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CITY OF TORONTO (ETOBICOKE COMMUNITY)

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To construct in a flood plain, place fill within a regulated area on Lot 370,
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NEW REPORT

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TO: Chair and Members of the Executive Committee
Meeting #1/03, March 7, 2003

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

**RE: NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION PROJECT
2001-2005**
Flood Plain and Conservation Component / Don River Watershed
Bloorview McMillan Centre
CFN 32760

KEY ISSUE

Purchase of property east of Bayview Avenue, north of Glenvale Boulevard, City of Toronto, under the "Natural Heritage Lands Protection and Acquisition Project 2001-2005" Flood Plain and Conservation Component, Don River Watershed.

RECOMMENDATION

THE EXECUTIVE COMMITTEE RECOMMENDS THAT 0.36 hectares (0.90 acres), more or less, of vacant land be purchased from Bloorview McMillan Centre, being Part of Lots 2 and 3, Concession 2 EYS and designated as Parts 17, 18, 19, 22, and 23 on Reference Plan 66R-19812, City of Toronto, located east of Bayview Avenue, north of Glenvale Boulevard;

THAT the purchase price be \$2.00;

THAT the Authority receive conveyance of the land required free from encumbrance, subject to existing service easements and proposed sanitary and storm sewer easements that are to be located and constructed to the satisfaction of TRCA and City of Toronto staff;

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 Authority officials be authorized and directed to execute all necessary documentation required.

BACKGROUND

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

Negotiations have been conducted with the owner's lawyer, Mr. Max Marechaux of Miller Thomson LLP, Barristers and Solicitors.

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

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

RATIONALE

The subject property falls within the Authority's approved master plan for acquisition for the Don River Watershed. The subject lands are comprised of steep valley side slope, including a 5 metre tableland buffer along the top-of-bank, and are also part of the Burke Brook Ravine Environmentally Significant Area.

TAXES AND MAINTENANCE

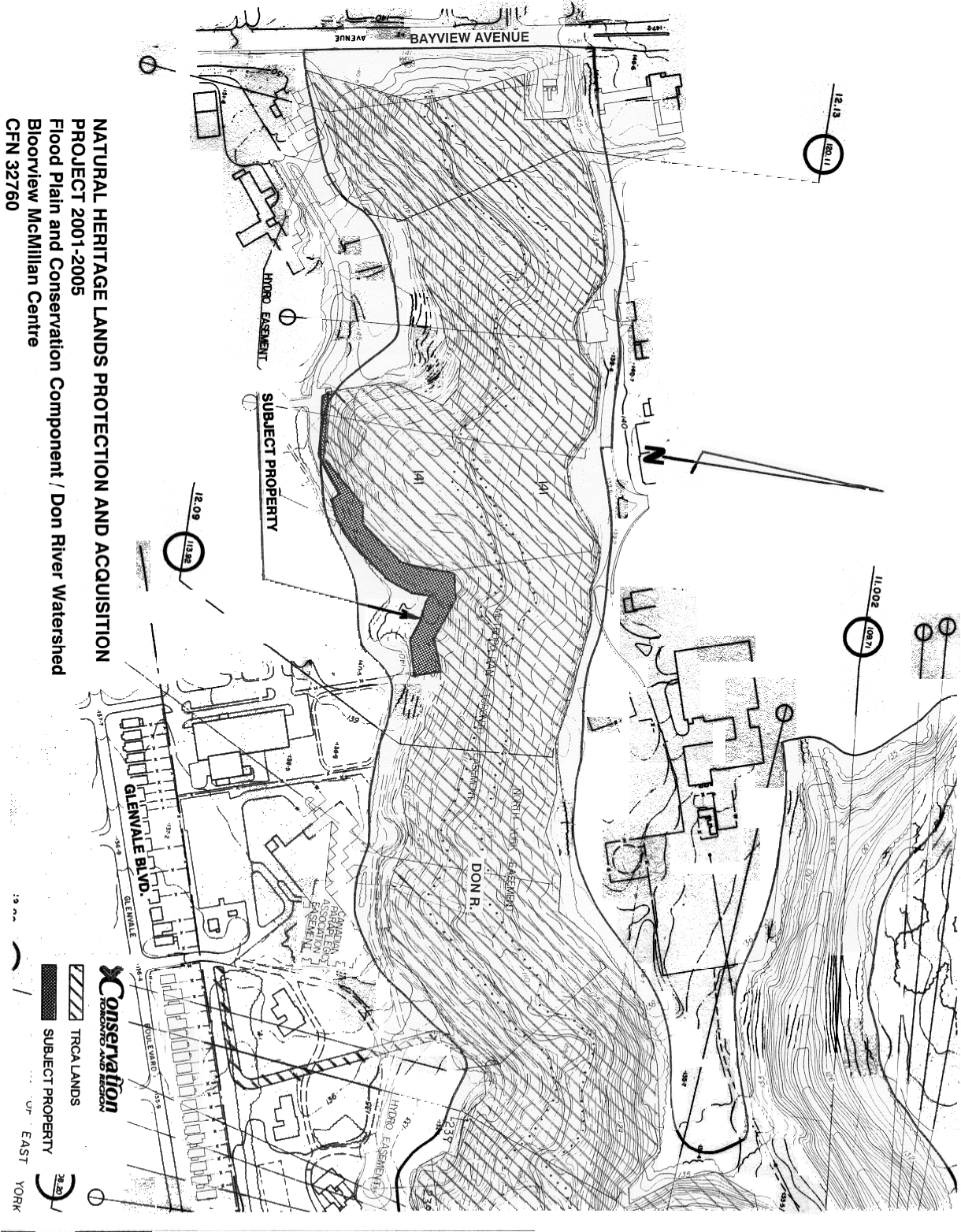
This parcel of land will be turned over to the City of Toronto under the terms of the existing management agreement.

