

FURTHER TO EXECUTIVE COMMITTEE #9/07
To be held Friday, November 2, 2007

Pages

FURTHER TO:

8. SECTION II - ITEMS FOR EXECUTIVE ACTION

8.1 ERRATA UPDATE SHEET 119-122

NEW PERMITS

CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.73 TORONTO FRENCH SCHOOL

To site grade on Part Block B, Plan 2335, (296 Lawrence Avenue East), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Toronto French School. 123-124

CITY OF VAUGHAN

8.1.74 VILLA NICOLINI 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 Part Lot 6, Concession 7, (7890 Pine Valley Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Villa Nicolini Inc.. 125-127

8.1.75 VILLA NICOLINI 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 (Right-of-Way east of 7890 Pine Valley Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Regional Municipality of York. 127-130

ITEM 8.2 - LISTED ON AGENDA AS REPORT TO FOLLOW

8.2 ALTERRA-FINER (BRAMPTON) LTD.

11 George Street North, City of Brampton
CFN 36733.06 131-138

ITEMS 8.3 & 8.4 - NEW ITEMS

8.3 ROUGE PARK

Little Rouge East (formerly Markham East) Lands Strategic Land Use Plan 139-140

8.4 SOLAR-BEE LAKE LUNG FOR HEART LAKE

Award of Contract 141-144

8.1 APPLICATION FOR PERMITS UNDER ONTARIO REGULATION 166/06 Development, Interference with Wetlands and Alterations to Shorelines and Watercourses

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

8.1.34 BARRETT DEVELOPMENTS LIMITED

- General Arrangement, Drawing No. S-1, prepared by D.K. Horgan, Candevcon Limited, dated January 18, 2006, last revised October 18, 2007, stamped received by TRCA Planning and Development October 25, 2007;
- Grading Plan, Sheet No. G3A, prepared by D.K. Horgan, Candevcon Limited, dated March 10, 2006, last revised October 18, 2007, stamped received by TRCA Planning and Development October 25, 2007;
- Pannahill Drive STA. 0+000 to STA. 0+200, Sheet No. P8A, prepared by D.K. Horgan, Candevcon Limited, dated October 18, 2007, stamped received by TRCA Planning and Development October 25, 2007.

8.1.35 EBRAHIM PROPERTIES

- Letter of Undertaking, prepared by Jakman Engineering Ltd., dated October 31, 2007, to address all outstanding engineering related issues.

8.1.36 62 SPRINGBROOK GARDENS

- Drawing A-1, Site Plan, prepared by Jameson Pool Landscape Inc., dated October 5, 2007, received on October 25, 2007.

8.1.37 WESTON GOLF AND COUNTRY CLUB

- Drawing Number LG-1, General Layout Plan, dated December 1, 2006, revised October 3, 2007, prepared by Schollen & Company Inc., received October 9, 2007;
- Drawing Number SP-1, Site Protection and Erosion Control Plan, dated December 1, 2006, revised October 3, 2007, prepared by Schollen & Company Inc., received October 9, 2007;
- Drawing Number LP-1, Planting Plan, dated December 1, 2006, revised October 3, 2007, prepared by Schollen & Company Inc., received October 9, 2007;
- Drawing Number LD-1, Landscape Details, dated December 1, 2006, revised October 3, 2007, prepared by Schollen & Company Inc., received October 9, 2007;
- Drawing Number 06.11 - 101, Overall Grading, Servicing and Irrigation Pond Plan, dated October 1, 2007, prepared by Braun Consulting Engineers, received October 9, 2007;
- Drawing Number 06.11 - 102, Channel Plan/Profile and Sections, dated October 1, 2007, prepared by Braun Consulting Engineers, received October 9, 2007;
- Drawing Number 06.11 - 103, Sections, dated October 1, 2007, prepared by Braun Consulting Engineers, received October 9, 2007;
- Drawing Number 06.11 - 104, Pumphouse Grading, CN Section & Section C-C, dated October 1, 2007, prepared by Braun Consulting Engineers, received October 9, 2007;
- Drawing Number 06.11 - 105, Detail and Servicing Notes, dated October 1, 2007, prepared by Braun Consulting Engineers, received October 9, 2007.

8.1.38 BLOCK 12 PROPERTIES INC.

- Letter of Undertaking - outstanding issues to be satisfactorily addressed prior to issuance of permit, prepared by Schaeffers Consulting Engineers, dated September 24, 2007, received September 26, 2007.

8.1.39 MOUNT PLEASANT GROUP OF CEMETERIES

- SK01, Beechwood Cemetery - Proposed Mausoleum Development Erosion and Sediment Control Plan, dated October 26, 2007, received by the TRCA on October 29, 2007;
- OPSD - 219.130, Heavy Duty Silt Fence Barrier, dated February 1, 1996, received by the TRCA on October 29, 2007;
- A1/18, Site Plan, prepared by Martin Frenette Architect, revised July 15, 2007, received by the TRCA on October 29, 2007;
- C1, Site Servicing Plan and General Notes, prepared by Martin Frenette Architect, revised October 17, 2007, received by the TRCA on October 29, 2007;
- C2, Site Grading Plan and Notes, prepared by Martin Frenette Architect, revised October 17, 2007, received by the TRCA on October 29, 2007.

8.1.40 95 THORNRIDGE DRIVE

- Survey Plan, prepared by P. Salna Company Ltd., dated October 9, 2007 and date stamp received by TRCA October 10, 2007;
- Site Plan, Drawing No. 95 Thorn-SP, dated July 3, 2007 and date stamp received by TRCA October 10, 2007, redline revised by TRCA dated October 23, 2007;
- Landscape Riparian Buffer Planting Plan, Drawing No. L-1, prepared by Landscape Planning Limited, dated July 23, 2007 and revised to October 22, 2007;
- Flood Plain Analysis Letter, prepared by Clarifica, dated October 25, 2007;
- Flood Plain Analysis Report, prepared by Clarifica, dated June 27, 2007.

8.1.41 TOWN OF AJAX

- Drawing No. EX-1, Block 178 Open Space & Block 179 Community Park Existing Condition, Demolition and Tree Protection Plan, prepared by The MBTW Group, dated May 2007, Revision No. 7, Revised on October 22, 2007, received by TRCA on October 22, 2007;
- Drawing L-3, Block 178 Open Space & Block 179 Community Park Planting and Seeding Plan, prepared by The MBTW Group, dated May 2007, Revision No. 7, Revised on October 22, 2007, received by TRCA on October 22, 2007;
- Drawing L-4, Bissland Drive Bridge Crossing Grading & Block 178/184 Restoration Planting Plan, prepared by The MBTW Group, dated May 2007, Revision No. 8, Revised on October 30, 2007, received by TRCA on October 30, 2007;
- Drawing No. D-1, Plant List & Details, prepared by The MBTW Group, dated May 2007, Revision No. 7, Revised on October 22, 2007, received by TRCA on October 22, 2007;
- Drawing No. D-2, Details and Cross-Sections, prepared by The MBTW Group, dated May 2007, Revision No. 7, Revised on October 22, 2007, received by TRCA on October 22, 2007.

