings. In order to mitigate this increased imperviousness on the landscape, TRCA staff have requested that a groundwater infiltration system be included in the development which will direct clean roof water from two large big box commercial stores to an infiltration facility to be constructed underneath the parking area. This facility will assist in the maintenance of groundwater infiltration and will direct some storm water away from the proposed stormwater management pond. TRCA's review and approval of this system will be completed through the associated site plan approval process. In addition, the owner has made a financial contribution to TRCA in order to assist with a future monitoring program to assess the effectiveness of this infiltration system.

The direction provided by the Rouge Park North Management Plan has led to the establishment of a 20 metre buffer surrounding the pond and separating it from the established valley system. Plantings of native trees and shrubs are to take place within the buffer area to enhance its effectiveness and enlarge the naturalized portion of the valleylands. The buffers and valleylands are proposed to be dedicated to TRCA. The pond outfall structure and outfall channel are to be located within the valleylands but will not connect directly to the Rouge tributary. The outfall channel is to be vegetated and surrounded with additional plantings in order to provide thermal and water quality benefit for stormwater exiting the outfall structure toward the watercourse. A plunge pool is to be established in order to slow down the velocity of discharged stormwater. The orifice size (i.e. pipe size) of the outfall has been made as small as technically feasible in order to reduce the rate of stormwater introduced to the valleylands to the extent possible. Each of these design measures are necessary in order to mitigate the effects that the stormwater pond will have on the valleylands and watercourse. This is especially of concern in this portion of the Rouge watershed due to the sensitive fishery present.

Control of Flooding:

The stormwater management pond has been designed to safely convey stormwater flows. Portions of the outfall channel are located within the Regional Storm Flood Plain, however this will not have an impact on flood storage or conveyance.

Pollution:

A sediment and erosion control plan has been incorporated as part of the proposal. Most sediment and erosion controls are in place at this point, as they were previously required as part of the permit for the temporary sediment control basin for the site (Permit No. C-06313), which was approved by the Executive Committee at its meeting Number 5/06 on July 7, 2006. The proposed pond has met or exceeded all stormwater management pond planning and design criteria.

Dynamic Beaches:

Not applicable

Erosion:

There are no geotechnical or slope stability concerns associated with this proposal.

Conservation of Land:

As described above, the pond is to be located on table land with a 20 metre buffer separating it from the top of bank. An extensive planting plan forms part of the proposal and includes plantings in the pond, within the buffer areas and surrounding the outfall channel. A letter of advice will be issued by TRCA on behalf of the Department of Fisheries and Oceans for the proposed works pursuant to the requirements of the *Fisheries Act (Canada)*.

Plantings

A planting plan has been included as part of this proposal which provides for extensive plantings of native trees and shrubs.

Policy Guidelines:

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

CFN: 38605 - Application #: 811/06/RH

Report Prepared by: Chris Jones, extension 5718

For information contact: Chris Jones, extension 5718

Date: April 3, 2007

TOWNSHIP OF KING

8.1.46 124 ELMPINE TRAIL

To change a building or structure so that it alters its use or potential use, increases its size or increases the number of dwelling units, site grade and temporarily or permanently place, dump or remove any material, originating on the site or elsewhere on Part Lot 121, Block F, Plan 280, (124 Elmpine Trail), in the Township of King, Humber River Watershed.

The purpose is to excavate and grade to facilitate the construction of additions onto an existing residence, the construction of a retaining wall and the installation of a new septic system at 124 Elmpine Trail in the Township of King.

The permit will be issued for the period of April 13, 2007 to April 12, 2009.

- **Drawing Number SP-1, 124 Elmpine Trail Proposed Rear Addition Garage and 2 Storey Addition, dated March 2007, received by the TRCA on March 29, 2007, redline revised to add the title 'Site Plan', to remove the word 'invasive', to add dimensions to the septic tank and shallow buried trench system, to correct the scale at the rear of the lot, and to make revisions to the Erosion and Sediment Control Strategies.**

RATIONALE

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

Proposal:

The purpose is to excavate and grade to facilitate the construction of additions onto an existing residence, the construction of a retaining wall and the installation of a new septic system at 124 Elmpine Trail in the Township of King. The current application was submitted and reviewed under Ontario Regulation 158 (Fill, Construction and Alteration to Waterways Regulation). The application was also reviewed to ensure consistency with Ontario Regulation 166/06 (Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation), which came into effect May 8, 2006 and replaced Ontario Regulation 158.