FINANCIAL DETAILS

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

Report prepared by George Leja, extension 5342
For Information contact: George Leja, extension 5342
Date: March 5, 2003
Attachments: 1

Attachment 1



NATURAL HERITAGE LANDS PROTECTION AND ACQUISITION
 PROJECT 2001-2005
 Flood Plain and Conservation Component / Don River Watershed
 Bloorview McMillan Centre
 CFN 32760

8.1 APPLICATION FOR PERMITS UNDER ONTARIO REGULATION 158

Fill, Construction and Alteration to Waterways

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:

8.1.9 REGION OF PEEL

- **Countryside Drive from Airport to Goreway Dr.- Area B-31, Sheet 1 of 5, Plan No. 29466-D, prepared by the Region of Peel, dated January 24, 2003, redline revised by TRCA on March 05, 2003.**
- **Countryside Drive from Airport to Goreway Dr.- Area B-31, Sheet 2 of 5, Plan No. 29467-D, prepared by the Region of Peel, dated January 24, 2003, redline revised by TRCA on March 05, 2003.**
- **Letter of undertaking to fulfill landscaping requirements, submitted by Jimmy Chong, Region of Peel, dated March 03, 2003.**

8.1.10 HEATHERWOOD PROPERTIES INC.

- **Heatherwood Properties Phase I, Plan and Profile of 100yr. Storm Outfall, drawing No. PP-25 prepared by Schaeffers Consulting Engineers dated received by the TRCA on February 18, 2003.**
- **Heatherwood Properties Inc. Phase I Valley Rehabilitation Plan 100 year Storm Outfall, Drawing Nos. L-2 and L-3 prepared by Dougan & Associates revised dated February 24, 2003.**

8.1.11 COUGS INVESTMENTS LTD.

- **Letter of Undertaking from Cougs Investments dated February 26, 2003, advising that applicant will carry out the required planting adjacent to the Lower Pond, to the satisfaction of the TRCA, date received February 26, 2003.**

8.1.12 RUNNYMEDE WESTNEY LTD.

- **Letter of Undertaking from Sabourin Kimble & Associates Ltd., dated February 27, 2003 advising that Runnymede Westney Ltd. agrees to satisfactorily address all TRCA recommendations and requirements for approval of the SWM pond, date received February 27, 2003.**