8.1.42 KENNEDY ROAD

- Site Plan, prepared by J. Gray, Redline revised by TRCA staff on October 18, 2007, stamped received by TRCA Planning & Development staff on October 17, 2007;
- Details, prepared by J. Gray, stamped received by TRCA Planning & Development staff on October 17, 2007.

8.1.43 81 KING STREET WEST

- Site Plan, Drawing No. A0, prepared by Probuilt, dated July 2007, Revision No. 1, revised on September 11, 2007, stamped received by TRCA Planning & Development staff on October 5, 2007;
- Proposed Floor Plans, Drawing No. A2, prepared by Probuilt, dated July 2007, Revision No. 1, revised on September 11, 2007, stamped received by TRCA Planning & Development staff on October 5, 2007;
- Proposed Floor/Roof Plan, Drawing No. A3, prepared by Probuilt, dated July 2007, Revision No. 1, revised on September 11, 2007, stamped received by TRCA Planning & Development staff on October 5, 2007;
- Exterior Elevations, Drawing No. A4, prepared by Probuilt, dated July 2007, Revision No. 1, revised on September 11, 2007, stamped received by TRCA Planning & Development staff on October 5, 2007;
- Exterior Elevations, Drawing No. A5, prepared by Probuilt, dated July 2007, Revision No. 1, revised on September 11, 2007, stamped received by TRCA Planning & Development staff on October 5, 2007;
- Construction Sec. Details, Drawing No. A6, prepared by Probuilt, dated July 2007, Revision No. 1, revised on September 11, 2007, stamped received by TRCA Planning & Development staff on October 5, 2007;
- General Notes, Drawing No. S1.1, prepared by Hamann Engineering, dated August 2007, stamped received by TRCA Planning & Development staff on October 5, 2007;
- Plans, Drawing No. S2.1, prepared by Hamann Engineering, dated August 2007, stamped received by TRCA Planning & Development staff on October 5, 2007;
- Plans, Drawing No. S2.2, prepared by Hamann Engineering, dated August 2007, stamped received by TRCA Planning & Development staff on October 5, 2007;
- Sections, Drawing No. S3.1, prepared by Hamann Engineering, dated August 2007, stamped received by TRCA Planning & Development staff on October 5, 2007.

8.1.44 LOBLAW PROPERTIES LIMITED

- Letter of undertaking provided by Paul Ahn, Lea Consulting Limited, dated October 31, 2007, to address outstanding TRCA Engineering and Ecology issues prior to the issuance of the permit.

8.1.45 TOWN OF RICHMOND HILL

- Letter of Undertaking to provide minor revisions to engineering and landscape drawings as outlined in TRCA correspondence dated October 23, 2007; prepared by the Town of Richmond Hill; dated October 25, 2007.

8.1.46 21 MANITOU DRIVE

- Site Plan, Figure No. 1, prepared by B.R. Whitehead, Rural Development Consultants Limited, dated August 2006, received October 24, 2007.

8.1.47 TOWNSHIP OF KING

- **Letter of Undertaking indicating that minor revisions will be made to the site plan(s) to the satisfaction of the TRCA, signed by Scott Donald of the Township of King, dated October 30, 2007, received by the TRCA on October 31, 2007.**

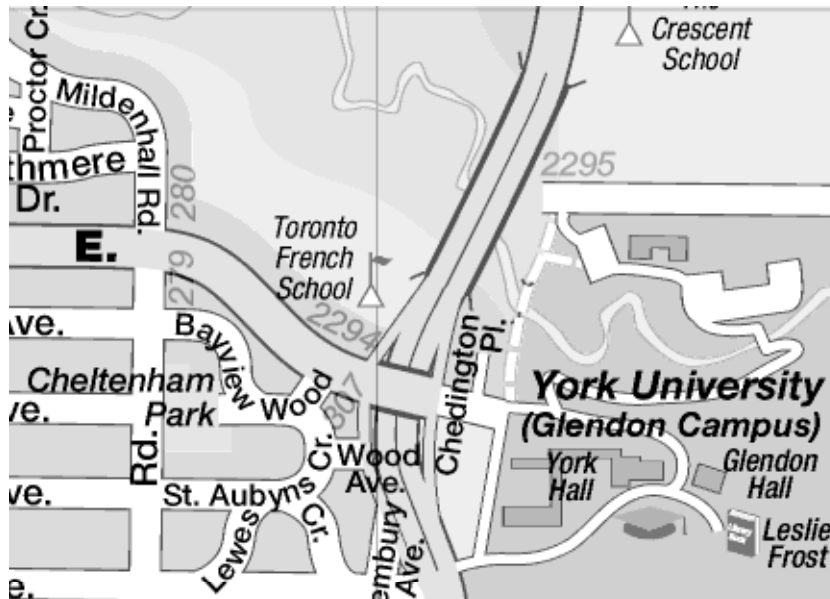
CITY OF TORONTO (NORTH YORK COMMUNITY COUNCIL AREA)

8.1.73 TORONTO FRENCH SCHOOL

To site grade on Part Block B, Plan 2335, (296 Lawrence Avenue East), in the City of Toronto (North York Community Council Area), Don River Watershed as located on the property owned by Toronto French School.

The purpose is to develop within a Regulated Area of the Don River watershed to facilitate construction of a artificial turf sports field, storm drainage improvements, light standards, and a retaining wall at 296 Lawrence Avenue East in the City of Toronto.

LOCATION MAP: 296 Lawrence Avenue East



The permit will be issued for the period of November 2, 2007 to November 1, 2009 in accordance with the following documents and plans which form part of this permit:

- Drawing No. SGS-1, Concept Site Grading & Servicing, prepared by R.V. Anderson Associates Ltd., dated July 2006, received by TRCA September 24, 2007;
- Drawing No. SCP-1, Concept Sediment Control, prepared by R.V. Anderson Associates Ltd., dated July 2006, received by TRCA September 24, 2007;
- Drawing No. SC-1, Concept Sections, prepared by R.V. Anderson Associates Ltd., dated July 2006, received by TRCA September 24, 2007;
- Drawing No. SWM-3, Proposed Storm Drainage Area Plan Outfall and Details, prepared by R.V. Anderson Associates Ltd., dated June 1, 2006, received by TRCA September 24, 2007;
- Drawing No. SP-1, Concept Site Plan, prepared by R.V. Anderson Associates Ltd., dated July 2006, received by TRCA September 24, 2007;
- Drawing No. D-1, Concept Details, prepared by R.V. Anderson Associates Ltd., dated July 2006, received by TRCA September 24, 2007;
- Drawing No. LP-1, Landscape Buffer Planting Plan, prepared by Schollen & Company Inc., dated August 31, 2007, received by TRCA September 24, 2007.