The northern end of the subject property is traversed by a tributary of the Humber River and is partially located within the Regional Storm Flood Plain. The proposed works will not be located within the Regional Storm Flood Plain, but will occur within the valley corridor of the Humber River and are regulated by the TRCA.

The applicant first contacted the TRCA in March 2005. Through our initial visit to the site, we understood that a new septic system was required to facilitate proposed additions onto the existing residence. The existing septic system is located between the current residence and the physical top of bank. The applicant indicated there was insufficient space in this area to accommodate the proposed septic system given its dimensions and the Township's setback requirements. Further, there was insufficient space at the front of the existing residence for the proposed septic system, as the family's well is situated in this location. As such, the applicant proposed to construct the new septic system within the valley corridor, which would require alteration of the valley corridor and the removal of forest vegetation.

Over the past two years, the TRCA has worked with the applicant to find an acceptable design to address the TRCA's interests and the development constraints on-site. The applicant proposes to remove fill from the rear of the residence in order to create a walk-out for the proposed additions and a more natural slope configuration, similar to that on the neighbouring property to the west. A retaining wall will be constructed on the subject property (a maximum of 2 feet or 0.6 metres in height), abutting the neighbouring property to the east. This wall will accommodate the proposed walk-out and has been designed to the satisfaction of the TRCA's geotechnical engineer. The tanks and pump for the sewage system are proposed to the rear of the residence, while the shallow buried trenches for the sewage system are proposed further down the valley slope. The shallow buried trenches will be installed by hand between the existing forest vegetation and will have minimal disturbance to the valley topography. Native plantings will be provided on the shallow buried trench system, as well as on the slope and tableland to the rear of the residence.

Control of Flooding:

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

Pollution:

Sediment and erosion controls will be installed and maintained throughout construction to prevent sediment from entering the adjacent natural features.

Dynamic Beaches:

Not applicable.

Erosion:

TRCA staff are satisfied that there are no geotechnical/slope stability issues associated with the proposed development, including the proposed retaining wall.

Conservation of Land:

As the watercourse will not be impacted by the proposal, no fisheries concerns will result. The applicant has worked with the TRCA to minimize the disturbance to the valley corridor and will provide restoration plantings to address the proposed encroachment into the valley corridor and the previous removal of forest vegetation on the valley slope.

Plantings

A planting plan has been prepared to the satisfaction of TRCA Planning Ecology staff.

Policy Guidelines:

While the proposal is not entirely consistent with Section 4.2 - Existing Development - of the Authority's Valley and Stream Corridor Management Program, the applicant has worked with the TRCA to minimize the disturbance to the valley corridor, establish a more natural slope configuration along the valley corridor and provide a net gain through restoration works. On this basis, staff are of the opinion that the proposed works do not affect the control of flooding, erosion, dynamic beaches, pollution or the conservation of land.

CFN: 37400 - Application #: 065/06/KING
Report Prepared by: Coreena Smith, extension 5269
For information contact: Coreena Smith, extension 5269
Date: April 4, 2007

PERMIT APPLICATIONS 8.1.47 - 8.1.61 ARE MINOR WORKS LETTER OF APPROVAL:

RES.#B30/07 - MINOR WORKS LETTER OF APPROVAL PURSUANT TO ONTARIO REGULATION 166/06

Moved by: Paul Ainslie
Seconded by: Colleen Jordan

THAT minor works letters of approval granted by Toronto and Region Conservation Authority staff in accordance with Ontario Regulation 166/06, for items (8.1.47 - 8.1.61, inclusive), which are listed below, be received.

CARRIED

CITY OF PICKERING

8.1.47 CITY OF PICKERING
To construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Lot 12, Concession 5 , (2365 6th Concession Road), in the City of Pickering, Duffins Creek Watershed as located on the property owned by City of Pickering.

CFN: 38931 - Application #: 105/07/PICK
Report Prepared by: Shannon McNeill, extension 5744
For information contact: Steve Heuchert, extension 5311
Date: March 6, 2007

8.1.48 923 DUNCANNON DRIVE
To install a swimming pool on Lot 221, Plan 40M-1627, (923 Duncannon Drive), in the City of Pickering, Frenchman's Bay Watershed.