8.1.13 GEORGIAN TAYLOR WOODS INC.

- **Withdrawn**

8.1.14 MARY FABIANO

- **Site Plan showing retaining wall location and details, prepared by Greg and Mary Fabiano, received by TRCA on January 06, 2003, redline revised by TRCA for silt fence location and planting details on March 03, 2003.**
- **TRCA Silt Fence Detail, MTRCA Erosion and Sediment Control Guidelines.**

8.1.15 TOWN OF RICHMOND HILL

- **Drawing No. 1609-CD01, Sheet No. 2 of 11, Naughton Drive Road Reconstruction Section & Details, prepared by Ainley Group, date received March 5, 2003.**

8.1.16 LEBOVIC ENTERPRISES LIMITED (1320991 ONTARIO LTD.)

- **Letter of Undertaking, dated March 5, 2003, from Brian Plazek of URS Cole Sherman, which agrees to the submission of revised plans, report and hydraulic model to the satisfaction of TRCA.**

CITY OF TORONTO (ETOBICOKE COMMUNITY)

8.1.17 GEMINI URBAN DESIGN (LAKESHORE) CORP.

To construct in a flood plain, place fill within a regulated area on Lot 370, Plan 164, (Lakeshore Road and Legion Road), in the City of Toronto (Etobicoke Community Council Area), Mimico Creek Watershed as located on the property owned by Gemini Urban Design (Lakeshore) Corp..

The purpose is to place and remove fill within a Fill Regulated Area and the Regional Storm Floodplain to eliminate a Spill Zone associated with Mimico Creek. The works will re-establish a flood plain boundary thereby allowing for redevelopment beyond the floodplain to occur without concern for flood susceptibility.

LOCATION MAP: Lakeshore Road and Legion Road



The permit will be issued for the period of March 7, 2003 to March 6, 2008 in accordance with the following documents and plans which form part of this permit:

- **Site Grading Plan, prepared by Schaeffers Consulting Engineers, dated May 2001, sealed November 4, 2002.**
- **Site Servicing Plan, prepared by Schaeffers Consulting Engineers, dated May 2001, sealed November 4, 2002.**
- **Sanitary Tributary Areas Plan, prepared by Schaeffers Consulting Engineers, dated May 2001, sealed November 4, 2002.**
- **Storm Tributary Areas Plan, prepared by Schaeffers Consulting Engineers, dated May 2001, sealed November 4, 2002.**
- **Siltation Control Plan, prepared by Schaeffers Consulting Engineers, dated May 2001, sealed November 7, 2002.**
- **Plan and Profile of Legion Road, prepared by Schaeffers Consulting Engineers, dated September 2002, sealed November 7, 2002.**
- **Letter of Undertaking to update the overall Spill Zone Remediation Plan, prepared by David Ashfield of Schaeffers Consulting Engineers, dated March 4, 2003.**

RATIONALE

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

Proposal:

The purpose is to place and remove fill within a Fill Regulated Area and the Regional Storm Floodplain to eliminate a Spill Zone associated with Mimico Creek. The works will re-establish a flood plain boundary thereby allowing for redevelopment beyond the floodplain to occur without concern for flood susceptibility. The Spill Zone is identified on the west side of the creek just north of Lakeshore Boulevard on Authority Fill Regulation and Flood Plain mapping.

Authority staff have recently approved two Rezoning applications on either side of Legion Road which are located in this Spill Zone area. Prior to approving the rezonings, staff advised that in accordance with VSCMP policy, future development on these lands cannot occur until the Spill Zone is eliminated through the re-establishment of the floodplain boundary. Staff also advised that a permit must be obtained from the TRCA for these works.

The applicant has already completed their portion of these Spill Zone mitigation works to allow for their development on the west side of Legion Road to occur without concern for flood vulnerability. Their portion of these works has resulted in the elevation of Legion Road and their lands beyond this point to the required Regional Flood Elevation. Future work will be required by the other rezoning applicant on the east side of Legion Road to continue the new floodplain elevation across their lands to complete the Spill Zone remediation.