RATIONALE

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

Proposal:

The proposed works include replacement of an existing natural turf sports field with artificial turf, storm water drainage improvements, installation of light standards and a retaining wall at the Toronto French School. The site is located at the northwest corner of Bayview Avenue and Lawrence Avenue East.

Control of Flooding:

The proposed works will be located outside of the regional storm floodplain. A stormwater management report has been reviewed and approved by TRCA engineering staff and the proposed works include improvements to the surface infiltration and stormwater infrastructure.

Pollution:

Sediment control fencing will be installed prior to commencement of any construction or grading works, and will remain in place until the proposed works have been completed and any exposed areas have been stabilized.

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. Appropriate tree protection fencing will be installed.

Plantings

Native tree shrubs and seed mix will be planted.

Policy Guidelines:

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

CFN: 39840 - Application #: 742/07/TOR

Report Prepared by: Michelle Stafford, extension 5250

For information contact: Steve Heuchert, extension 5311

Date: October 31, 2007

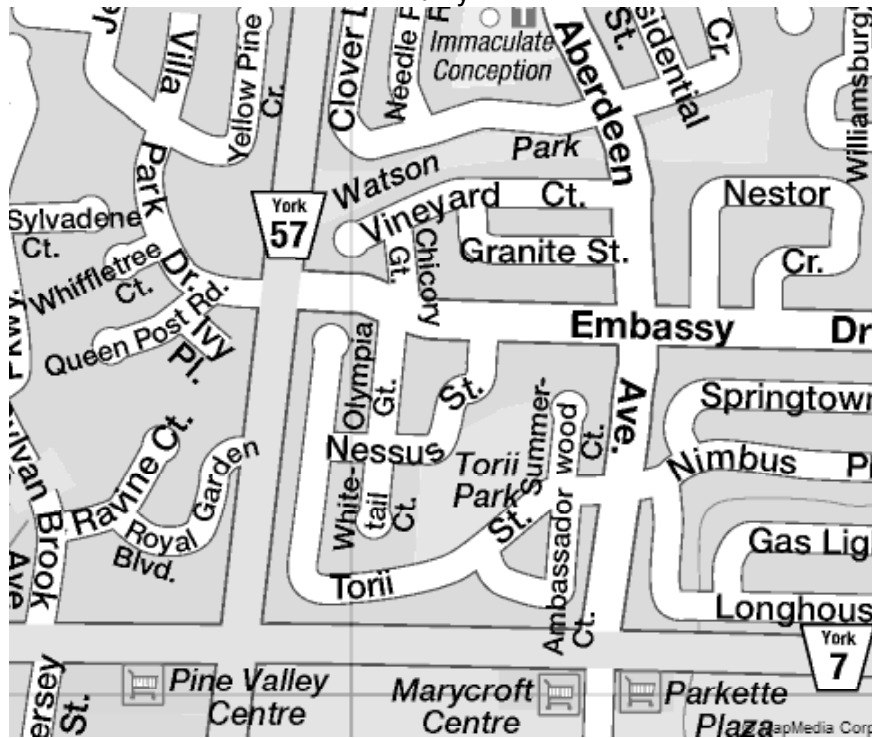
CITY OF VAUGHAN

8.1.74 VILLA NICOLINI 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 Part Lot 6, Concession 7, (7890 Pine Valley Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Villa Nicolini Inc..

The purpose is to permit development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed at 7890 Pine Valley Drive, in the City of Vaughan, to facilitate the construction of a 5-storey long-term care facility with associated parking area, retaining walls, landscape features and outfall.

LOCATION MAP: 7890 Pine Valley Drive



The permit will be issued for the period of November 2, 2007 to November 1, 2009 in accordance with the following documents and plans which form part of this permit:

- Letter of Undertaking indicating that minor revisions will be made to the grading plan, site plan and other plans (where applicable) to the satisfaction of the TRCA, signed by Hayden A. Solomons of Aird & Berlis LLP, dated October 9, 2007, received by the TRCA on October 9, 2007.

RATIONALE

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

Proposal:

The proposed works involve the construction of a 5-storey long-term care facility with associated parking area, retaining walls and landscape features at 7890 Pine Valley Drive in the City of Vaughan. The proposal also includes the construction of an outfall to Jersey Creek, which flows to the immediate east and south of the site.

TRCA staff initially reviewed the proposed development through Zoning By-law Amendment Application Z.01.044 and Site Plan Application DA.01.071, which were circulated to the TRCA by the City of Vaughan in 2001. The Zoning By-law Amendment and Site Plan Applications were later referred to the Ontario Municipal Board (OMB) (PL020499, Decision No. 0525 issued April 28, 2003). The decision of the OMB was to approve the Zoning By-law Amendment with modifications. The Site Plan Application was also approved with modifications and subject to several conditions, which included satisfying the TRCA through the submission of various reports and plans, and the execution of a conservation easement/environmental site management agreement between the applicant and the TRCA on the lands below the top of bank.

Based on our negotiations with the applicant, the lower level of the proposed long-term care facility will be approximately 4 metres from the physical top of bank. An assessment of slope stability was provided to the satisfaction of TRCA Geotechnical staff. All vegetation below the top of bank, except in the area of the proposed outfall, will be retained. A restoration/planting plan has been prepared to restore the disturbed areas and enhance the existing valley vegetation. Stormwater management was also addressed to the satisfaction of TRCA Water Management staff.

In addition, during the latter stages of our review, TRCA staff became aware of potential flooding concerns on the site. This was evidenced during the major storm event that occurred on August 19, 2005 when significant damage occurred to the culvert used to access the property from Pine Valley Drive, located within the Regional Municipality of York's Right-of-Way. The watercourse was previously conveyed along the frontage of the lot within a 42-metre long culvert.

TRCA staff has since worked with both the applicant and the Region to resolve the flooding and access issues, which has resulted in the redesign of the watercourse crossing. The proposed works within the Regional Municipality of York's Right-of-Way will be submitted to the Executive Committee as a separate permit application (Reference No. 656/07/VAUG - CFN 39734).

Control of Flooding:

The proposed development, with the exception of the outfall, will be located beyond 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 throughout construction to prevent sediment from entering the adjacent valley system.

Dynamic Beaches:

Not applicable.

Erosion:

TRCA staff are satisfied that there will be no geotechnical/slope stability issues associated with the proposed development.

Conservation of Land:

The project, more specifically the outfall, 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.