CFN: 39066 - Application #: 167/07/PICK
Report Prepared by: Shannon McNeill, extension 5744
For information contact: Steve Heuchert, extension 5311
Date: April 4, 2007

CITY OF TORONTO (ETOBICOKE YORK COMMUNITY COUNCIL AREA)

8.1.49 4 TOTHILL ROAD

To change the use - size - or number of dwelling units of a structure - or undertake work that does not change the footprint of the existing structure on Lot 50, Plan 2388, (4 Tothill Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

CFN: 38874 - Application #: 093/07/TOR

Report Prepared by: Louise Monaghan, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: March 2, 2007

8.1.50 106 HUMBERCREST BOULEVARD

To construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Lot 48, Plan 2491, (106 Humbercrest Boulevard), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

CFN: 38837 - Application #: 068/07/TOR

Report Prepared by: Annemarie Sanchez, extension 5284

For information contact: Steve Heuchert, extension 5311

Date: February 28, 2007

8.1.51 78 ELLIS PARK ROAD

To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Lot 339, Plan M-438, (78 Ellis Park Road), in the City of Toronto (Etobicoke York Community Council Area), Humber River Watershed.

CFN: 39004 - Application #: 139/07/TOR

Report Prepared by: Louise Monaghan, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: March 26, 2007

CITY OF TORONTO (SCARBOROUGH COMMUNITY COUNCIL AREA)

8.1.52 CAL-WARD DEVELOPMENTS INC.

To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) on Lot 33, Concession 13, (25 Herron Avenue), in the City of Toronto (Scarborough Community Council Area), Don River Watershed as located on the property owned by Cal-Ward Developments Inc..

CFN: 38937 - Application #: 113/07/TOR
Report Prepared by: Louise Monaghan, extension 5250
For information contact: Steve Heuchert, extension 5311
Date: March 7, 2007

8.1.53 69 GULLY DRIVE
To construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 82, Plan 4702, (69 Gully Drive), in the City of Toronto (Scarborough Community Council Area), Highland Creek Watershed.

CFN: 38999 - Application #: 136/07/TOR
Report Prepared by: Louise Monaghan, extension 5250
For information contact: Steve Heuchert, extension 5311
Date: March 23, 2007

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

8.1.54 33 STRATHEARN ROAD
To construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Lot 278, 279, 282, 283, Plan M-387, (33 Strathearn Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

CFN: 38906 - Application #: 103/07/TOR
Report Prepared by: Louise Monaghan, extension 5250
For information contact: Steve Heuchert, extension 5311
Date: March 6, 2007

8.1.55 8 BALSAM ROAD
To construct a ground floor addition up to 50 sq. m (538 sq. ft) on Part Lot 6, Plan 418, (8 Balsam Road), in the City of Toronto (Toronto and East York Community Council Area), Don River Watershed.

CFN: 38832 - Application #: 067/07/TOR
Report Prepared by: Louise Monaghan, extension 5250
For information contact: Steve Heuchert, extension 5311
Date: March 29, 2007

CITY OF VAUGHAN

8.1.56 12 CAPRI COURT
To install a swimming pool on Lot 17, Plan 65M-2808, 12 Capri Court, in the City of Vaughan, Humber River Watershed.

CFN: 38934 - Application #: 109/07/VAUG
Report Prepared by: Suzie Losiak, extension 5724
For information contact: Bill Kiru, extension 5306
Date: March 27, 2007

TOWN OF AJAX

8.1.57 66 ROBERSON DRIVE
To install a swimming pool and construct a non-habitable accessory structure up to 50 sq. m (538 sq. ft) on Lot 6, Plan 40M1962, (66 Roberson Drive), in the Town of Ajax, Duffins Creek Watershed.

CFN: 39031 - Application #: 148/07/AJAX
Report Prepared by: Shannon McNeill, extension 5744
For information contact: Steve Heuchert, extension 5311
Date: March 26, 2007

TOWN OF MARKHAM

8.1.58 12 LITTLEBROOK COURT
To install a swimming pool on Lot 12, Plan 65M-2123, (12 Littlebrook Court), in the Town of Markham, Don River Watershed.