Control of Flooding:

There will be Impacts to the storage and conveyance of floodwaters associated with this application, particularly on the lands within the Spill Zone which will be removed from the Regional Storm Floodplain. However, Authority Staff have reviewed the proposal to ensure that the restored Regional Storm Floodplain is consistent with the natural form and function up and downstream and that there will not be negative impacts to properties within the corridor reach.

Pollution:

Although the works have been completed, the engineered drawings illustrated the use of sediment and erosion control measures to mitigate against the possibility of overland migration of construction generated sediment into the watercourse. All disturbed areas have been stabilized and restored.

Conservation of Land:

There are no geotechnical or fisheries concerns or environmentally significant areas related to these works.

Policy Guidelines:

The works are consistent with section 3.2, Policies & Procedures For Establishing Corridor Boundaries & Alterations, of the Authority's Valley and Stream Corridor Management Program.

CFN: 33977

Application #: 037/03/TOR

Report Prepared by: Brian Casagrande, extension 5311

For information contact: Brian Casagrande, extension 5311

Date: January 27, 2003

TO: Chair and Members of the Executive Committee
Meeting #1/03, March 7, 2003

FROM: Brian Denney, Director, Watershed Management Division

RE: **SMART GROWTH CONSULTATIONS**

KEY ISSUE

Staff are requesting direction and input from Executive Committee members on the substance of TRCA comments to the Province of Ontario regarding the Province's Smart Growth Discussion Paper and Strategic Directions.

RECOMMENDATION

THE BOARD RECOMMENDS TO THE AUTHORITY THAT staff be directed to prepare detailed comments on the Provincial Smart Growth initiative, as outlined generally in this report, and submit them to the Province by the deadline of March 21, 2003.

BACKGROUND

The Province of Ontario began their Smart Growth Initiative approximately two years ago. Staff reported initially to the Authority at meeting #5/01 (June 2001) and again to the Executive Committee at meeting #2/02 (March 2002) and were authorised by resolution to provide to the Province the detailed comments contained in those reports. Due the recent release of the new Provincial Smart Growth documents and the short time frame for providing comments, staff are putting forth in this report the general issues to be addressed in TRCA comments, while continuing to draft the detailed comments in order to meet the March 21 submission date. Additional suggestions from Committee members for areas of comment are welcomed.

The Province, through the discussion paper of the Central Ontario Smart Growth Panel titled "Shape the Future", is seeking comments on their recommendations for five key areas: 1) Reshaping How and Where We Live 2) Unlocking Gridlock 3) Rethinking How We Manage Waste 4) Optimizing Other Infrastructure; and 5) Protecting Our Environment. A companion document "Strategic Directions for a Central Ontario Smart Growth Strategy" provides additional detail to support the discussion paper and outlines a total of 44 strategic directions spread over the five key areas described above.

General Directions for Smart Growth Comments Implementation Agent

The documents recognize previous comments that have been made by TRCA, Conservation Ontario or other conservation authorities by their reference to the need for undertaking source protection and watershed planning, the references to "Green Infrastructure" and the need to identify and protect a natural heritage system. Comments to be included on this topic will relate to the need for the development of a clear implementation strategy and the role of conservation authorities as an implementation agent. In particular, TRCA comments will focus on the implementation roles that TRCA has played and continues to play through the Living City program, the development of the Terrestrial Natural Heritage Strategy, the undertaking of watershed plans and our anticipated future role in undertaking source protection plans. Specific comments to be made in this regard will identify that efforts to just protect existing natural heritage features is not sufficient in many areas of the Central Zone, and that concerted efforts and resources will need to be devoted to proactively expand the natural heritage system and secure key targeted landscapes which support ecological health and quality of life in urbanizing and redeveloping communities.