Plantings

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

Policy Guidelines:

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

CFN: 39097 - Application #: 183/07/VAUG

Report Prepared by: Coreena Smith, extension 5269

For information contact: Coreena Smith, extension 5269

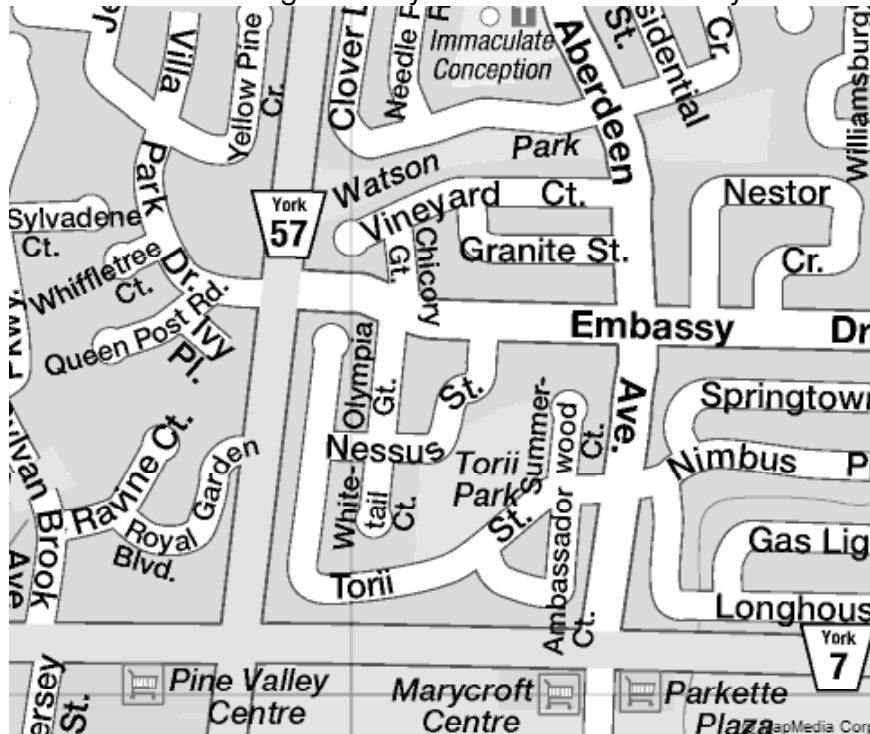
Date: October 31, 2007

8.1.75 VILLA NICOLINI 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 (Right-of-Way east of 7890 Pine Valley Drive), in the City of Vaughan, Humber River Watershed as located on the property owned by Regional Municipality of York.

The purpose is to permit development and the alteration of a watercourse within a Regulated Area of the Humber River Watershed in the Regional Municipality of York's Right-of-Way on the west side of Pine Valley Drive, south of Villa Park Drive, in the City of Vaughan. The works will facilitate the construction of a watercourse crossing and the restoration of the channel, which was previously damaged during the major storm event that occurred on August 19, 2005.

LOCATION MAP: Right-of-Way east of 7890 Pine Valley Drive



The permit will be issued for the period of November 2, 2007 to November 1, 2009 in accordance with the following documents and plans which form part of this permit:

- **Letter of Undertaking indicating that minor revisions will be made to the grading plan, site plan and other plans (where applicable) to the satisfaction of the TRCA, signed by Hayden A. Solomons of Aird & Berlis LLP, dated October 31, 2007, received by the TRCA on October 31, 2007.**

RATIONALE

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

Proposal:

The proposal involves the construction of a watercourse crossing and the restoration of a channel in order to provide access to 7890 Pine Valley Drive. The works will occur within the Regional Municipality of York's Right-of-Way on the west side of Pine Valley Drive, south of Villa Park Drive, in the City of Vaughan.

The owner of 7890 Pine Valley Drive, Villa Nicolini Inc., intends to construct a 5-storey long-term care facility on the site. During our review of that development proposal, TRCA staff became aware of potential flooding concerns in the area. This was evidenced during the major storm event that occurred on August 19, 2005 when significant damage occurred to the original 42-metre long culvert that served the Villa Nicolini site.

TRCA staff has since worked with representatives from the Regional Municipality of York and Villa Nicolini Inc. to resolve the flooding and access issues, which has resulted in the redesign of the watercourse crossing and the restoration of the channel. The Region has authorized Villa Nicolini Inc. to apply for the TRCA permit and to conduct the works within the Regional right-of-way.

The proposal involves the replacement of the previous 42-metre long, 1.9-metre diameter CSP culvert with a 35-metre long, 3.24-metre by 2.21-metre elliptical CSP culvert. The new larger culvert will reduce the Regional Storm flood plain elevation; however, due to the volume of flow and the topography of the site, the Regional Storm flood plain will overtop the culvert at its northern end. However, the access has been designed to withstand flood flows and to ensure the adjacent development and entrance to 7890 Pine Valley Drive is beyond the limit of the Regional Storm flood plain.

Restoration works are also proposed downstream of the culvert. This area is currently lined with terrafix blocks for stabilization purposes, as the channel changes from a southerly to a westerly flow. This stabilization method has failed and is causing a barrier to fish passage. An alternative stabilization method has been proposed, which will also provide seasonal fish passage.

In addition, all debris within the channel and culvert area, including garbage, building material, tree branches, silt and the existing culvert, will be removed and disposed of off-site.

The proposed works at 7890 Pine Valley Drive will be submitted to the Executive Committee as a separate permit application (Reference No. 183/07/VAUG - CFN 39097).

Control of Flooding:

TRCA staff have reviewed the design drawings for the proposed crossing and channel restoration, as well as the supporting hydraulic analysis, and are satisfied that there will be minimal impact on the storage or conveyance of flood waters. The proposed works will be an improvement from the previous culvert conditions.

Pollution:

Sediment and erosion control measures will be installed and maintained throughout construction to prevent sediment from entering the watercourse.

Dynamic Beaches:

Not applicable.

Erosion:

There will be 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. Furthermore, the works will be conducted during the warmwater fisheries timing window.

Plantings

All disturbed areas will be restored with native, non-invasive plantings and sod to the satisfaction of TRCA staff.

Policy Guidelines:

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

CFN: 39734 - Application #: 656/07/VAUG

Report Prepared by: Coreena Smith, extension 5269

For information contact: Coreena Smith, extension 5269

Date: October 31, 2007

Item 8.2

TO: Chair and Members of the Executive Committee
Meeting #9/07, November 2, 2007

FROM: Carolyn Woodland, Director, Planning and Development

RE: **ALTERRA-FINER (BRAMPTON) LTD.**
11 George Street, City of Brampton
CFN 36733.06

KEY ISSUE

Endorsement and recommendation to the Province of Ontario on the technical aspects of the proposed rezoning and Official Plan Amendments for 11 George Street, City of Brampton.