CFN: 38797 - Application #: 053/07/MARK
Report Prepared by: Jason Wagler, extension 5743
For information contact: Quentin Hanchard, extension 5324
Date: March 15, 2007

TOWN OF RICHMOND HILL

8.1.59 24 AUBREY AVENUE
To undertake minor landscaping involving the placement, removal or regrading of material of less than 30 cubic metres (equivalent to 3 truckloads) on Part Lot 68, Plan 202, (24 Aubrey Avenue), in the Town of Richmond Hill, Humber River Watershed.

CFN: 38779 - Application #: 039/07/RH
Report Prepared by: Susan Robertson, extension 5370
For information contact: Joshua Campbell, extension 5386
Date: March 20, 2007

8.1.60 24 ALHART STREET
To install a swimming pool on Lot 55, Plan 65M3825, (24 Alhart Street), in the Town of Richmond Hill, Don River Watershed.

CFN: 38783 - Application #: 040/07/RH
Report Prepared by: Jason Wagler, extension 5743
For information contact: Quentin Hanchard, extension 5324
Date: March 6, 2007

TOWN OF WHITCHURCH-STOUFFVILLE

8.1.61 6 BEACH ROAD

To construct a ground floor addition or structure greater than 50 sq. m (538 sq. ft) but less than 150 sq. m (1614 sq. ft) on Lot 125-129, 133, 134, Plan 232, Part Lot 130-132, Plan 232, (6 Beach Road), in the Town of Whitchurch-Stouffville, Rouge River Watershed.

CFN: 38965 - Application #: 126/07/WS
Report Prepared by: Chris Jones, extension 5718
For information contact: Chris Jones, extension 5718
Date: March 13, 2007

RES.#B31/07 - CITY OF VAUGHAN OFFICIAL PLAN AMENDMENT 620 - STEELES AVENUE CORRIDOR (BETWEEN JANE STREET AND KEELE STREET
Ontario Municipal Board Hearing. Authorization for party status before the Ontario Municipal Board on referrals by three individual companies related to Official Plan Amendment 620 of the City of Vaughan, which provides the policy framework for the redevelopment and intensification of the lands within the area bounded by Jane Street, the hydro corridor, Keele Street and Steeles Avenue, in anticipation of the future Spadina Subway Extension.

Moved by: Maria Augimeri
Seconded by: Paul Ainslie

THAT item 7.12 - City of Vaughan Official Plan Amendment 620 - Steeles Avenue Corridor (Between Jane Street and Keele Street), be referred to staff for an updated report to be brought to Authority Meeting #3/07, scheduled to be held on April 27, 2007.

CARRIED

RES.#B32/07 -

OUT OF COUNTRY TRAVEL

Greening Rooftops for Sustainable Communities Conference, Minneapolis, Minnesota, April 29 - May 1, 2007. Approval for staff to travel outside Canada to attend a conference in the United States of America.

Moved by: Paul Ainslie
Seconded by: Suzan Hall

THAT approval be granted for Lisa Rocha, Sustainable Technologies Analyst, to attend and present at the Fifth Annual Greening Rooftops for Sustainable Communities Conference, Awards and Trade Show in Minneapolis, Minnesota, which is hosted by Green Roofs for Healthy Cities and will take place from April 29th to May 1st, 2007, at a cost not to exceed \$1,700 including applicable taxes.

CARRIED

BACKGROUND

The Toronto and Region Conservation Authority (TRCA) policy on travel requires Executive Committee approval for staff travel outside of the country on TRCA business.

Green Roofs for Healthy Cities North America is a non-profit industry association founded in 1999. The mission of Green Roofs for Healthy Cities North America is to increase the awareness of the economic, social and environmental benefits of green roof infrastructure across North America, thereby advancing the development of the green roof market. The Greening Rooftops for Sustainable Communities conference brings the North American green roof community together to celebrate, educate and explore the benefits of green roof technology.

The three-day conference and trade show consists of plenary and concurrent educational sessions focused on green roof policy, design and research. Speakers include a variety of green roof industry professionals, representatives from government, non-governmental organizations (NGOs), academia and the roofing and building industries.

RATIONALE

Lisa Rocha will present findings from TRCA's Sustainable Technologies Evaluation Program (STEP) report entitled "Evaluation of an Extensive Green Roof - York University, Toronto, Ontario." The dissemination of the study results at this conference will help to meet both the objectives of STEP and the communication plans described in agreements with STEP funding partners.

Attending the conference will also serve as professional development for Lisa Rocha and assist in building TRCA's green roof knowledge base.