Draft Growth Concept for 2035

This section and mapping in the discussion paper identify selected natural heritage areas (Oak Ridges Moraine, Niagara Escarpment, major river valleys) and agricultural lands under acute growth pressures. Additional maps show the pattern of growth and the transportation network proposed by the Smart Growth panel to achieve its vision for the year 2035. TRCA comments in this area will encompass several themes:

- the need for transportation improvements to occur, as much as possible, in existing corridors as opposed to creating new greenfield corridors that sever critical natural heritage lands and foster development sprawl;
- that population growth should be shared among the many existing centres and nodes throughout the Central Zone, with strict controls on urban boundary expansions and incentives to realize opportunities for intensification through brownfield site redevelopment;
- that a 2035 vision for an expanded natural heritage system should also be included that supports biological diversity throughout the Central Zone with linkages to a larger provincial scale natural heritage system; and
- that energy use should be incorporated as an "integrator" of the costs and benefits associated with the draft growth concept, as the plan appears premised on an unending supply of cheap energy.

CONCLUSION

Staff are currently preparing detailed comments on recent Smart Growth documents to submit to the Province by March 21. The detailed comments will be based on the general comments identified above and other issues which Executive Committee members feel should be included.

Report prepared by: David Burnett, extension 5361
For Information contact: David Burnett, extension 5361
Date: March 05, 2003

TO: Chair and Members of the Executive Committee
Meeting #1/03, March 7, 2003

FROM: J. Craig Mather, Chief Administrative Officer

RE: **WASHROOM RENOVATIONS, LAKE ST. GEORGE FIELD CENTRE**
Award of Contract.

KEY ISSUE

Award of contract to complete boys and girls dormitory washroom renovations at the Lake St. George Field Centre, Dorm 1.

RECOMMENDATION

THAT Strokes General Contracting & C.C.O. Contracting be awarded the contract to complete boys and girls dormitory washroom renovations at the Lake St. George Field Centre, Dorm 1 in accordance with their quote dated March 5, 2003 and costed at \$61,902.00 plus GST;

THAT all work be completed in accordance with the terms, conditions and specifications set out in the TRCA Lake St. George, Dorm 1 washroom renovation tender contract document;

AND FURTHER THAT all work be scheduled during March 2003 and completed on or before March 31, 2003 such that the washroom facilities are fully available for use by Lake St. George client groups booked for April 2003.

CARRIED

BACKGROUND

\$225,000 is available in 2003 for capital improvements to Conservation Areas and Field Centres. The boys and girls dormitory washroom renovations at the Lake St. George Field Centre (Dorm 1) were identified as a priority for capital work improvements in 2003 as detailed in a Capital Improvements Report approved by the Authority at its meeting of February 21, 2003.

RATIONALE

The work is being scheduled when there are no clients using the facility. As a result, the washroom renovations can only be undertaken during the month of March 2003 to prepare the building for use by clients booked from April through to the fall. The washrooms are such that future bookings could be jeopardized if the work is not completed. This schedule was communicated to the companies that were asked to provide quotes.

Six companies were asked to quote and two quotes were received for the Lake St. George Field Centre, Dorm 1, dormitory washroom renovations:

Company	Quote
Cedar Creek Contracting	n/a
Web Construction	\$68,110.00 + GST
Gene Popiel	n/a
Ian Chuter, WG Wood Sales Co. Ltd.	n/a
Strokes General Contracting	\$61,902.00 + GST
TLC	n/a Most companies that did not quote identified conflicts with scheduling.

Strokes General Contracting & C. C. O. Contracting has provided a complete quote and is the most economical proposal. The company has confirmed that they can complete the work within the specified timeframe.

DETAILS OF WORK TO BE DONE

Each dormitory washroom will be gutted and all fixtures (toilet, sink, counter tops, lights, etc) replaced. All ceiling, walls and flooring will be repaired and replaced. Washrooms will be painted and hand dryers re-installed.

FINANCIAL DETAILS

The cost of the work exceeds the preliminary estimate. however, funding is available in 2003 through the TRCA Capital Development budget and through the Lake St. George capital account. Discussion will take place with the contractor to determine if there are cost savings initiatives that can be implemented.

Report prepared by: Renee Jarrett, extension 5315
For Information contact: Renee Jarrett, extension 5315
Date: March 5, 2003