RECOMMENDATION

THAT the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources be advised that the technical floodproofing elements of the rezoning and Official Plan Amendment applications associated with the proposed redevelopment of 11 George Street in the City of Brampton have been addressed to the satisfaction of Toronto and Region Conservation Authority (TRCA);

THAT the City of Brampton be advised that TRCA has no objection to the City of Brampton Council enacting the Zoning By-law and Official Plan Amendments associated with the proposed redevelopment of this property, subject to the conditions identified by TRCA staff and the Ministry of Municipal Affairs and Housing;

THAT TRCA continue to encourage the City of Brampton to complete a comprehensive assessment of flood hazard and mitigation opportunities with consideration for the City of Brampton's objectives for redevelopment of the downtown floodprone areas;

THAT staff continue to work cooperatively with the Province of Ontario and the City of Brampton to further assess opportunities for the redevelopment of downtown Brampton;

AND FURTHER THAT the City of Brampton, the Province of Ontario and the proponents of development for the 11 George Street applications be so advised.

BACKGROUND

In 2006, applications to amend the City of Brampton Official Plan and to rezone the subject property at 11 George Street were submitted to the City of Brampton to facilitate the development of a high-rise residential building. Around the same time, similar applications were submitted for two other sites in downtown Brampton, all of which were located within the Regulatory Floodplain associated with Etobicoke Creek. This area of downtown Brampton has been designated as a Special Policy Area (SPA) by the Province of Ontario, which allows for some development and redevelopment to occur within the floodprone areas, subject to meeting a number of technical requirements (see Attachment 3 for additional details).

In the review of these applications by TRCA staff, it was identified that the level of intensification that was being proposed for the sites was greater than that which had been previously approved within the downtown Brampton SPA (including the 27 storey, 278 unit condominium building proposed on the subject property). The proposals did not appear to be consistent with the scale of development envisioned by the Province for SPAs. Additionally, two of the three applications were located within areas of the SPA that are subject to extreme flood depths (in excess of 4-5 metres), which may preclude the ability for safe access to and from the site in a large flooding event.

TRCA, provincial (Ministry of Municipal Affairs and Housing and Ministry of Natural Resources) and City of Brampton staff have had extensive discussions on these applications and the flood related constraints in downtown Brampton. Through these discussions, the need for a comprehensive assessment of flood hazard, flood risk and mitigation opportunities in the downtown core, prior to new development that proposes significant intensification within floodprone areas, was identified by the province and TRCA. This was deemed necessary to fully consider the increased risk to life and property that may result from adding a large new residential population, new buildings and services to the floodprone areas of downtown Brampton where extreme flood depths and potentially limited emergency access exist.

The City of Brampton has initiated this process through the creation of a drainage study which refines the flood plain mapping for the downtown area of Brampton and provides initial options for addressing and remediating flood risk. The next stage of this process will be for Brampton to complete a comprehensive analysis of existing and proposed flood risks in relation to its growth and intensification targets, and in relation to the levels of flood risk and intensification that have been approved by the Province. Given the vital role that downtown Brampton is anticipated to play in meeting the city's intensification and growth targets, opportunities for reducing or eliminating flood risk within downtown Brampton through comprehensive flood remediation works must be considered as part of this assessment.

Based upon the work that has been done to date and the site specific conditions, the Province, TRCA and the City of Brampton are prepared to consider the applications associated with the proposed 11 George Street development separately (location illustrated in Attachment 1). This property is located within an area for which safe emergency access can be attained in a Regional Storm Event and only a minimal increase in intensification is proposed over the current zoning for the property (which permits 20 storeys).

The current building design, as illustrated in Attachment 2, includes the construction of a 278 unit, 27 storey condominium building with ground level retail uses. This building would incorporate 2 storeys of underground parking and 5 stories of above ground parking. This design incorporates the following floodproofing measures:

- passive, dry floodproofing to a minimum of the 1:350 year storm event;
- emergency access shall be provided to allow safe access during a Regional Storm Event; and
- the building must be designed to withstand the flood flows and velocities of a Regional Storm Event.

In addition to the above, the following will be integrated into the building design:

- No habitable living space shall be permitted below the Regional Storm flood level. Only retail/commercial uses will be permitted on the ground floor and those floors which would be susceptible to flooding during a Regional Storm Event.
- All mechanical and electrical service will be located above Regional Storm flood levels separately.
- A comprehensive emergency (flood) evacuation plan and strategy with a commitment to maintain the plan and related training for on-site staff.
- All parking will be floodproofed to a minimum of the 1:350 year storm event, with measures included in the evacuation plan for these areas.

Based on the above and the proposed wording of the Official Plan and zoning by-law amendments, which incorporate TRCA and provincial comments, TRCA staff is of the opinion that the established TRCA and provincial technical requirements for development within an SPA have been met.

The Province, as the approval authority for SPAs, has implemented a two phase approval process for the proposed change to the existing SPA planning permissions for the 11 George Street property that would be required to implement that Official Plan and zoning by-law amendments. Phase 1 of this process involved, among other things, attaining from TRCA staff endorsement in principle of the applications. On July 17, 2007, a letter was provided by Brian Denney, Chief Administrative Officer, to the City of Brampton with the aforementioned endorsement. Phase 2 of this process requires a resolution from the TRCA Executive Committee advising that there are no further objections or concerns with respect to the proposed rezoning and Official Plan Amendment applications. As TRCA and provincial staff are now satisfied with these applications based upon the above, this resolution is now being requested of the Executive Committee.

A future TRCA permit application for the development of the property will be brought forward to the Executive Committee, subsequent to final sign-off being provided by the Province and any outstanding design details being integrated into the site plan application to the satisfaction of TRCA staff.

RATIONALE

In accordance with the Memorandum of Understanding between the Ministry of Natural Resources and Conservation Ontario, conservation authorities are the delegated authority for the review and consideration of natural hazard issues through the planning process. TRCA staff has reviewed the proposed applications for 11 George Street in accordance with Provincial Policy requirements and TRCA's Valley and Stream Corridor Management Program. Based upon the proposed wording of the Official Plan and zoning by-law amendments, which incorporate TRCA and provincial comments, TRCA staff is of the opinion that the established technical TRCA and provincial requirements for development within an SPA have been met.