FINANCIAL DETAILS

The cost to attend this conference, including return flight, meals, accommodations and taxi fare, is estimated to be \$1,700.00. York University's Institute for Research and Innovation in Sustainability will contribute \$500.00 towards the conference expenses, with the remaining expenses charged to the STEP account (120-96).

Report prepared by: Lisa Rocha, extension 5220

For Information contact: Tim Van Seters, extension 5337 or Lisa Rocha, extension 5220

Date: March 28, 2007

RES.#B33/07 -

OUT OF COUNTRY TRAVEL

North American Surface Water Quality Conference and Exposition, Phoenix, Arizona, August 20-23, 2007. Approval for staff to travel outside Canada to attend a conference in the United States of America.

Moved by: Paul Ainslie

Seconded by: Suzan Hall

THAT approval be granted for Glenn MacMillan, Senior Manager, Water and Energy, to attend and present at the sixth annual North American Surface Water Quality Conference and Exposition which will take place in Phoenix, Arizona from August 20-23, 2007, at a cost not to exceed \$2,500, including applicable taxes.

CARRIED

BACKGROUND

The North American Surface Water Quality Conference (hereafter referred to as StormCon) is the world's largest stormwater pollution prevention conference. The conference is the leading source for the National Pollutant Discharge Elimination System (NPDES) program phase II training in various aspects of stormwater management for groups such as municipalities, consultants, contractors and developers.

The conference also offers stormwater sessions on sediment and erosion control, stormwater practices for contractors, and stormwater techniques for special sites and private firms that need to meet NPDES requirements.

The Toronto and Region Conservation Authority (TRCA) policy on travel requires Executive Committee approval for staff travel outside of the country on TRCA business.

Glenn MacMillan will present findings from TRCA's Sustainable Technologies Evaluation Program (STEP) Permeable Pavement and Bioretention Swale Demonstration Project. The dissemination of the study results at this conference will help to meet both the objectives of STEP and the communication plans described in agreements with STEP funding partners.

Attending the conference will also serve as professional development for Glenn MacMillan and assists in building TRCA's knowledge base and network of contacts in the stormwater quality field.

FINANCIAL DETAILS

Costs to attend this conference, including return flight, meals, accommodations and taxi fare, will not exceed \$2,500.00 and will be fully covered by funding provided by the Uni-Group (a leading interlocking concrete paver association) under account 120-95.

Report prepared by: Lisa Rocha, extension 5220
For Information contact: Glenn MacMillan, extension 5212;
Tim Van Seters, extension 5337
Date: March 28, 2007

SECTION IV - ITEMS FOR THE INFORMATION OF THE BOARD

RES.#B34/07 - **LOWEST BID NOT ACCEPTED**

Restoration Services Centre Equipment Storage Fabric Building. Receipt of report approved by the Chief Administrative Officer on award of contract for the supply and installation of a fabric building to provide for equipment and material storage as part of the Restoration Services Centre operations.

Moved by: Suzan Hall
Seconded by: Colleen Jordan

IT IS RECOMMENDED THAT the report from the Chief Administrative Officer on award of contract to Cover-All Building Systems of Ontario for the supply and installation of a fabric building to provide for equipment and material storage as part of the Restoration Services Centre operations, who was not the lowest bidder, be received.

CARRIED

BACKGROUND

At Authority Meeting #5/05, held on June 24, 2005, Resolution #A124/05 approved the Purchasing Policy. As per Schedule 'A' of the policy, if the lowest bidder is not selected, a report shall be provided to the Executive Committee for their information at the next available meeting. In this regard, the report outlined in Attachment 1 that was approved by the Chief Administrative Officer on March 28, 2007 is provided for information.

Report prepared by: Kathy Stranks, extension 5264
For Information contact: Kathy Stranks, extension 5264
Date: March 26, 2007
Attachments: 1

Attachment 1

TO: Chair and Members of the Procurement Not Requiring Board Approval Meeting RFQ #1/07 - Lowest Bid Not Accepted (\$10,000 to \$100,000), June 30, 2007

FROM: Nick Saccone, Director, Restoration Services

RE: **RESTORATION SERVICES CENTRE**
Supply and Installation - Equipment Storage Fabric Building

KEY ISSUE

To award the contract for the supply and installation of a fabric building to provide for equipment and material storage as part of the Restoration Services Centre operations.

RECOMMENDATION

THAT the contract for the supply and installation of a pre-engineered fabric covered storage building at the Restoration Services Centre (RSC) be awarded to Cover-All Building Systems of Ontario at the quoted price of \$81,603.42 (PST included, GST extra);

THAT Toronto and Region Conservation Authority (TRCA) officials be authorized and directed to take such action as may be necessary to implement the contract including signing of documents;

AND FURTHER THAT staff be authorized to approve additional unspecified expenditures to a maximum of ten percent (10%) of the total building cost as a contingency allowance, if deemed necessary.

BACKGROUND

As part of the planning and design for the newly constructed Restoration Services Centre facility at Boyd North, staff had identified the need to construct ancillary storage buildings to service the programming and projects operated by the Resource Management Projects group including the TRCA's Nursery operations. While staff envision two storage structures on this site in the future, we are only pursuing one installation at this time.

The need for the storage building(s) is based on the replacement of the barn and drive shed facilities that will be vacated from the old Conservation Services Workshop site. The old structures are past their serviceable life and would require such extensive renovation and upgrades that it is not financially viable to relocate these structures.

As a means of re-creating secure and adequate storage for project supplies and materials and TRCA vehicle and equipment assets, staff evaluated the relative merits and costs for conventional (wood and steel) versus fabric building construction technologies. Representative per square foot (taxes/permit fees extra) construction costs for the various building types are as follows:

- wood post frame/steel cladding \$14-16 per sq.ft.
- steel frame/steel cladding \$30-35 per sq.ft.
- fabric/steel frame w/8' steel clad wall \$9-10 per sq.ft.

Fabric buildings are less expensive, offer a wide variety of configurations, are fast to install and offer more flexibility in being able to relocate or reconfigure the building envelope more easily at any time in the future as program requirements change.

Fabric buildings have been in service for up to 15 years in the agricultural sector for a variety of uses. Recently, commercial storage (warehousing) and municipal sector agencies have employed this cost-effective and flexible format to service their specific storage and covered space needs. It is precisely the technology's cost effectiveness and fast, flexible installation format that makes this the preferred solution to provide for RSC's immediate storage needs.

Staff requested service proposals and pricing for supply and installation from the two product suppliers (Cover-All Building Systems and MegaDome) that service the Greater Toronto Area. Each supplier was invited to provide a quotation on their product that most closely met TRCA specifications for a 20m x 40m fabric building. Quotes received are as follows:

Supplier Name/ Manufacturer Name	Specified Building Style and Size	Quoted Price (Discount and PST Incl., GST extra)	Discount Structure	Warranty Coverage
Cover-All Building Systems	Cover-All Legend 62' x 120' w/ 96" Sidewall height 2-14' x 14' end doors 2-person doors steel	\$ 81,603.42	10% off Cover-All components through Apr 15/07	15 Years DURAWEAWE II cover and GATORSHIELD structural steel frame
MegaDome/ Les Industries Harnois	MegaDome HP 60' x 120' w/ 60" sidewall height 2-14' x 14' end doors 2-person doors PT	\$ 70,766.71	\$2,400. promotional discount through Apr 01/07	15 Years Fibralene cover 10 Years structural steel frame

Staff has reviewed the proposals by evaluating:

- engineering drawings and design specifications submitted;
- building components and finishes provided;
- supplier experience and client/project references; and
- product quality controls standards and warranty.

On the basis of product specifications received and supplier information regarding manufacturer's processes and warranty coverage, it was found that the Coverall proposal was a complete package that provided more detail and information to support their product claims. Further, the Coverall product proposal more closely fulfilled TRCA requirements and offers a more finished product that will resist the effects of weather and time.

Therefore, staff is recommending that the Cover-All product specification and proposal provides the best combination of materials, function, durability, serviceability and cost.

FINANCIAL DETAILS

Contract cost is to be charged to the Restoration Services Centre capital development account 408-88-344. In accordance with the approved project capital funding model, it is expected that the capital budget deficit will be treated as a receivable in anticipation of deficit retirement over subsequent years through the application of project revenues and other reserves.

Report prepared by: Dave Rogalsky, extension 5378
For Information contact: Dave Rogalsky, extension 5378
Date: March 26, 2007

TERMINATION

ON MOTION, the meeting terminated at 11:05 a.m., on Friday, April 13, 2007.

Gerri Lynn O'Connor
Chair

Brian Denney
Secretary-Treasurer

/ks