Report prepared by: Quentin Hanchard, extension 5324

Email: qhanchard@trca.on.ca

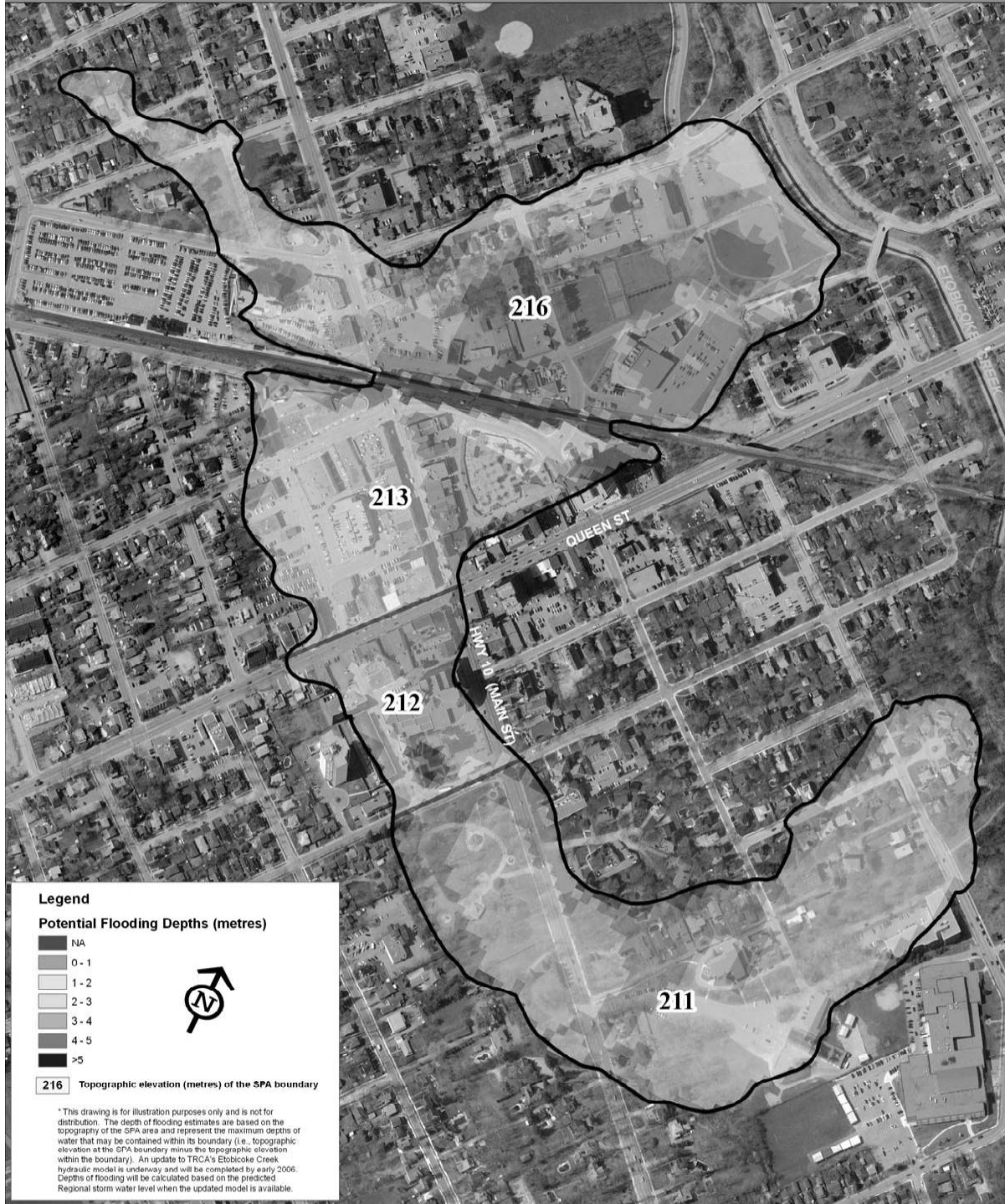
For Information contact: Quentin Hanchard, extension 5324 or Carolyn Woodland, extension 5214.

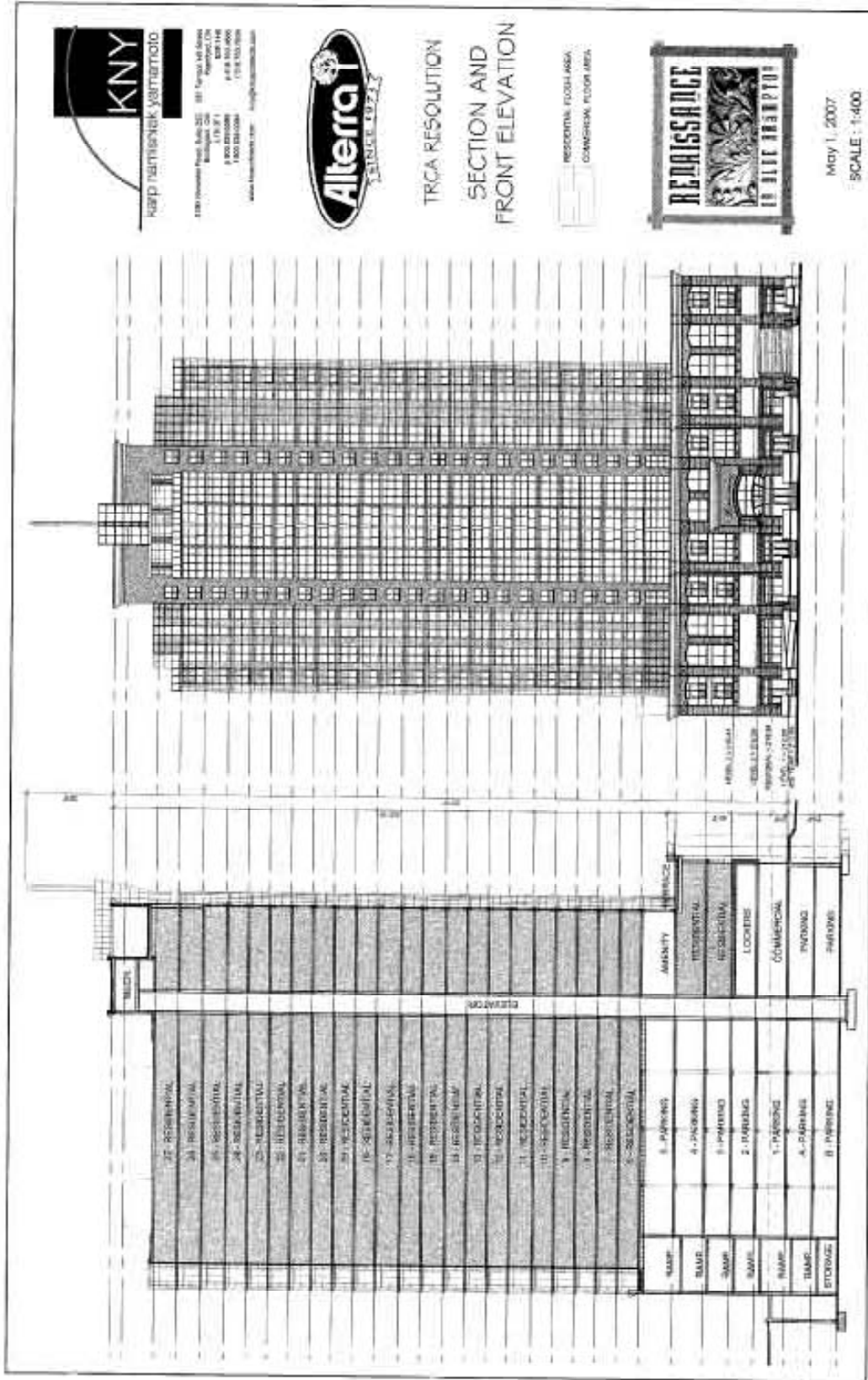
Emails: qhanchard@trca.on.ca; cwoodland@trca.on.ca

Date: October 30, 2007

Attachments: 3

Brampton Special Policy Area Potential Flooding Depths (Estimate) *





Attachment 3

Historical Overview of Brampton SPA

Significant portions of the downtown core of the City of Brampton (as illustrated on attachment 1) are subject to flooding (associated with Etobicoke Creek) during a Regional Storm event. Downtown Brampton was historically subject to regular flooding which resulted in significant damage. A major storm event that occurred in 1948 brought significant flooding to much of downtown Brampton. Following the 1948 flood, a flood control channel was constructed to divert Etobicoke Creek to the east of downtown Brampton, however, the historic channel of Etobicoke Creek was not filled, and remains to be a low-lying area. While the flood control channel was constructed to accommodate a substantial flood event, it will not accommodate the flows which would be associated with a Regional Storm event. During a storm of this magnitude, flood flows will spill out of the drainage channel, and into the low-lying areas of downtown Brampton.

With few exceptions, in accordance with Provincial policies and guidelines, new large-scale development is not permitted within areas that are prone to significant flood hazard during a Regional Storm event. To provide for the continued viability of communities that have historically existed within the flood plain, some flood prone communities have attained a 'Special Policy Area' (SPA) designation from the Province, to provide for the continued viability of existing uses (which are generally on a small scale) and address the significant social and economic hardships to the community that would result from strict adherence to provincial policies concerning development. Within TRCA's jurisdiction, the Regional Storm event (the equivalent of Hurricane Hazel) is the established flood standard. Within an SPA, floodproofing standards may be reduced (to a level not below the 1:350 year storm event), subject to meeting technical criteria, should it be demonstrated that it is technically impractical to meet the established Provincial standard of the Regional Storm event.

An SPA designation was approved by the Province for downtown Brampton in 1986, and incorporated into the City of Brampton Official Plan. This designation provides the opportunity, subject to a number of requirements, for some development and redevelopment to occur within the floodprone areas of downtown Brampton.

Since 1986, a number of developments within the downtown Brampton SPA have been endorsed by the TRCA. These developments have generally been of a small scale, or have been commercial type uses which were in keeping with the levels of intensification and flood risk envisioned in the Official Plan when the SPA was approved by the Province.

Recently, applications have been brought forward which have proposed levels of intensification that is significantly greater than that which was previously contemplated at the time at which Special Policy Area status was approved for downtown Brampton. These have included proposals for high-rise residential development, which would bring a large number of new residents into the floodprone areas, which due to the flood characteristics and the limited emergency access, may result in a significant increase in risk to life and property within these areas during large storm events. Additionally, the developments that have been recently proposed are within low-lying areas that are subject to the greatest depths of flooding within downtown Brampton (in the order of 4-5 metres/13-16 feet), and in which the provision of emergency access or egress during a Regional Storm event may not be feasible. Existing development within these areas has been predominantly characterized by commercial, open space, and mixed-use, commercial-residential development.

The 2005 Provincial Policy Statement provides clarification on the level of intensification that may occur within SPAs. The following is included within the 'Special Policy Area' definition within that document: *"A Special Policy Area is not intended to allow for new or intensified development or site alteration, if a community has feasible opportunities for development outside of the floodplain"*.

Based upon the above, prior to development proceeding within Brampton – for which significant intensification (such as high density residential) is being proposed, a comprehensive assessment of development opportunities, flood risk (existing and proposed) and flood remediation opportunities is to be completed for downtown Brampton.

TO: Chair and Members of the Executive Committee
Meeting #9/07, November 2, 2007

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

RE: **ROUGE PARK**
Little Rouge East (formerly Markham East) Lands Strategic Land Use Plan

KEY ISSUE

Award of contract to Envision - The Hough Group as sole source contract for the development of the Little Rouge East (formerly Markham East) strategic land use plan for Rouge Park.

RECOMMENDATION

THAT Toronto and Region Conservation Authority (TRCA) on behalf of the Rouge Park Alliance confirm the award of contract to Envision – the Hough Group to develop a strategic land use plan for the Little Rouge East (formerly Markham East) lands at a cost not to exceed \$95,000 plus applicable taxes;

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

RATIONALE

In 2004, the Ontario provincial government transferred lands in the Little Rouge Corridor (LRC) to Rouge Park and TRCA that expanded the park to north of Steeles Avenue. Subsequently, in 2006 the Province transferred additional lands for Bob Hunter Memorial Park (BHMP) as a part of the Rouge Park family of natural areas. In addition to the land transfers, the provincial government also provided funding for development of master and strategic land use plans for these areas. Rouge Park responded to these transfers by engaging Toronto-based planning consultants to develop plans for the LRC and the BHMP.

Envision - The Hough Group (hereafter Envision) provided excellent leadership and project execution and has delivered high quality reports that are in the final phases of approval. In particular, Envision used consistent methodology and philosophy that have allowed appropriate integration of the plans.

In early 2007, the Province announced the intent to dedicate an additional tract of land that lies between the eastern boundary of the LRC and Townline Road for Rouge Park purposes and referred to as the Little Rouge East (formerly Markham East) lands (RE). In addition to the dedication of the land, the Province again transferred funding to cover costs associated with the development of a land use plan for the RE lands. Had the announced transfer occurred early enough to include the development of RE in either the LRC or BHMP contracts, Rouge Park would have taken that approach. Unfortunately, the announcement came too late.

Rouge Park is interested in the development of a high quality plan for RE that integrates with the other plans that have been prepared for Rouge Park lands north of Steeles Avenue. Rouge Park is also interested in engaging consultants that have experience in this area. Envision has demonstrated competence and Rouge Park believes there is great value in a consistent approach that would come from contracting with Envision for the RE planning.

FINANCIAL DETAILS

TRCA's Purchasing Policy is applied in matters where TRCA acts on behalf of the Rouge Park and the Rouge Park Alliance. The policy requires that sole source contracts in excess of \$50,000 and less than \$100,000 must be approved by the Executive Committee. As noted it is the opinion of the Rouge Park that the foregoing contract will provide good value given the extensive work and methodology offered by Envision. Funds for this work are available in the Rouge Park budget.

Report prepared by: Robert T. Clay, Rouge Park, 905-713-6022

Email: bob_clay@rougepark.com

For Information contact: Robert T. Clay, Rouge Park, 905-713-6022

Email: bob_clay@rougepark.com

Date: October 26, 2007

TO: Chair and Members of the Executive Committee
Meeting #9/07, November 2, 2007

FROM: Adele Freeman, Director, Watershed Management

RE: **SOLAR-BEE LAKE LUNG FOR HEART LAKE**
Award of Contract

KEY ISSUE

Award of contract to the firm of H2O Logics Inc. for the delivery and installation of a Solar-Bee water circulator in Heart Lake at Heart Lake Conservation Area.

RECOMMENDATION

THAT the firm H2O Logics Inc. be retained to deliver and install one Solar-Bee SB10000v12 system in Heart Lake at Heart Lake Conservation Area and to train Toronto and Region Conservation Authority (TRCA) staff on its operation and maintenance at a total cost not to exceed \$62,940, plus applicable taxes.

And further that staff continue to monitor the performance of this technology to determine its effectiveness at meeting the stated objectives for Heart Lake.

BACKGROUND

Conditions of Heart Lake

The Heart Lake Conservation Area Master Plan Background Report (2006) and the draft Gartner Lee Limited *Brampton Citywide Lake Assessment Study* (2005) both highlight the issues facing Heart Lake, including:

- blue-green algae blooms;
- low dissolved oxygen concentrations at the bottom of the lake (hypolimnion);
- invasive aquatic vegetation; and,
- fish health.

The solution for a number of these issues was the installation of a lake lung in 1995. Early results from the lake lung were positive in addressing a number of these issues, namely oxygenating the lower levels of the lake and reducing water nutrient levels.

However, since 2005 the system has not operated properly. Given the unique technology of the lake lung, servicing has proven expensive. Repairs to both the structure and compressors were undertaken in the past few years. Despite these investments, the system only operated at 50% capacity during 2007 and not at all during the 2006 season. Staff believe these malfunctions are an indication of the unit being at the end of its lifespan.

The issues identified by the Heart Lake Conservation Area Master Plan Background Report (2006) and the draft Gartner Lee Limited *Brampton Citywide Lake Assessment Study* (2005) are still of concern and threaten the health of Heart Lake. A new solution to these issues is being proposed.

Proposed Solution to Lake Conditions

The proposed solution to address a number of these concerns is the installation of one solar-powered water circulator by the trade name of Solar-Bee. The Solar-Bee works by drawing water from just above the thermocline and distributing it radially across the lake, exposing it to the atmosphere and sunlight. The technology requires no electricity and three attached solar panels provide enough energy to pump 10,000 gallons of water per minute for up to 24 hours a day.

The Solar-Bee's purpose will be to address blue-green algae blooms and invasive aquatic vegetation in the southern bay of Heart Lake (adjacent to the public beach, boat launch and fishing areas). This is also expected to have an indirect benefit in raising dissolved oxygen concentrations in the lower-levels of the lake by reducing organic decomposition.

Unlike early aeration systems, the Solar-Bee does not result in unwanted entrainment of nutrients from the sediment. The controlled water intake depth of the system and its non-turbulent flow ensures uniform and controlled mixing without pulling nutrients from the sediment. Furthermore, unlike the lake lung, the Solar-Bee can easily be removed from the water by staff for repairs if required.

H2O Logics Inc. of Alberta is the Canadian distributor of the Solar Bee technology. A representative from the company visited with TRCA staff at Heart Lake in September, 2007 to assess the current conditions and offer a recommendation on the use of Solar-Bee technology at that location.

The Solar-Bee has a proven track record of success, being implemented in 220 fresh-water lakes throughout Canada and North America (10% of these being partial lake installations). Staff has checked with three municipalities that have installed Solar-Bees, including the City of Brampton, all of which have indicated positive results and exceptional service from the company.

Staff propose to continue the monitoring that began in 2005 post-Solar Bee installation to measure its success. It is felt the technology may prove helpful in addressing similar issues in both fresh water lakes and stormwater ponds in other areas of the jurisdiction.

RATIONALE

At Authority Meeting #5/06, held on June 23, 2006, the Heart Lake Conservation Area Master Plan (2006) was approved via Resolution #A133/06. The Heart Lake Master Plan provides the following recommendations pertaining to the management of Heart Lake's aquatic health:

- monitor and manage algae blooms;
- manage the low-dissolved oxygen levels in the bottom waters of the lake;
- reduce suspended sediments, chloride and phosphorous loadings;
- retrofit lake lung pump house to solar power;
- naturalize Heart Lake into a self-sustaining, warm-water fishery; and,
- continue to stock Heart Lake with rainbow trout for a put and take recreational fishery.

The draft Gartner Lee Limited *Brampton Citywide Lake Assessment Study* (2005) recommends the following:

- Management of the low-dissolved oxygen levels in the bottom of the lake; and,
- Maintenance and protection of diverse vegetation community, including protection from invasive species.

The installation of the proposed Solar-Bee solution addresses these recommendations by:

- managing algae blooms;
- managing the low oxygen levels at lower-levels of the lake by reducing organic decomposition;
- maintaining a warm-water fishery with the ability to stock rainbow trout;
- protecting and enhancing native aquatic vegetation; and,
- developing a solar-powered solution to address Heart Lake's aquatic management needs.

Staff recommend the installation of one unit to address the southern bay of Heart Lake. The Solar-Bee will have a circulation radius of 10 to 14 hectares and will aid in addressing the issues identified in both the Heart Lake Conservation Area Master Plan Background Report (2006) and the draft Gartner Lee Limited *Brampton Citywide Lake Assessment Study* (2005) in the southern bay of the lake, while indirectly benefiting the entire lake. Treatment of the entire lake would require the installation of three machines, but this is not seen as necessary at this point in time.

FINANCIAL DETAILS

This project is part of the Heart Lake Naturalization initiative and will be funded partly (\$23,000) by the Peel Natural Heritage Regeneration budget. Additional matching funding (\$40,000) will be made available through Heart Lake compensation funding. The unit has a 25-year lifespan and comes with a 2-year parts and labour warranty.

Report prepared by: Chris Rickett, extension 5316

Email: crickett@trca.on.ca

For Information contact: Chris Rickett, extension 5316 or Rick Portiss, extension 5302

Email: crickett@trca.on.ca or rportiss@trca.on.ca

Date: October 31st, 2007

Attachments: 1

